

**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: February 20, 2018**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

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**MEETING PROCEDURES AND STANDARDS OF DECORUM**

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen.

Any person who disrupts the meeting of the Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

**WRITINGS RECEIVED AFTER AGENDA POSTING**

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the planning commission meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5160.

**WRITTEN MATERIAL INTRODUCED INTO THE RECORD**

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

**AMERICANS WITH DISABILITIES ACT**

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

**COURT CHALLENGES AND APPEAL PERIOD**

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

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

#### ELECTRONIC PRESENTATIONS

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

#### FURTHER INFORMATION

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

#### POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at [www.rocklin.ca.us](http://www.rocklin.ca.us).

#### INTRODUCTION

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
  - a. Minutes of February 6, 2018
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**
7. **Informational Items and Presentations**
  - a. ZONAR 3D Zoning Visualization Presentation

#### CONSENT ITEMS

#### PUBLIC HEARINGS

8. **CROFTWOOD UNIT #2**  
**TENTATIVE SUBDIVISION MAP, SD2017-0002**  
**GENERAL DEVELOPMENT PLAN, PDG2017-0002**  
**OAK TREE PRESERVATION PLAN PERMIT, TRE2017-0003**

This application is a request for approval of a Tentative Subdivision Map and Oak Tree Preservation Plan Permit to create 60 residential lots, and several parcels for open space, landscaping, and storm water detention on approximately 25.5 total acres; and a General Development Plan Amendment to modify

the development standards applicable to the site. The subject property is generally located on the west side of Barton Road approximately 0.8 miles north of Rocklin Road and north of the terminus of Lakepointe Drive. APN 045-053-015. The property is zoned Planned Development Residential 2.5 du/acre (PD-2.5). The General Plan designation is Low Density Residential (LDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review and comment period for the Mitigated Negative Declaration ended at 5:00 p.m. on January 16, 2018.

The owner and applicant of the project is Jesper Petersen Revocable Trust

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration Of Environmental Impacts (Croftwood Unit #2 / SD-2017-0002, PDG-2017-0002, and TRE-2017-0003)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Amending the Croftwood Unit #2 General Development Plan [Ordinance No. 711] (Croftwood Unit #2 / PDG-2017-0002)
- c. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Subdivision Map and an Oak Tree Preservation Plan Permit (Croftwood Unit #2 / SD-2017-0002, TRE-2017-0003)

## **NON PUBLIC HEARINGS**

9. **Reports and Discussion Items from Planning Commissioners**
10. **Reports from City Staff**
11. **Adjournment**

CITY OF ROCKLIN  
MINUTES OF THE  
PLANNING COMMISSION MEETING

February 6, 2018  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
(www.rocklin.ca.us)

- 1. Meeting Called to Order at 6:30 pm
- 2. Pledge of Allegiance was led by Commissioner Sloan.
- 3. Roll Call

Chairman Martinez  
 Commissioner McKenzie  
 Commissioner Sloan  
 Vice Chairman Whitmore  
 Commissioner Vass

Others Present:

Steve Rudolph, City Attorney  
 Laura Webster, Director of the Office of Long Range Planning  
 Bret Finning, Manager of Planning Services  
 Nathan Anderson, Senior Planner  
 Terry Stemple, Planning Commission Secretary

About 7

- 4. Minutes –
  - a. Minutes of December 19, 2017 were approved as submitted.
- 5. Correspondence - None
- 6. Citizens Addressing the Commission on Non Agenda Items – None

**CONSENT ITEMS**

None

**PUBLIC HEARINGS**

**7. BOYD’S FAMILY BILLIARDS  
USE PERMIT, U2017-0004**

This application is a request for approval of a Conditional Use Permit to allow the operation of a billiard parlor within an existing tenant space. No modifications to the parking lot or building exterior are proposed. The use would consist of 16 pool tables and a snack bar serving light appetizers, fried food, soda, pizza, hot dogs, etc. The facility would obtain a Type 40 beer and wine license from ABC. No hard alcohol would be served on the



premises. The subject site is located at 6015 Pacific Street. APN 045-010-026. The property is zoned Retail Business (C-2). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15301 Existing Facilities has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Michael D. Boyd. The property owner is 6015 Pacific Street, LLC / Ethan Conrad Properties.

Nathan Anderson, Senior Planner presented the project staff report.

The Commission had questions for staff regarding:

- 1. Any additional businesses scheduled to move into center.

The Applicant, Michael Boyd, addressed the Commission stating he agrees with all of staff’s conditions and findings. He described the different types of tournaments he would be having and also explained that he would be working with the local hotels in the area to secure blocks of rooms for the tournaments to increase revenue for the City.

The Commission had questions for the applicant regarding:

- 1. Hours of operations
- 2. Public feedback

The hearing was opened to the public for comment.

- 1. Christina Steiner, Rocklin, spoke in support of the project.

There being no further public comment, the hearing was closed.

**Commission Deliberation/Discussion:**

Commissioner Vass stated that conditions 1C and 2A alleviated all of her concerns.

On a motion by Commissioner Vass and seconded by Commissioner Sloan, Resolution of the Planning Commission of The City of Rocklin Approving a Notice of Exemption (Boyd’s Family Billiards / U2017-0004) was approved by the following vote:

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

On a motion by Commissioner Vass and seconded by Commissioner Sloan, Resolution of the Planning Commission of The City of Rocklin Approving a Use Permit (Boyd’s Family Billiards / U2017-0004) was approved by the following vote:

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

**NON PUBLIC HEARINGS**

**8. Reports and Discussion Items from Planning Commissioners**

1. The Architectural Review Committee met last week and requested that the Villages at Civic Center design review come back to the committee on February 15, 2018 with some minor changes.
2. Commissioners Martinez, Sloan and Whitmore all stated they will not be at the PC Meeting of March 6, 2018.

**9. Reports from City Staff – None**

**10. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 6:46 p.m.

Respectfully submitted,

Terry Stemple  
Planning Commission Secretary

*Approved at the regularly scheduled Meeting of*

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City of Rocklin Economic and Community Development Department

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**Planning Commission  
STAFF REPORT**

**Croftwood Unit #2**

**Tentative Subdivision Map, SD-2017-0002  
General Development Plan Amendment, PDG-2017-0002  
Oak Tree Preservation Plan Permit, TRE-2017-0003**

**February 20, 2018**

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**Recommendation**

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

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Croftwood Unit #2 / SD-2017-0002, PDG-2017-0002, and TRE-2017-0003)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE ANENDING THE CROFTWOOD UNIT #2 GENERAL DEVELOPMENT PLAN [ORDINANCE No. 711] (Croftwood Unit #2 / PDG-2017-0002)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP AND AN OAK TREE PRESERVATION PLAN PERMIT (Croftwood Unit #2 / SD-2017-0002, TRE-2017-0003)

**Proposal/Application Request**

This application is a request for approval of a Tentative Subdivision Map and Oak Tree Preservation Plan Permit to create 60 residential lots, and several parcels for open space, landscaping, and storm water detention on approximately 25.5 total acres; and a General Development Plan Amendment to modify the development standards applicable to the site.

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### Location

The subject property is generally located on the west side of Barton Road, approximately 0.8 miles north of Rocklin Road and north of the terminus of Lakepointe Drive and east of the terminus of Secret Creek Drive. The property is located northeast and adjacent to the Croftwood Unit #1 (Crowne Point) subdivision, which is currently under construction. The site is designated by Assessor Parcel Number (APN) 045-053-015. See **Figure 1**.

**Figure 1. Project Location**



### Owner/Applicant

The owner and applicant of the project is Jesper Petersen Revocable Trust.

### Background and Site Characteristics

The project site totals approximately 25.5 acres. The topography is mildly-sloped with elevations ranging from approximately 313 feet above sea level within the southwestern

portion to 350 feet above sea level within the southeastern portion of the site. Secret Ravine, a perennial drainage, borders the site on the west. The site contains various native vegetations; including grasslands, mixed oak woodlands, and riparian woodlands.

The central portion of the site has been developed with an existing residence, associated outbuildings, and an access road. Other disturbed areas on the site consist mostly of gravel and dirt roads, vehicles, and stockpiles. All structures on the site would be demolished prior to project construction. The existing well and septic system would be abandoned.

**Surrounding Land Uses**

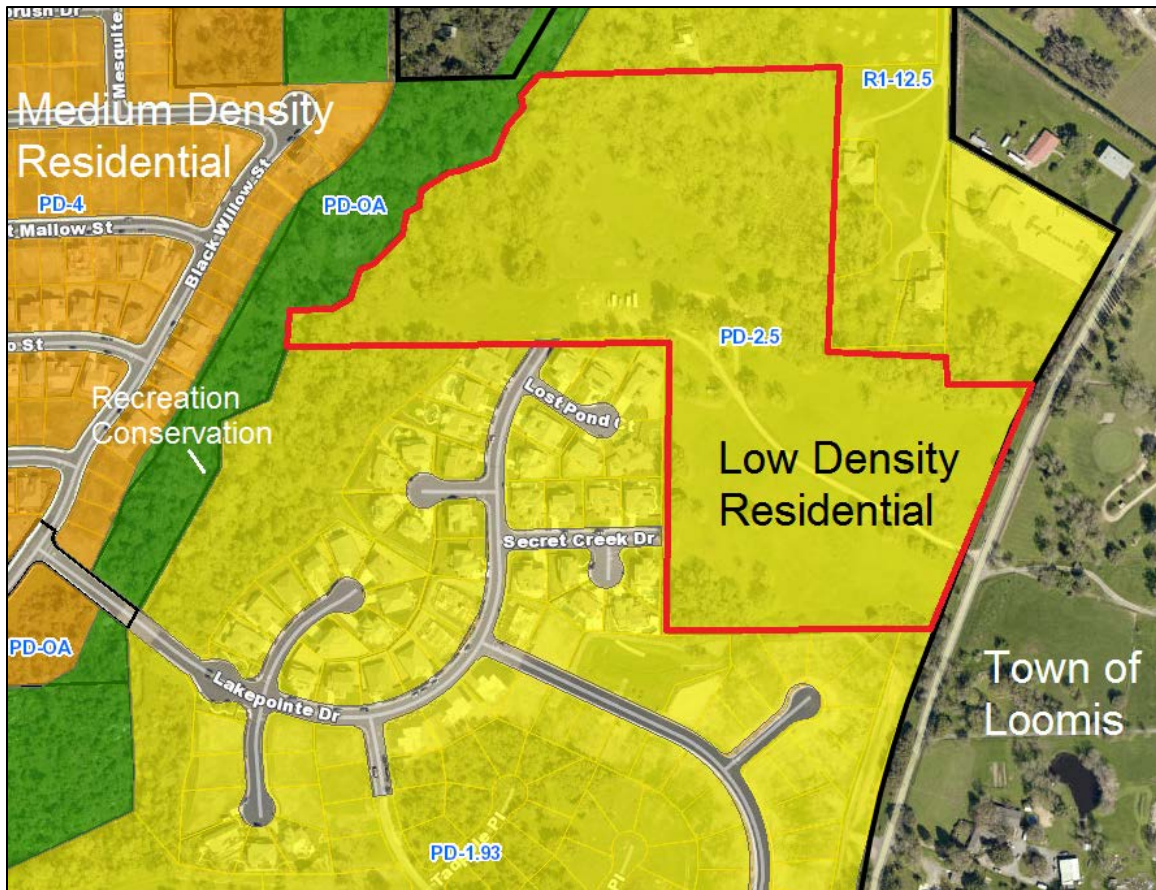
The project site is adjacent to the Town of Loomis border, which traverses the lower portion of the project along its eastern side, adjacent to Barton Road. The 155-lot Croftwood Unit #1 (aka Crowne Point) subdivision is located to the southwest. A Jehovah’s Witnesses hall and Secret Ravine Vineyard and Winery are to the northeast and the Indian Creek Country Club is to the east. Rural single family residences in the City of Rocklin are to the north and rural single family residences in the Town of Loomis are to the northeast and southeast. **Table 1** contains the surrounding uses. **Figure 2** contains the current zoning and general plan land use designations for the subject property, as well as surrounding uses.

**Table 1. Surrounding Uses**

	<b>Current Use</b>	<b>Current General Plan / Zoning</b>
Project Site	Large lot single-family residential containing one residential unit	Low Density Residential (LDR) / Planned Development Res 2.5 d.u./acre (PD-2.5)
North	Large lot single-family residential	LDR / Residential 12,500 s.f. minimum lots (R1-12.5)
South	Crowne Point Subdivision	LDR / Planned Development Res 1.93 d.u./acre (PD-1.93)
East	Town of Loomis	Town of Loomis – Residential Estate
West	Crowne Point Subdivision / Secret Ravine	LDR & Recreation-Conservation (R-C)/ PD-1.93 & Planned Development Open Area (PD-OA)



Figure 2. Current General Plan/Zoning



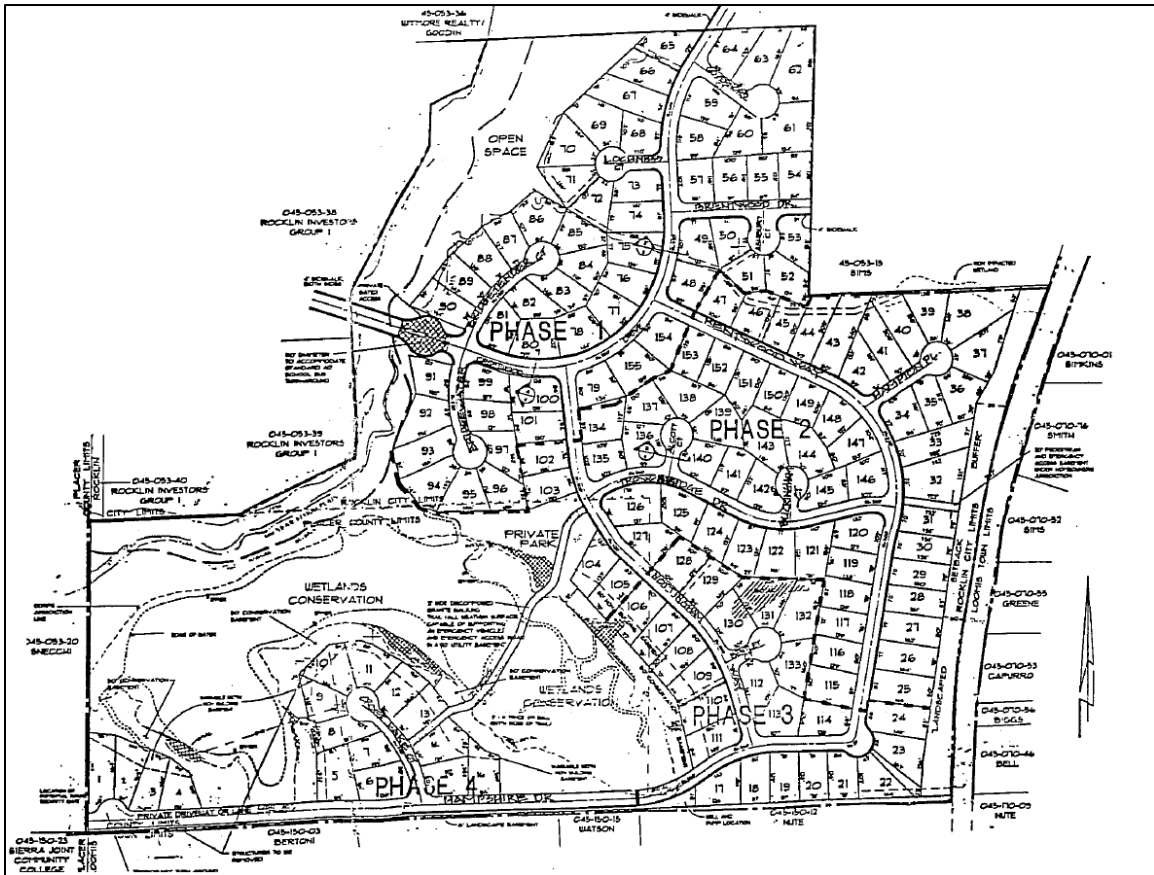
**Previous Project Approvals**

Croftwood Unit #1 (Crowne Point)

The adjacent Croftwood Unit #1 Subdivision, now called Crowne Point, was approved by the City Council July 23, 1991. The project included several entitlements for the purpose of subdividing an 83.3-acre parcel into 155 single-family residential lots over the course of four project phases (**Figure 3**). The project was approved with a zoning of PD-1.93, which required the density of the project not to exceed 1.93 units per acre.

Croftwood Unit #1 was conditioned that when the subject property (Croftwood Unit #2) is developed, both subdivisions would combine to form one homeowners association with one set of Covenants, Codes, and Restrictions (CC & R's) for the maintenance of a subdivision with private streets and recreational amenities.

Figure 3. Croftwood Unit #1 Approval - 1991



In 2013, the Croftwood Unit #1 General Development Plan was amended to change development standards within the subdivision to reduce required front setbacks and maximum lot coverage development standards.

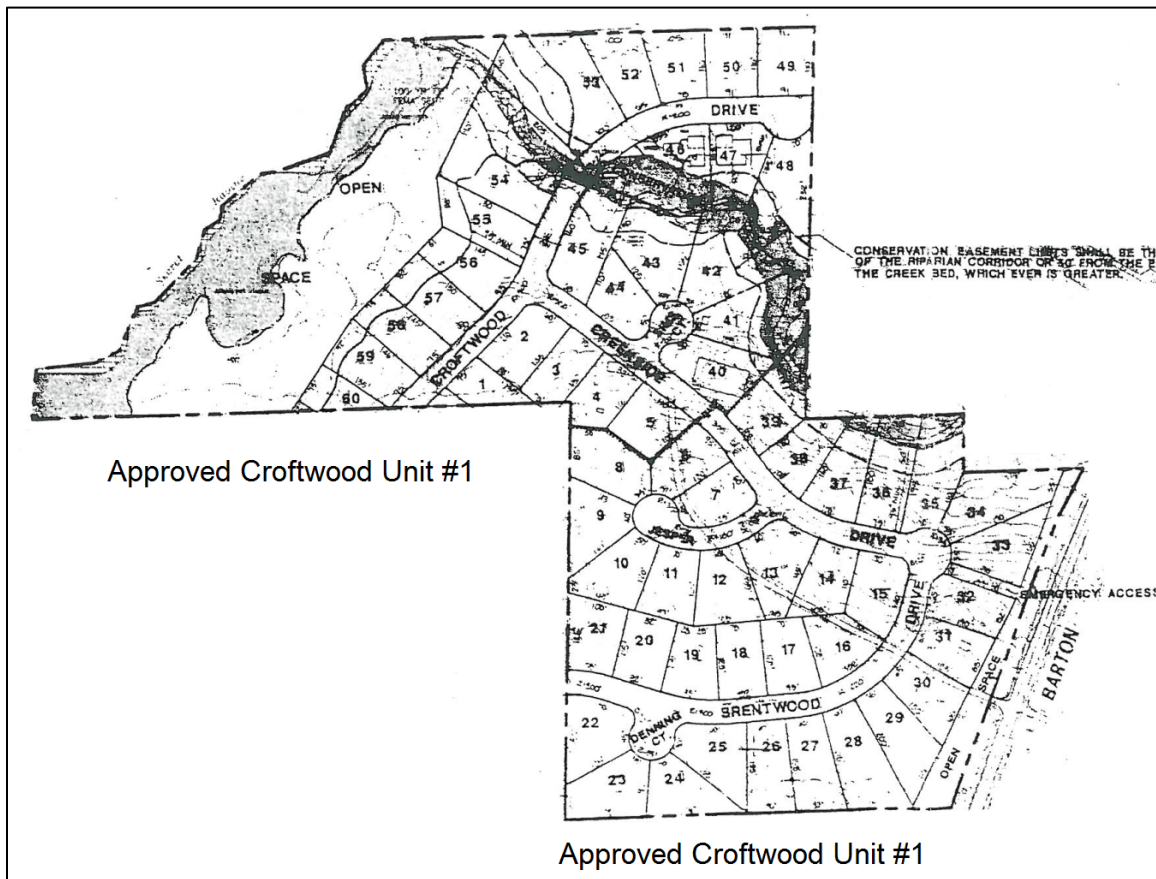
The Croftwood Unit #1 Subdivision (now called Crowne Point) is currently under construction.

Croftwood Unit #2

The Croftwood Unit #2 Subdivision was originally approved by the City Council on January 24, 1995, prior to any construction of the Croftwood Unit #1 project. The original approval has expired, and a new subdivision approval is the subject of this action. It was stated during the original review of Croftwood Unit #2 that the intention of the developer was to construct the improvements for Croftwood Unit #1 first, with the access for Croftwood Unit #2 to be achieved via extensions of private streets constructed as part of the Croftwood Unit #1 project.

The original Croftwood Unit #2 approval was for the construction of 60 single-family residential lots on 25.5 acres (see **Figure 4**). The project was zoned PD-2.5, which required that ultimate buildout would not exceed an intensity of 2.5 dwellings per acre. Access to the project was approved as the extensions of two private streets from the Croftwood Unit #1 subdivision (Lakepointe Drive and Secret Creek Drive). The two Croftwood subdivisions were intended to function as a single gated community, separated from neighboring properties by landscaping, Secret Ravine Creek, and a buffer along Barton Road.

**Figure 4. Croftwood Unit #2 Approval - 1995**



*Revisions and Expiration*

Croftwood Units #1 and #2 were both granted extensions by the City and the State following their initial approvals in 1991 and 1995, respectively. However, while Croftwood Unit #1 recorded its map and commenced construction in 2014, the Croftwood Unit #2 map did not continue to file for extensions. Therefore, pursuant to the conditions of approval for the project, the Croftwood Unit #2 Tentative Subdivision Map expired on March 14, 2000.



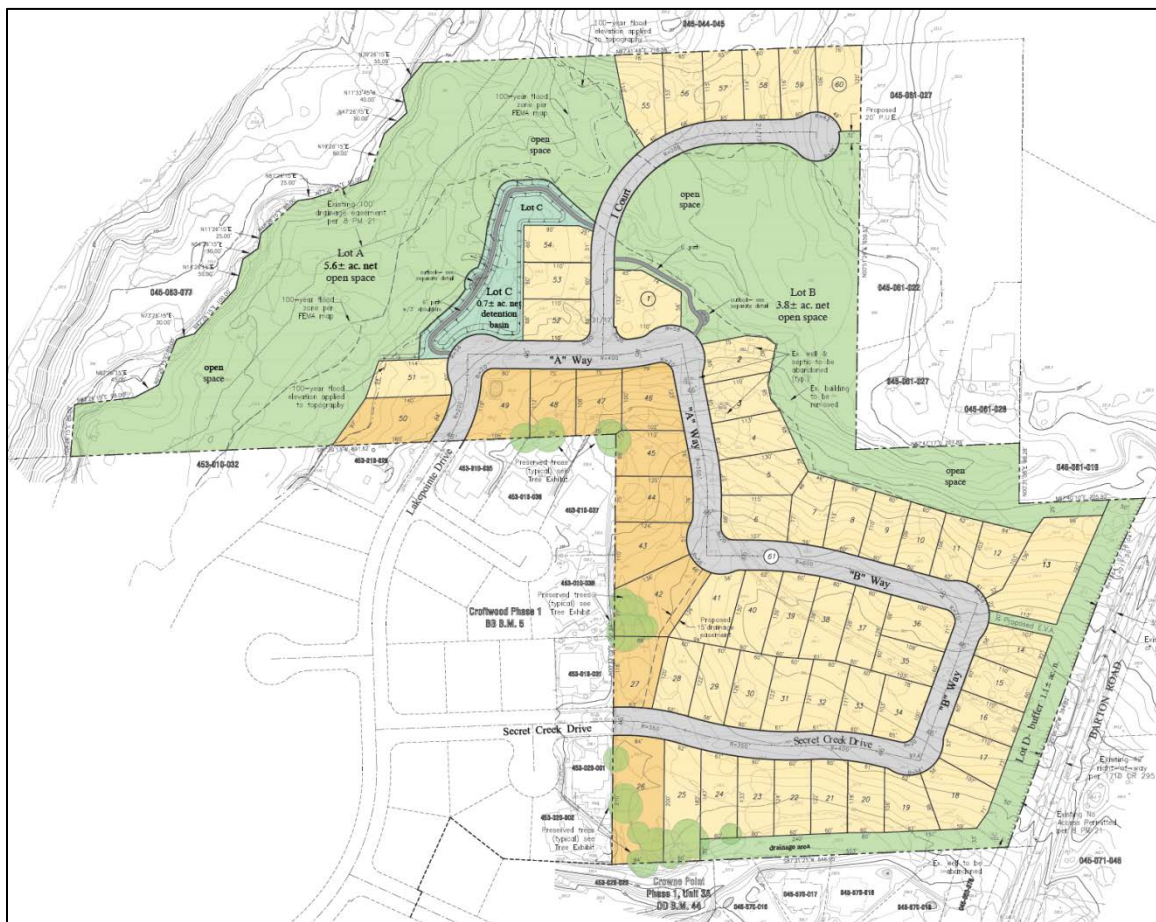
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It should be noted that, while the Croftwood Unit #2 subdivision map has expired, the PD-2.5 zoning and Croftwood Unit #2 General Development Plan were both approved by Ordinance No. 711 in 1995. Therefore, these have not expired and remain the active zoning and development standards on this site.

**Tentative Subdivision Map and Oak Tree Preservation Plan Permit**

The new Croftwood Unit #2 Subdivision project proposes the construction of a low density residential subdivision consisting of 60 single-family units, two open space lots, one buffer lot, and one detention basin lot on approximately 25.5 acres. The project would include associated gated/private streets and related improvements (see **Figure 5**).

**Figure 5. Proposed Tentative Subdivision Map**



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### Access and Circulation

Access to the project would be from Lakepointe Drive, which is a private, gated street off of Schriber Way. Lakepointe Drive runs through the Croftwood Unit #1 (Crowne Point) subdivision, where it has been stubbed off. This street would be extended, as would Secret Creek Drive, to provide direct access to Croftwood Unit #2. As previously discussed, these streets were anticipated to be extended for connection to this project when Croftwood Unit #1 was approved in 1991 and when the original Croftwood Unit #2 was approved in 1995.

All streets within the subdivision would be private, and would be maintained by a homeowners association (HOA) as described further below.

In order to access tentative map lots 55 through 60 in the northern section of the project, a concrete bridge has been proposed. Details of this bridge can be found in Exhibit A. The bridge design has been reviewed by Engineering and is consistent with City standards.

A 20-foot-wide gated emergency vehicle access (EVA) would be constructed between tentative map parcels 13 and 14, in order to allow for emergency only access from Barton Road. This is consistent with a similar EVA which was constructed as part of Croftwood Unit #1.

During the review of the project, staff was copied on correspondence between residents of the Crowne Point subdivision and the Town of Loomis, requesting that if the Croftwood Unit #2 subdivision is approved, construction traffic be required to access the subdivision from Barton Road. The Town of Loomis responded to the request stating that this would not be permitted. This correspondence has been included as part of **Attachment 2**.

### Drainage

There are two drainage sheds on the site, Shed A and Shed B. Shed A drains to the north and west. Secret Ravine is on the west side of the site and an unnamed tributary flows from the east, through Shed A to Secret Ravine.

Shed B drains to the south and west into the adjacent Croftwood Unit #1 subdivision, and into the storm drain system serving that subdivision, which was designed to receive flows from Shed B on the Croftwood Unit #2 site.

In order to mitigate additional flows resulting from the project, a detention storage basin (Lot C) is proposed to reduce the site's post-development runoff rate to be less

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than or not exceed pre-development flows. According to the preliminary hydrology study prepared for the project, the proposed basin would provide water quality treatment for the developed areas of the site that drain to the basin and will mitigate the proposed project runoff rates for the site. The proposed drainage has been reviewed by the City and is consistent with the current LID requirements. See the project IS/MND for additional information.

The proposed project also includes the construction of drainage improvements on the southern border of the project site adjacent to the existing Croftwood Unit #1 Subdivision. These drainage improvements are intended to resolve existing drainage issues, including the pooling of large amounts of water within the proposed subdivision and associated with the Croftwood Unit # 1 Subdivision.

To address these drainage issues with the southern border of the project, a concrete-lined drainage ditch would be installed south of Lots 18-24, as shown on the Preliminary Grading & Drainage Plan included in Exhibit A. The design of the drainage ditch has been conditioned to provide for a minimum seven foot wide access adjacent to the length of the ditch and extending to Barton Road to the satisfaction of the Director of Public Services.

A six-foot tall fence has been conditioned to be installed along the rear (southerly) property lines of Lots 18-24, adjacent to the drainage ditch. The fence would have a base a minimum of 36 inches high constructed of double sided split face block with a tubular metal making up the remainder of the fence height. A gate would be installed between the southeasterly corner of Lot 18 and the existing Barton Road buffer wall on the Croftwood Unit #1 phase to prevent unauthorized access to the area of the drainage ditch.

### Utilities

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

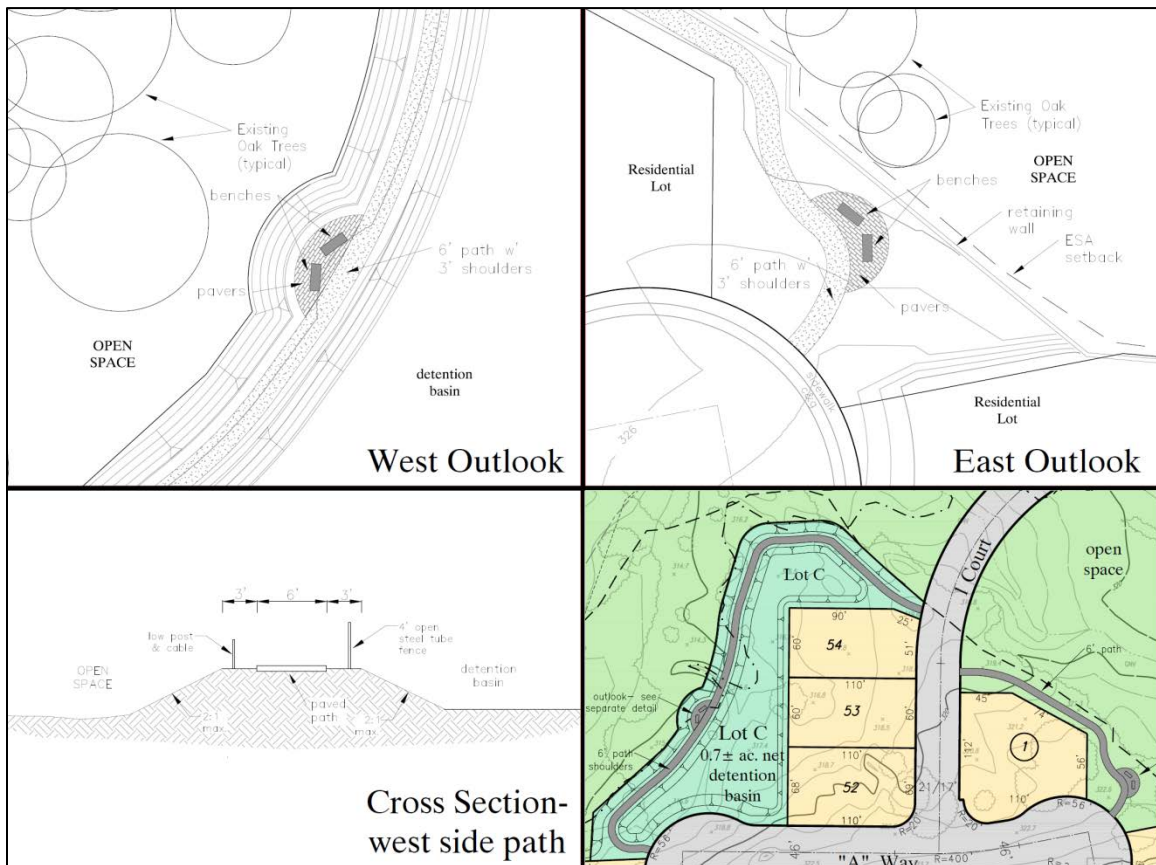
In the northeastern section of the site, a 20-foot public utility easement has been proposed in order to allow for the potential extension and connection of sewer and water utilities to the properties to the east. Both lines would be stubbed to the edge of the cul-de-sac improvements, as shown on the Preliminary Utility Plan included as part of Exhibit A. The easement would be located between tentative map lot 60 and open space Lot B.

Open Space, Trails and Outlooks

In order to provide additional recreational amenities for all residents of the Crowne Point and Croftwood II developments, the project has proposed two pedestrian trails adjacent to the open space portions of the site. The trails would be six feet wide and would be located around Lot 1 and Lot C. The trails would each include an outlook area with benches and pavers. See **Figure 6**.

An Open Space Easement has been conditioned to be recorded over all areas designated as open space within Lots A and B, including the 100-year flood zone, for purposes of riparian area and creek protection. This easement will be required to prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing and residential gates; provided, that native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Wildlife, as determined necessary.

**Figure 6. Conceptual Open Space Trail & Outlook Details**



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### Homeowners Association and Maintenance

Prior to or concurrently with the recordation of the Final Map, the project would incorporate into the homeowners association (HOA) for Croftwood Unit #1 (Crowne Point) to form one comprehensive HOA. The HOA would be required to provide for the ownership and maintenance of the following portions of the project:

- All streets within the boundary of the subdivision, including all sidewalks, street lights, utilities, and drainage improvements (not including the Lot D drainage ditch adjacent to tentative map lots 18-24 discussed above).
- All areas identified as open space and wetlands conservation (Lots A and B).
- Detention basin (Lot C)
- All common areas, including pedestrian trails and overlooks.
- Public utility easement located between tentative map lot 60 and Lot B.

The only portions of the project which would be maintained by the City would be Lot D (the landscape buffer adjacent to Barton Road, the drainage ditch adjacent to tentative map lots 18-24, as well as the 20 foot wide EVA between tentative map lots 13 and 14).

### Oak Trees

The project site includes a total of 527 native oak trees within the boundaries of the project. Composition of the 527 native oak trees includes 52 Blue Oak, 152 Interior Live Oaks, 1 Oracle Oak and 322 Valley Oaks. 47 oak trees are recommended for removal by the project arborist as being dead, dying, or a hazard and a total of 183 of the native oak trees are proposed for removal as a part of the development of the Croftwood Unit #2 Subdivision project (of the 183 proposed for removal as a part of the project, 13 are recommended for removal by the project arborist). A total of 344 oak trees would be retained on site.

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 removal of oak trees would be required to comply with the City's Oak Tree Preservation Ordinance (RMC Section 17.77.080.B). See the IS/MND for additional information.

### General Plan and Zoning Compliance

As stated previously, the project site is designated as Low Density Residential (LDR) on the Rocklin General Plan land use map. The LDR designation allows residential densities ranging from 1 to 3.4 dwelling units per acre. The project, which proposes 60 single-

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family units on 25.5 acres, would result in a density of 2.4 dwelling units per acre. The project is consistent with the LDR General Plan designation.

In 1995, Ordinance No. 711 was approved, which adopted the Croftwood Unit #2 General Development Plan and rezoned the property to PD-2.5. The PD-2.5 district requires that the intensity of land uses on the property not exceed 2.5 dwelling units per acre.

While specific lot sizes were not established as part of the Croftwood Unit #2 General Development Plan, the development standards state that single family residential structures within the project shall be built to the standards of the R1-7.5 zone. Ordinance No. 711 has been included as **Attachment 1**.

#### *General Development Plan Amendment*

The project includes a General Development Plan Amendment to modify development standards within the Croftwood Unit #2 General Development Plan. If approved, the amended document would supersede the original General Development Plan in its entirety.

As amended, the Croftwood Unit #2 parcel sizes would be allowed to vary based on proximity to the Croftwood Unit #1 (Crowne Point) subdivision. As stated previously, the Croftwood Unit #1 project was approved at an intensity of 1.93 dwelling units per acre and therefore has larger lots than Croftwood Unit #2, which was originally approved at 2.5 dwellings per acre. Staff has received concerns from residents of the Crowne Point subdivision with regard to smaller lots sizes within the Croftwood Unit #2 subdivision (see **Attachment 2**). These residents have stated that there would be an inconsistency between the two subdivisions if the smaller lots are approved.

In an attempt to address these concerns, the modified Croftwood Unit #2 General Development Plan would transition its lot sizes, thereby requiring larger lot sizes and setbacks on the portions of the property which directly abut Croftwood Unit #1 (tentative map lots 26, 27, and 42-50). The larger lots are illustrated in orange on **Figure 5**.

These transitional lots, referred to as "Area A" on the amended General Development Plan, would require minimum lot sizes of 8,000 square feet for corner lots and 7,500 square feet for interior lots, and would utilize larger setbacks and reduced lot coverage from other lots within the subdivision. This would be consistent with the development standards of the R1-7.5 zone (Chapter 17.14 of the Rocklin Municipal Code), as well as the current development standards for this portion of the site, which were approved via Ordinance No. 711. The R1-7.5 standards are also the approved development standards

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for the Croftwood Unit #1 (Crowne Point) project, with regard to setbacks, lot coverage, building height, etc.

All remaining lots, referred to as “Area B” on the amended General Development Plan, would be allowed to be smaller and utilize reduced setbacks. Corner lots would be required to maintain a minimum lot area of 7,050 square feet and interior lots would be required to maintain a minimum lot area of 6,300 square feet.

The reason for the reduced lot sizes is based on the open space area, which has increased substantially in the past two decades. Since 1995 when the original 60-lot Croftwood Unit #2 map was approved, State and Federal regulations have evolved. This has resulted in the creek/riparian area on the project site increasing in size significantly. While the original Croftwood Unit #2 project was required to preserve approximately 5 acres in 1995, today’s regulations require a total open space/buffer area of approximately 11 acres. Therefore, the developable area of the property has reduced from approximately 20.5 acres to approximately 14.3 acres.

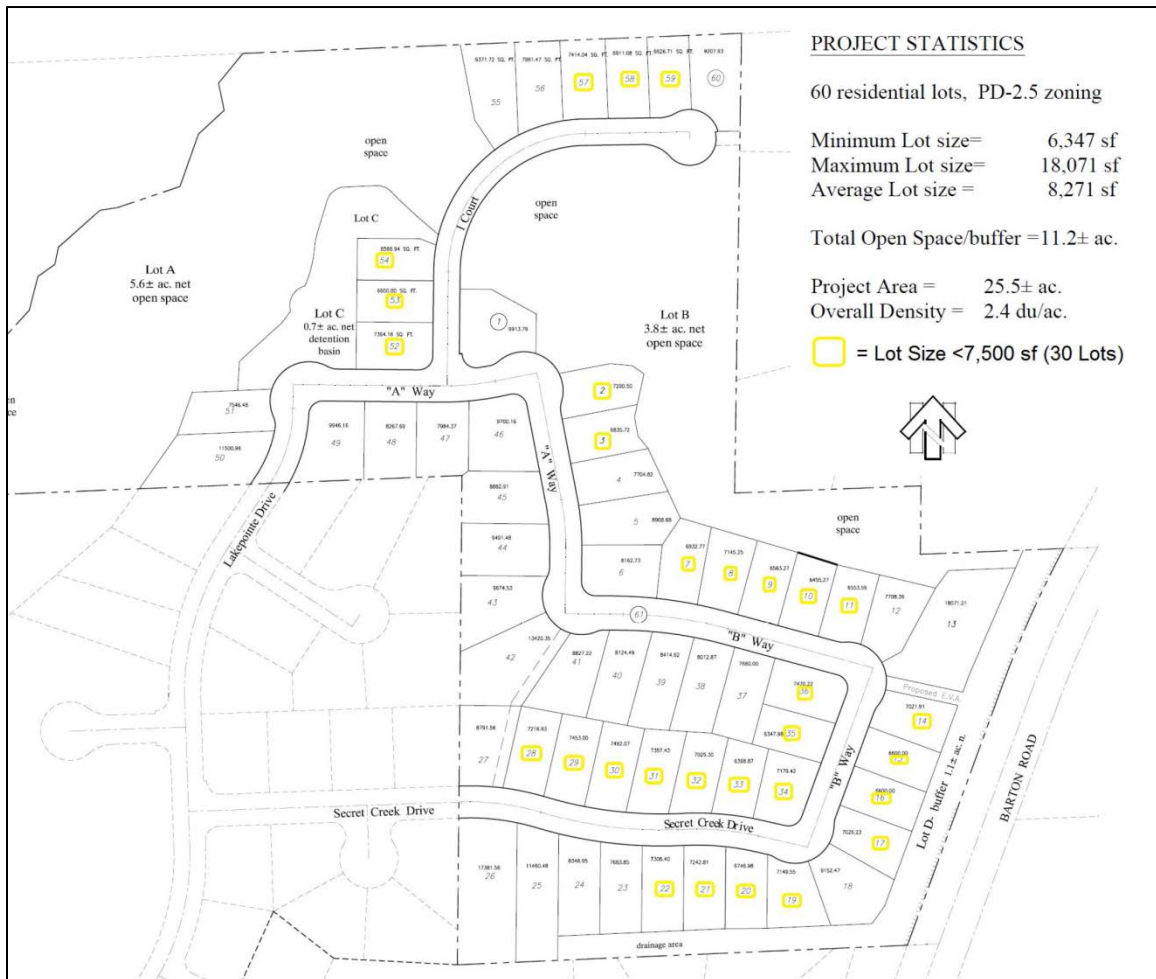
It should also be noted that only 30 of the lots within the subdivision would be below 7,500 square feet, which is the required minimum lot size specified by the current development standards. The remaining 30 lots would exceed 7,500 square feet. Further, although the minimum lot size proposed by the new General Development Plan is 6,300 square feet, the average lot size is 8,271 square feet and the maximum size is 18,071 square feet. See **Figure 6** for project statistics related to lot sizes.

The Rocklin General Plan states that, under a PD zone, minimum lot sizes may be reduced when sensitive land constraints exist, or when there are other compensating factors which justify a reduction in size. Due to the size of the required open space/buffer area, it is staff’s opinion that these constraints do exist, which warrants a reduction in allowed lot sizes.

The proposed development would remain consistent with the intensity allowed by the PD-2.5 district. The project is not proposing any additional lots beyond the number approved in 1995 (60 total lots on 25.5 acres). With the inclusion of the larger transitional lots which are intended to buffer the existing Croftwood Unit #1 residents, staff supports the requested reduction in lot sizes within the remainder of the project.



Figure 6. Croftwood Unit #2 Lot Size Statistics



**Letters from Commenting Agencies**

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

**Letters from the Public**

Staff has received multiple letters from the public, which have been included as **Attachment 2**. As stated previously, the majority of this correspondence is from residents of Croftwood Unit #1 (Crowne Point) who are requesting that the lot sizes be



*Planning Commission Staff Report  
Croftwood Unit #2  
February 20, 2018  
Page 15*

reduced for the proposed project, consistent with the existing Crowne Point development.

### **Environmental Determination**

Consistent with the requirements of the California Environmental Quality Act (CEQA) an Initial Study was prepared to determine the project's potential impacts on the environment. The study found that development of the proposed Croftwood Unit #2 Subdivision project could have significant impacts with regard to Air Quality, Biological Resources, Cultural Resources and Hazardous Materials; however it was also able to identify mitigation measures that would reduce each of these potential impacts to a less than significant level. Therefore a Mitigated Negative Declaration of environmental impacts was prepared for the project.

The Croftwood Unit #2 Subdivision Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for a 30-day public review period from December 14, 2017 to January 16, 2018. The IS/MND was also submitted to the State Clearinghouse for the same time period to provide for a 30-day public review period for State agencies. The City received six comment letters during the public review period from the State Clearinghouse, Central Valley Flood Protection Board, California Regional Water Quality Control Board, Placer County, Loomis Union School District, Mr. Howard Krause and Mr. Gary Grewal. Their letters have been included as **Attachment 3**. Summaries of the letters and responses are included as **Attachment 4**.

### **Attachments:**

- 1) Ordinance No. 711 (1995)
- 2) Public Correspondence
- 3) IS/MND Comment Letters
- 4) Summary of IS/MND Letters and Responses (2/13/18)

## ORDINANCE NO. 711

**ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING A REZONING  
FROM R1-12.5 TO PLANNED DEVELOPMENT RESIDENTIAL  
2.5 DWELLING UNITS PER ACRE (PD-2.5)  
AND ADOPTING A GENERAL DEVELOPMENT PLAN  
(CROFTWOOD UNIT #2: Z-93-02, PDG-93-01)**

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

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

A. A negative declaration of environmental impacts for this project has been certified.

B. The proposed zoning and general development plan are consistent with the City of Rocklin's General Plan land use element which designates the site as low density residential

C. The proposed zoning and general development plan are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed zone and general development plan.

E. The proposed zoning and general development plan are compatible with the land use/uses existing and permitted on the properties in the vicinity.

F. The land use/uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. City has considered the effect of the proposed zoning and general development plan on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

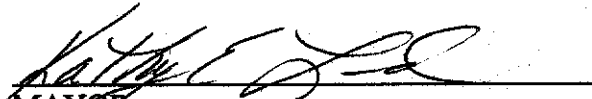
**Section 2.** The City Council of the City of Rocklin hereby approves the rezoning of the properties located east of Secret Ravine Creek, west of Barton Road, and north of Croftwood Subdivision Unit #1, as shown on Exhibit A, attached hereto and incorporated by reference herein, from R1-12.5 to Planned Development Residential, 2.5 dwelling units per acre (PD-2.5) and adoption of the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein.

**Section 3.** Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Councilmembers voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and

with the names of the City Councilmembers voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36993 (c) (1) are met.

PASSED AND ADOPTED this 14th day of February, 1994, by the following roll call vote:

AYES: Councilmembers: Dominguez, Magnuson, Yorde, Huson, Lund  
 NOES: Councilmembers: None  
 ABSENT: Councilmembers: None  
 ABSTAIN: Councilmembers: None

  
 \_\_\_\_\_  
 MAYOR

ATTEST:

  
 \_\_\_\_\_  
 CITY CLERK

First Reading: 1-24-95  
 Second Reading: 2-14-95  
 Effective Date: 3-14-95

SGA:lls2  
 e:/clerk/ord/z9302b

**EXHIBIT A**

**REZONING FROM SINGLE FAMILY RESIDENTIAL,  
12.5 ACRE MINIMUM LOT SIZE (R1-12.5)  
TO PLANNED DEVELOPMENT RESIDENTIAL,  
2.5 DWELLING UNITS PER ACRE (PD-2.5  
Croftwood Unit #2: Z-93-02**

The property consists of 25.5 acres located at 4588 Barton Road, Rocklin, which can be generally described as being north of Croft Lane, south of Gold Trail Way, east of Barton Road, and west of Secret Ravine Creek, as shown on the attached Exhibit Map. (APN-045-053-015).

Exhibit A documents for Z-93-02 are on file in the City Clerk's office and Planning Department File #Z-93-02.

**EXHIBIT B****GENERAL DEVELOPMENT PLAN****(Croftwood Unit #2: PDG-93-01)**

1. The site plan for this general development plan is contained in Exhibit A (SD-93-04), and Exhibit A (Z-93-02).

2. The land use shall be a single family residential subdivision, with an open space corridor along the creek , and a landscape buffer along Barton Road.

3. **Circulation Plan:**

A. All proposed circulation systems shall indicate two points of access, each through Croftwood Unit #1, originating at Sierra College Boulevard, through Croftwood Unit #1 to the subject property, and extending north to be stubbed at the project boundary connecting with Parcel APN-045-061-018.

B. All proposed streets shall be an extension of the private streets of the gated community of Croftwood Unit #1.

C. A 20 foot emergency access to Barton Road shall be constructed with the emergency vehicle accessibility standards to the satisfaction of the Fire Chief and the Chief of Police.

4. There are no public uses within this General Development Plan.

5. **Structures:**

A. The structures shall be detached single family residential structures built to the development standards of the R1-7.5 zone (Chapter 17.14 of the Rocklin Municipal Code).

B. The maximum building height for primary residences shall be thirty feet, and for accessory structures, fourteen feet, as required by Section 17.14.030 of the Rocklin Municipal Code.

6. The intensity of land uses on the property shall not exceed 2.5 dwelling units per acre (RD-2.5).

KHB:lls2  
E/clerk/ord/Z9302B

# CROFTWOOD UNIT 2

## REZONING - GENERAL DEVELOPMENT PLAN

DECEMBER, 1992  
SHEET 5 OF 5

**NOTES**  
 EXISTING ZONING: R1-12.5  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
 OVERALL DENSITY: 2.36 UNITS PER ACRE  
 PROPOSED ZONING: PD-2.36 DWELLING UNITS PER ACRE

**LAND USE SUMMARY**

RESIDENTIAL	17.51 AC
STREETS/PRIVATE	3.05 AC
OPEN SPACE	4.45 AC
LANDSCAPE BUFFER	0.57 AC
<b>TOTAL SITE</b>	<b>25.58 AC</b>

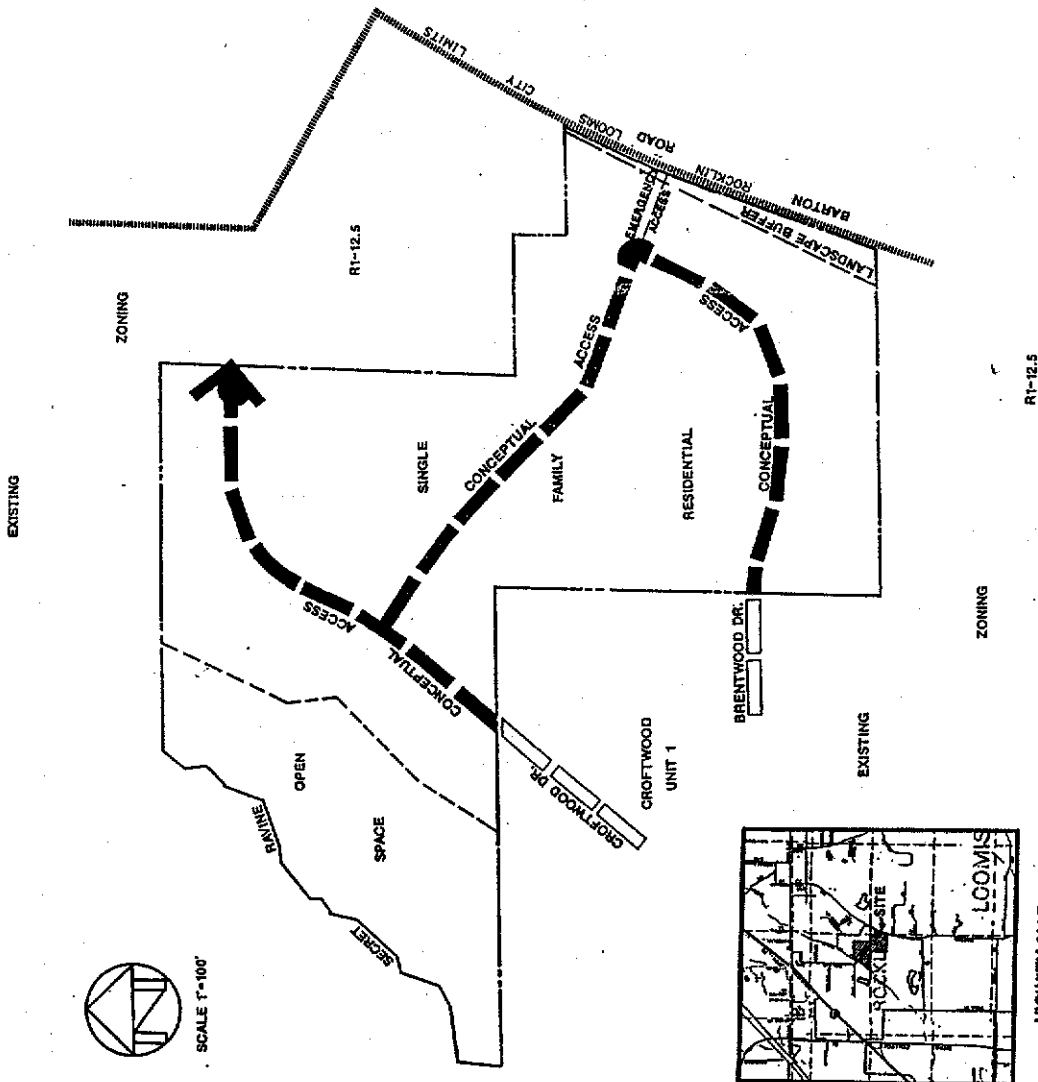


EXHIBIT A  
 Croftwood #2  
 Z-93-02, PDG-93-01

To: City of Rocklin  
3665 Taylor Road  
Loomis, CA 95650

December 31, 2017

From: Crowne Point Homeowners (Croftwood Unit #1)  
Rocklin, CA 95677

Re: Proposal for Croftwood Unit #2, Rocklin CA  
Tentative Subdivision Map, SD2017-0002  
General Development Plan, PDG2017-0002  
Oak Tree Preservation Plan Permit, TRE2017-0003  
APN 045-053-015

Dear Mayor Ken Broadway, Vice Mayor Joe Patterson, Councilmember Jill Gayaldo,  
Councilmember Greg Janda, and Councilmember Scott Yuill,

We are the current homeowners and residents of Croftwood Unit #1, a subdivision bounded by Interstate 80, Sierra College Boulevard and Barton Road, within the City Limits of the City of Rocklin. Construction of the home sites in our neighborhood began in 2014, and is ongoing.

Walters Land Planning, the engineers for the owners of the Croftwood #2 parcel, submitted a planned development for approval with The City of Rocklin. Walters Land Planning recently filed an updated application seeking authorization from The City of Rocklin to allow a decrease in lots sizes from the previously approved specific plan for the property. We write in strong opposition of that request. Despite some concessions made by the property owner in the latest application, the principal concern shared by current homeowners in Croftwood #1 continues to relate to density and lot size. The neighbors of Croftwood #1 will not support any proposal to develop Croftwood #2, which will become part of Croftwood #1 through shared access through the single gated entrance, unless the lots sizes align with Zone R1-10, as described in Chapter 17.17 of the Rocklin Municipal Code of Ordinances, and with the lots in Croftwood #1.

By way of background, after attending an informational meeting held May 1, 2017 organized by the property owner and reviewing the proposal to develop Croftwood Unit #2, the Homeowners of Croftwood Unit #1 submitted a letter to the City of Rocklin dated June 6, 2017, expressing a number of concerns. That complete letter is attached for your reference, and is restated and incorporated into this letter as if fully set forth herein.



December 31, 2017  
 Letter from Croftwood #1 Homeowners  
 Regarding Proposal to Develop Croftwood #2

While we appreciate that the property owner took some of our concerns into account in the recently updated application, which would preserve *some* of the trees originally proposed for removal and would increase lot sizes from those in the original application, the lots would still be much smaller than those in Croftwood #1, harming our property values and crowding our neighborhood with a higher density development that is completely incompatible with the community that now exists. Further, the lot sizes for which the developer is proposing is not consistent with the City's development standards, and requires an exception. The exception should not be approved. Remember, Croftwood #1 and Croftwood #2 will become a single neighborhood, bounded by a common soundwall all the way around its borders, utilizing a single gated entry, sharing a single community park, and members of the same Homeowners Association. Croftwood #2 simply cannot be reviewed as a separate, standalone neighborhood. In every way it will be an extension of Croftwood #1, and development of Croftwood #2 must be considerate of the neighborhood that already exists.

Thank you for your consideration. We look forward to hearing from you. You may direct your questions, comments or other responses regarding this matter to:

Carolyn Petree  
 5803 Lost Pond Court  
 Rocklin, CA 9567  
 carolynpetree1@gmail.com

Respectfully submitted,

Crowne Point Homeowners, Rocklin, California  
 Neighborhood Representatives






Karen Covey                  Lisa Howard                  Carolyn Petree                  Ashlee Titus



To: Nathan Anderson, Associate Planner  
City of Rocklin, Planning Division  
3970 Rocklin Road  
Rocklin, CA 95677

June 6, 2017

From: Crowne Point Homeowners, Croftwood Unit #1  
Rocklin, CA 95677

Re: Croftwood Unit #2, Rocklin CA  
Tentative Subdivision Map, SD2017-0002  
General Development Plan, PDG2017-0002  
Oak Tree Preservation Plan Permit, TRE2017-0003  
APN 045-053-015

Dear Mr. Anderson,

Thank you so much for your time on May 10, 2017. We enjoyed meeting you and learning about the process that we can expect in connection with the above-referenced application to develop the property behind our neighborhood and to integrate it into our HOA.

The existing residents of Crowne Point have consensus on a number of concerns related to the Croftwood #2 application in its current form. Our concerns generally relate to density and lot size, preservation of oak trees near the border of Croftwood #1 and #2, traffic safety and road maintenance, accessibility of open space, and drainage.

Our concerns are described in more detail as follows:

1. Because Croftwood #2 will utilize the single gated access point, be integrated into the HOA and share the community park, Croftwood #2 ought to truly be an extension of Crowne Point, Croftwood #1. Croftwood #2 should mirror the density and lot sizes, the home styles, and price points of Croftwood #1. When members of the Rocklin City Council participated in the Ribbon Cutting for Crowne Point, it was described as “the crown jewel of Rocklin.” Croftwood #2 should honor this vision for the neighborhood. In particular:

Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
RE: Application for Croftwood Unit #2  
June 6, 2017

a) The lot sizes in Croftwood #2 should be consistent with the lot sizes in Croftwood #1. As currently proposed, Croftwood Unit #2 lot sizes range from 6,300 square feet for an interior lot to 7,050 square feet for a corner lot. Croftwood #1 lot sizes range from 10,000 square feet to approximately 17,800 square feet, with the average lot size being approximately 11,000 square feet. Croftwood #2 should not be approved unless the lot sizes are consistent with the lots in Croftwood #1.

b) In addition to the objective quantity of homes being proposed for Croftwood #2, a byproduct of the smaller lot sizes is the number of neighbors that would border certain existing residents in Croftwood #1. For example, look at Lot #54, which would have six new neighbors bordering the fence which is currently open space (one single family home currently occupies the property where Croftwood #2 would be developed). Other lots would experience a similar scenario. This is in dramatic contrast with the current specific plan that applies to Croftwood #2, which would not create this high of a number of new lots directly adjacent to existing Croftwood #1 lots. This new reality would detract from the “feel” of the Crowne Point neighborhood as one of larger lots with privacy between neighbors.

c) With not even half of Croftwood #1 completed, the neighborhood is already experiencing a problem with speed and traffic within the gated streets, which continue to be raised at monthly HOA meetings. The impact of the new development would add to our existing problem – even more so if an additional 63 homes are ultimately developed. All of the Croftwood #2 residents would enter through the single gated entrance, would follow Lakepointe Road nearly all the way through Croftwood #1, and would then utilize only two alternative interior streets that would provide access to their development. The existing speed and traffic issues strongly suggest that the neighborhood cannot handle 63 additional residences, and larger lot sizes in Croftwood #2 would help alleviate the burden the additional development will impose on current residents.

Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

2. Crowne Point neighbors have a strong concern that as currently proposed, Croftwood #2 would result in the loss of many very large oak trees that are next to the current Crowne Point property lines/fences. While the property owner's planning representative emphasized the number of trees that are proposed to be saved for the overall project, nearly all of those trees are on the far edge of the property, and have no connection whatsoever to Croftwood #1. The current proposal would eliminate a number of trees that sit on or near the border of the two properties. Preserving these trees would add a buffer between the two developments, and between neighbors in general, which maintains and continues the character of the Crowne Point community. Additionally, preserving these trees would enhance the lots of Croftwood #2 and would not have to conflict with the placement of a home. We identified at least 14 trees near the border of Croftwood #1 and #2 that every effort should be made to preserve when contemplating the Croftwood #2 plan.

NOTE: For the following list, the circumferences measured at least 54 inches above ground. Some of the trees have several trunks growing from one tree. These trees have been measured both individually and in the cluster.

- a) Reference oak tree # TR24298 circumference measures 6' 4" and is 40' 2" from the current Crowne Point fence line.
- b) Reference oak tree # TR24297 circumference measures 3' 10" and is 30' 6" from the current Crowne Point fence line.
- c) Reference oak tree # TR24296 circumference measures 6' 8" and is 13' 7" from the current Crowne Point fence line.
- d) Reference oak tree # TR24295 circumference measures (2 trunks, A & B) A is 6' and B is 3' 5" and is 29' 2" from the current Crowne Point fence line.
- e) Reference oak tree # TR24294 circumference measures (2 trunks, A & B) A is 3' 8" and B is 4' 9" in circumference. The cluster at 54" above ground is 8' 1" and at 36" above ground is 6' 11" in circumference. The tree is 51' 7" from the current Crowne Point fence line.
- f) Reference oak tree # TR24293 circumference measures (2 trunks) cluster is 17' 2" at 54" above ground and 13' 1" at 26" above ground which is the lowest point before branching off to 2 trunks and is 18' 6" from the current Crowne Point fence line.
- g) Reference oak tree # TR24292 circumference measures 14' 6" (2 trunks, A & B) A is 8' 7" and B is 6' 4" in circumference. The tree is 31' 7" from the current Crowne Point fence line.



Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

- h) Reference oak tree # TR24289 circumference measures (2 trunks, A & B) cluster is 8' 1" at 54" above ground and measures 5' 3" at 24" above ground. A is 3' 9" and B is 2' 10" in circumference. The tree is 6' 2" from the current Crowne Point fence line.
- i) Reference oak tree # TR24288 circumference measures 2' 8" and is 5' 4" from the current Crowne Point fence line.
- j) Reference oak tree # TR24286 circumference measures 3' 7" and is 22' 2" from the current Crowne Point fence line.
- k) Reference oak tree # TR24284 circumference measures 1' 9" and is 27' 3" from the current Crowne Point fence line.
- l) Reference oak tree # TR24283 circumference measures 12' 2". (2 trunks A & B) A is 3' 10" and B measures 3' 4" in circumference.) The tree is 20' 9" from the current Crowne Point fence line.
- m) Reference oak tree # TR24282 circumference measures 31' 1" (2 trunks, A & B) A is 3' 4" and B measures 4' 8" in circumference. The tree is 24' 3" from the current Crown Pointe fence line.
- n) Reference oak tree# TR24213. Due to the amount of brush surrounding the area near the tree, we were unable obtain the measurements.

3. Croftwood #1 currently has a single small park under development, at the very front of the neighborhood. While we applaud the attempt at preserving "open space" within the Croftwood #2 plan, it would be along the far edges of the property and would be strictly preserve with no actual use by residents. Accordingly, we request that a park be added to Croftwood #2. For example, the park could be on the smaller side making a buffer between Croftwood #1 and #2, in an area where there is a group of four very mature oak trees near the fence line of Crowne Point that could be saved by the addition of a park. The park could consist of a few picnic tables near these beautiful trees. Both developments could enjoy these trees and it would continue to add beauty to our wonderful neighborhood.

- a. Reference oak tree number #TR24296
- b. Reference oak tree number #TR24295
- c. Reference oak tree number #TR24294
- d. Reference oak tree number #TR24293

The distance between oak trees TR24296 and TR24293 is about 48 feet.

Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
RE: Application for Croftwood Unit #2  
June 6, 2017

4. In light of the speed and traffic concerns already discussed above, and in further consideration of the long timeline for ongoing construction in our neighborhood and wear and tear on our roads, we request that construction equipment and associated traffic access the development from Barton Road.

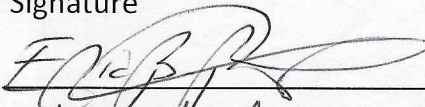
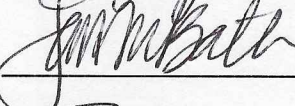
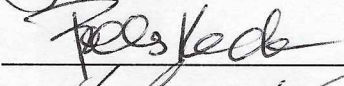

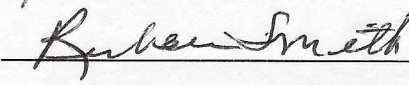
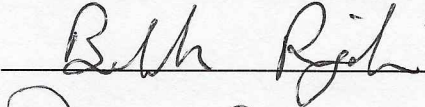
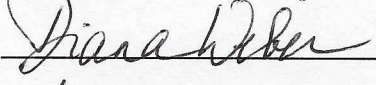
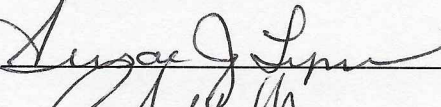
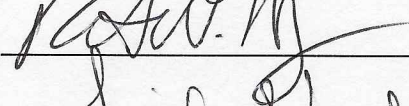
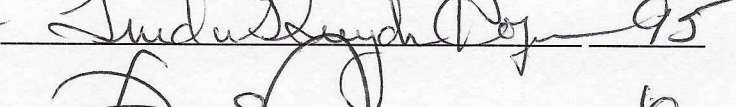
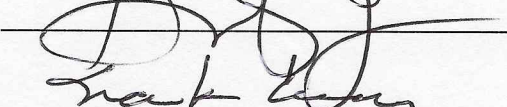
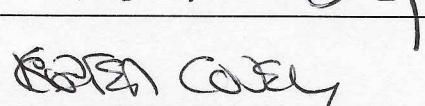
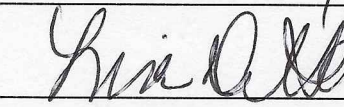
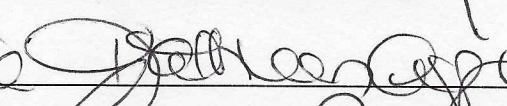
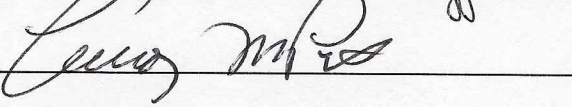

5. Many current residents of Crowne Point experienced problems with water flow and drainage. Water flowing from the Croftwood #2 property onto lots on Sacred Habitat Court caused flooding during this winter. Development of Croftwood #2 must consider a winter such as the one we just had, and develop a drainage solution to ensure that water flows away from the Croftwood #1 residences.

Thank you for your consideration of our concerns for how Croftwood #2 is developed. We welcome further discussion as the application proceeds through the City's process.

Crowne Point Homeowners  
Rocklin, California



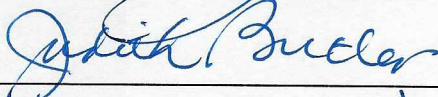
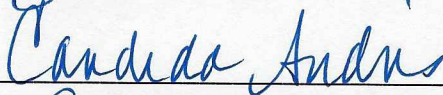
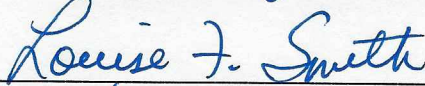
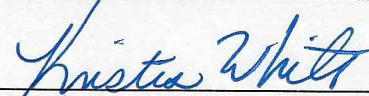

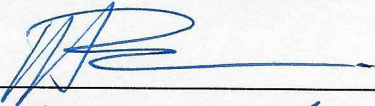
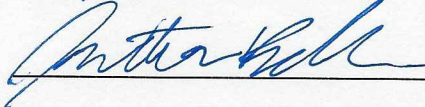
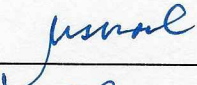

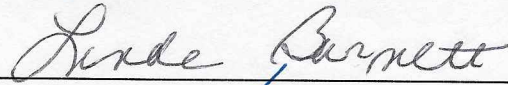
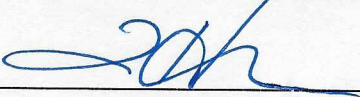
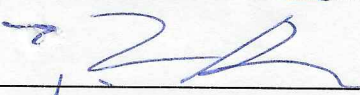
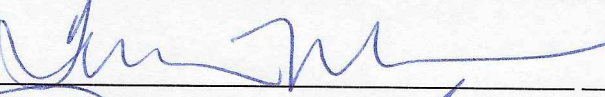
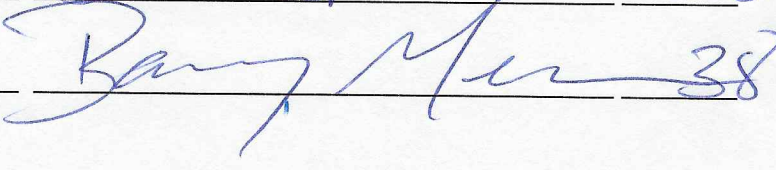


Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

Print Name:	Signature	Lot#
Eric Bates		39
JANET BATES		39
Polly Keck		109
Philip Keck		109
Rubeux SMITH		1
Babak Rajchi		52
Diana Weber		22
Susan Lynn		20
Robert Hoyer		95
Linda S Snyder-Hoyer		95
ADAM MORAD		10
MARK COVEY		30
FAREN COVEY		30
Lisa Howard		23
Methleen Aggria		14
Candy Petree		53


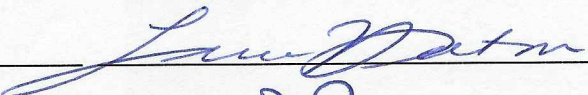
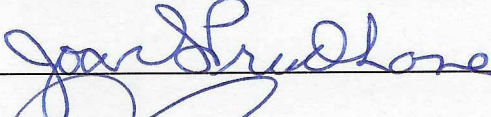

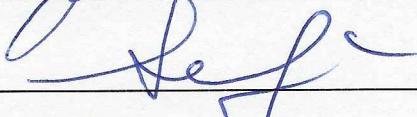
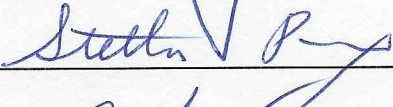


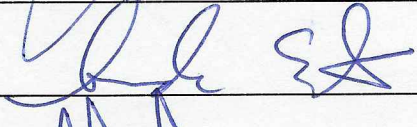




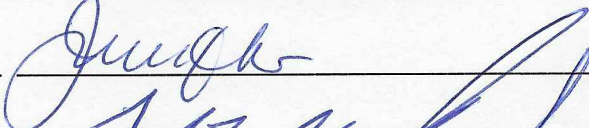

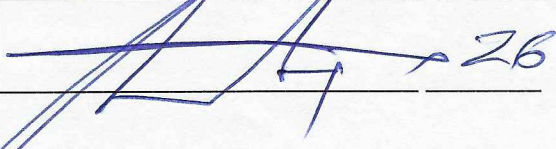


Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

Print Name:	Signature	Lot#
Pamela Muse		12
Carmen Lane		12
Judith Butler		118
Candida Andris		96
Louise Smith		<del>8</del> 1
Kristin White		111
Mark Chase		114
Michelle Becker		19
Jonathan Becker		19
Myra S. Mored		6
Ashlee Titus		54
Linda Barnett		55
TONYA HAMLIN		5
ROBERT DARROHN		5
Tina Mercer		38
Barry Mercer		38

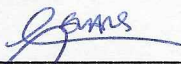

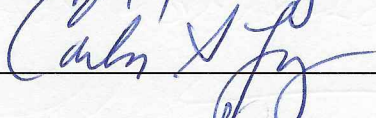

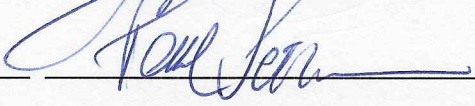

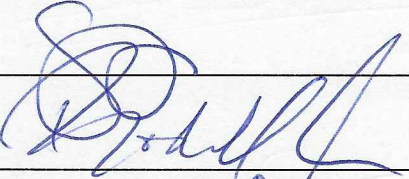
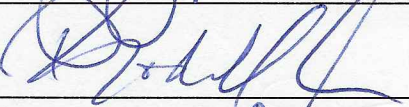
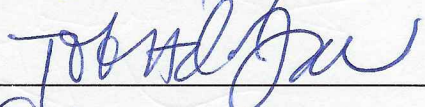
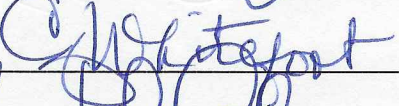
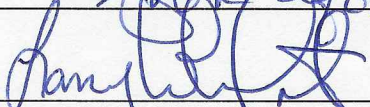
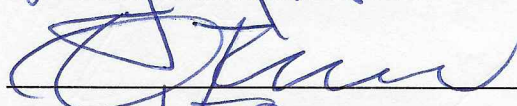
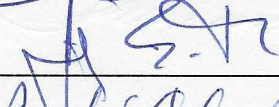
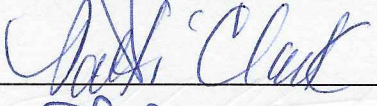

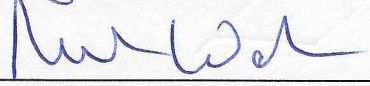


Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

Print Name:	Signature	Lot#
Denise Wortman		24
Terre Wortman		24
JOAN PRUDHOMME		112
Joseph Prudhomme		112
<del>Jeff</del> Sam Jin		18
Stella Peng		18
SHAWN MADAN		16
SUPREE MADAN		16
Amanda Sanders		29
Scott Sanders		29
ANATOLE RADKO		31
Richard Petree		53
GARY DRUMMOND		55
Jennifer OW		32
FRANK NEWMAN		32
ARJANA BUJA		26

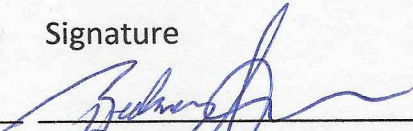

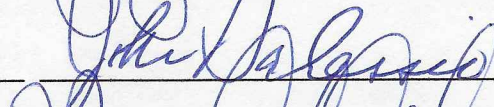

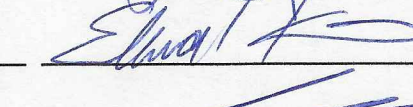
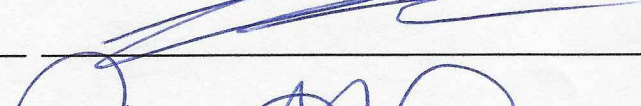
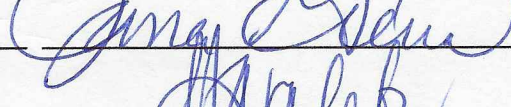
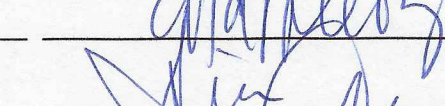

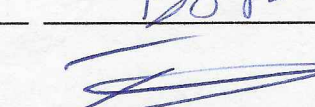
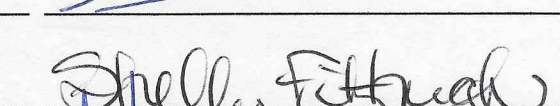
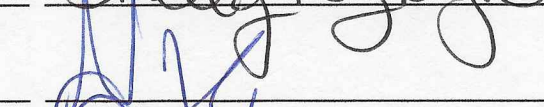



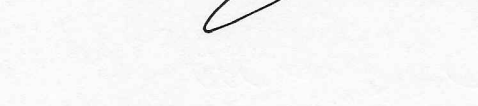


Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

Print Name:	Signature	Lot#
Michèle Evans		26
Peggy J Trejo		25
Carlos A. Trejo		25
Joy Scribner		115
PAUL SCRIBNER		115
Robert Pogue		15
Sari Pogue		15
RODELL JAO		13
TOBA ADINA JAO		13
Cyndie Whitefoot		113
Larry Whitefoot		113
Stevon Thiel		21
Justin Ball		9
Pa H. Clark		7
Sharen Bartanda		2
Miles Weber		22



Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

Print Name:	Signature	Lot#
RODNEY ASPIERAS		27
Rea Anne Arcangelo		27
John Dalessio		17
Suzanne Dalessio		17
Edward Kim		11
CHRIS CHAMPION		8
Janna Greenstreet		8
Laura Appleby		4
Tim Appleby		4
Bikram Padda		40
Todd Fitzhugh		28
Shelly Fitzhugh		28
Nysan Kim		11
JASON HOLLIDA		37
Scott Zarrow		110
Nicole Zarrow		110

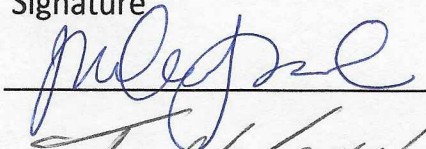
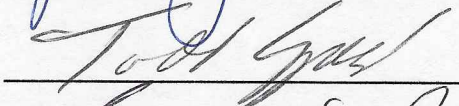

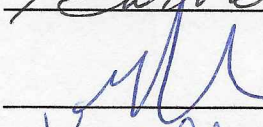
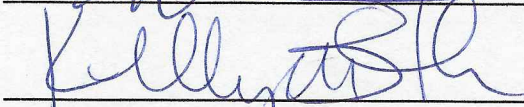
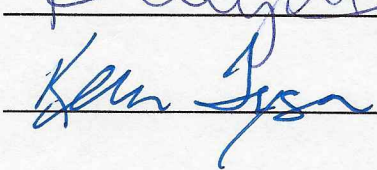


Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

Print Name:	Signature	Lot#
Courtney E. Moblad-Barlies	CM Barlies	108
Brian Barlies	Barlies	108
Alex Fairington	AF	117
Joanna Cirincic	Joanna Cirincic	119
Robert Cirincic	Robert Cirincic	119
Christopher Becker	CB	56
Desiree Becker	Desiree Becker	56
Randy S. Howard	Randy S Howard	23
Will Bestfrando	WBestfrando	2
WAYNE LYNN	Wayne Lynn	20
Rachelle Gonzales	Rachelle Gonzales	34
Chris Gonzales	Chris Gonzales	34
Melanie Radko	Melanie Radko	31
Christina Schuler	Chr	35
Parand Rad.	Parand M. Rad	52
DAVID W TITUS	David W Titus	54



Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
RE: Application for Croftwood Unit #2  
June 6, 2017

Print Name:	Signature	Lot#
Joelle Speed		10
Todd Speed		10
BARBARA RASKO		31
GARY SCHNEIDER		35
Kelly Booth		9
Kevin Tyson		33



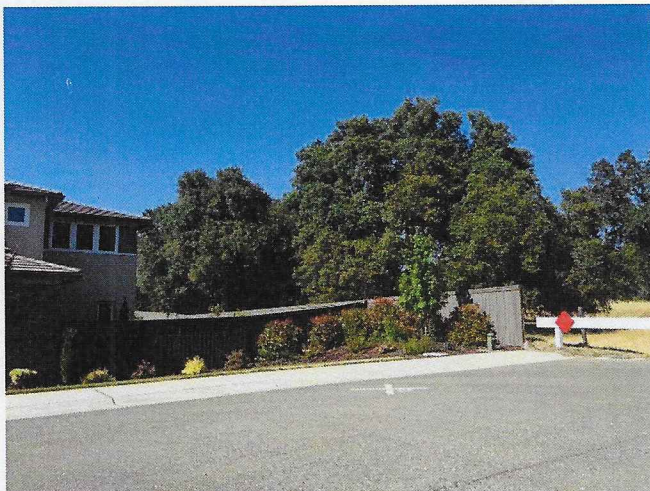
# CROWNE POINT, ROCKKLIN, CALIFORNIA



Entrance - Day



Entrance - Night



Secret Creek Drive - Left



Secret Creek Drive - Right



# CROWNE POINT, ROCKKLIN, CALIFORNIA



Secret Creek Drive



Lakepointe Drive



Lost Pond Court



Lost Pond Court



To: Nathan Anderson, Associate Planner  
 City of Rocklin, Planning Division  
 3970 Rocklin Road  
 Rocklin, CA 95677



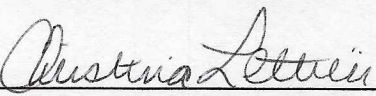
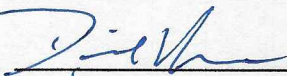

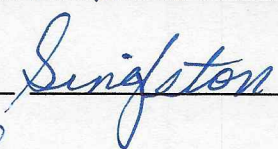

June 6, 2017  
 December 16, 2017 update

From: Crowne Pointe Homeowners, Croftwood Unit #1  
 Rocklin, CA 95677

Re: Croftwood Unit #2, Rocklin CA  
 Tentative Subdivision Map, SD2017-0002  
 General Development Plan, PDG2017-0002  
 Oak Tree Preservation Plan Permit, TRE2017-0003  
 APN 045-053-015

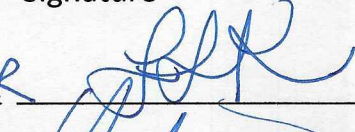

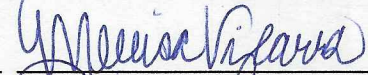
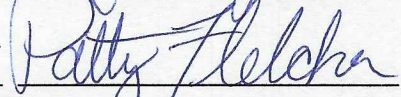

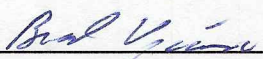
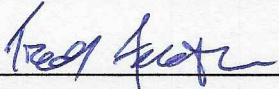
Dear Mr. Anderson,

The following signatories missed the opportunity to sign our first letter dated June 6, 2017, or are new residents who moved into the Crowne Point neighborhood after our first letter was sent. Each of the undersigned wish to add their names to the list of concerns it detailed. Please consider the June 6, 2017 letter fully incorporated herein, and supplemented by the following additional residents.

Print Name	Signature	Number and Street
<u>Corina Reichstein</u>		<u>5813 Tree Swallow Cir.</u>
<u>Derek Reichstein</u>		<u>5813 Tree Swallow Cir.</u>
<u>Christina Letten</u>		<u>5804 Tree Swallow Circle</u>
<u>David Whitman</u>		<u>5804 Tree Swallow Cir</u>
<u>MATTHEW KREMER</u>		<u>5806 TREE SWALLOW CIR</u>
<u>Willie L. Singleton</u>		<u>4803 Sacred Habitat Ct.</u>
<u>Nancy Thompson</u>		<u>4631 Ravine Crossing Ct.</u>



Signature Addendum to letter dated June 6, 2017  
from Crowne Point Homeowners  
RE: Application for Croftwood Unit #2

Print Name	Signature	Number and Street
Faith Knappenberger		5701 Secret Creek Dr.
Michael Wiseman		5706 Secret Creek Dr.
Merisa Vizcarra		5808 Tree Swallow Cir.
Patty Fletcher		5814 Tree Swallow Cir.
Vernon Fletcher		5814 Tree Swallow Cir.
Brad Vizcarra		5808 Tree Swallow Cir.
Trevor Farrington		5803 Tree Swallow Circle

**From:** Gary Grewal  
**Sent:** Saturday, December 16, 2017 11:50 AM  
**To:** David Mohlenbrok  
**Subject:** Croftwood II

David,

I am a lifetime resident of Rocklin and I ask that you consider the residents wish to stop any more unnecessary development destruction of open space. We are losing our quality of life and becoming a consumerism focused suburb.

Please reject this project.

Thank you

Gary Grewal

---

**Nathan Anderson**

---

**From:** Sean Rabe <Srabe@loomis.ca.gov>  
**Sent:** Monday, October 23, 2017 9:53 AM  
**To:** Carolyn Petree; morillas.rhonda@gmail.com  
**Cc:** Britton Snipes; Robert King; Nathan Anderson  
**Subject:** RE: Crowne Point Homeowners request construction equipment access from Barton Road for new development

Good morning Carolyn,

While the Town certainly can appreciate the concerns of you and your neighbors, the Town cannot agree to having construction traffic for the Croftwood #2 development be routed through Loomis streets (in this case, Barton Road). If we did agree to your request the impacts you are concerned about would simply be transferred to Loomis residents, with no mitigation.

If the Town were to allow this, the construction traffic would unfairly and negatively impact our residents. The construction traffic would also negatively impact our road. Since there is no mechanism in place to mitigate those impacts – which would include degradation of the pavement and roadway itself in addition to the increased safety issues the construction traffic would bring – the Town simply can’t agree to your request.

Thanks,

-----

**Sean Rabé**  
Town Manager  
Town of Loomis  
3665 Taylor Road  
PO Box 1330  
Loomis, CA 95650  
916-652-1840 (Main)  
916-824-1519 (Direct)

=====  
This message contains information which may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received the message in error, please advise the sender by reply e-mail and delete the message.  
=====

**PLEASE CONSIDER THE ENVIRONMENT BEFORE PRINTING THIS EMAIL**

---

**From:** Carolyn Petree [<mailto:carolynpetree1@gmail.com>]  
**Sent:** Friday, October 20, 2017 1:54 PM  
**To:** [morillas.rhonda@gmail.com](mailto:morillas.rhonda@gmail.com); Sean Rabe <[Srabe@loomis.ca.gov](mailto:Srabe@loomis.ca.gov)>  
**Subject:** Crowne Point Homeowners request construction equipment access from Barton Road for new development

Hi Mayor Rhonda Morillas and Town Manager Sean Rabe,

We respectfully request permission from the Town of Loomis for authorizing and requiring all construction-related vehicles for the Croftwood #2 development to access the parcel via Barton Road. We understand Walters Land Planning, the engineers for the owners of the Croftwood #2 parcel, are in the process of requesting such authorization from the Town of Loomis, and we write in strong support of that request.

I've attached a letter in reference to the above request. Additionally, attached is a letter dated June 2017, submitted to the City of Rocklin from the Homeowners of Croftwood Unit #1, Crowne Point.

Thank you very much for your consideration,

Carolyn Petree  
Home Owner, Croftwood Unit #1, Crowne Point  
5803 Lost Pond Court  
Rocklin, CA 9567  
[carolynpetree1@gmail.com](mailto:carolynpetree1@gmail.com)  
916-202-1456



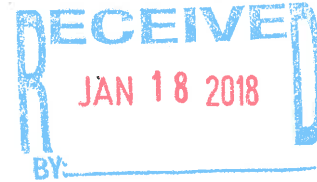
Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

January 16, 2018



David Mohlenbrok  
City of Rocklin  
4081 Alvis Court  
Rocklin, CA 95677

Subject: Croftwood Unit #2 Subdivision  
SCH#: 2017122038

Dear David Mohlenbrok:

The State Clearinghouse submitted the above named Mitigated Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on January 12, 2018, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency



Document Details Report  
State Clearinghouse Data Base

**SCH#** 2017122038  
**Project Title** Croftwood Unit #2 Subdivision  
**Lead Agency** Rocklin, City of

**Type** **MND** Mitigated Negative Declaration

**Description** The Croftwood Unit #2 Subdivision project proposes the construction of a low density residential development consisting of 60 single family units, 2 open space lots, one buffer lot, and one detention basin lot on a 25.5 +/- acre site in the City of Rocklin. This project will require the following entitlements from the City of Rocklin: A General Development Plan Amendment to modify the development standards of the zone district; a Tentative Subdivision Map to subdivide the one existing parcel into 60 single-family lots and associated roadways, landscape lots, two open space lots, one buffer lot, and one detention basin lot; and an Oak Tree Preservation Plan to address the preservation, removal and mitigation of oak trees on the project site.

**Lead Agency Contact**

**Name** David Mohlenbrok  
**Agency** City of Rocklin  
**Phone** 916-625-5162  
**email**  
**Address** 4081 Alvis Court  
**City** Rocklin  
**State** CA **Zip** 95677  
**Fax**

**Project Location**

**County** Placer  
**City** Rocklin  
**Region**  
**Lat / Long** 38° N / 121° 19' W  
**Cross Streets** Lakepointe Drive, Barton Road  
**Parcel No.** 045-053-015  
**Township** **Range** **Section** **Base**

**Proximity to:**

**Highways** I-80  
**Airports**  
**Railways** UPRR  
**Waterways** Secret Ravine  
**Schools** Sierra Community College  
**Land Use** single family residence/Planned Development Residential, 2.5 du./ac./Low Density Residential

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Landuse; Other Issues

**Reviewing Agencies** Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 2; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 3 N; Resources Agency; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Bd., Region 5 (Sacramento); Native American Heritage Commission; Public Utilities Commission

**Date Received** 12/14/2017 **Start of Review** 12/14/2017 **End of Review** 01/12/2018

EDMUND G. BROWN JR.  
GOVERNORMATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

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**Central Valley Regional Water Quality Control Board**

5 January 2018

David Mohlenbrok  
City of Rocklin  
4081 Alvis Court  
Rocklin, CA 95677

CERTIFIED MAIL  
91 7199 9991 7036 6989 7720

**COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE  
DECLARATION, CROFTWOOD UNIT #2 SUBDIVISION PROJECT, SCH# 2017122038,  
PLACER COUNTY**

Pursuant to the State Clearinghouse's 14 December 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Croftwood Unit #2 Subdivision Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

**I. Regulatory Setting**

**Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

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KARL E. LONGLEY ScD, P.E., CHAIR | PAMELA C. CREEDON P.E., BCEE, EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | [www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)

the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/).

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

[http://www.waterboards.ca.gov/centralvalleywater\\_issues/basin\\_plans/sacsjr.pdf](http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/).

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/caltrans.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml).

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

### **Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml).

### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

### **Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

### **Waste Discharge Requirements (WDRs)**

#### *Discharges to Waters of the State*

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

#### *Land Disposal of Dredge Material*

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

#### *Local Agency Oversight*

Pursuant to the State Water Board’s Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency’s management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board’s website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/owts/sb\\_owts\\_policy.pdf](http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf)

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit2.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml).

**Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2013-0145\\_res.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf)

**Regulatory Compliance for Commercially Irrigated Agriculture**

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [http://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/app\\_approval/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml); or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the



Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

### **Low or Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0074.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf)

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0073.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf)

### **NPDES Permit**

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

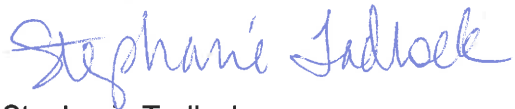
[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit3.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml)

Croftwood Unit #2 Subdivision Project  
Placer County

- 7 -

5 January 2018

If you have questions regarding these comments, please contact me at (916) 464-4644 or  
[Stephanie.Tadlock@waterboards.ca.gov](mailto:Stephanie.Tadlock@waterboards.ca.gov).



Stephanie Tadlock  
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

**CENTRAL VALLEY FLOOD PROTECTION BOARD**

3310 El Camino Ave., Ste. 170  
SACRAMENTO, CA 95821  
(916) 574-0609 FAX: (916) 574-0682



December 15, 2017



Mr. David Mohlenbrok  
City of Rocklin  
4081 Alvis Court  
Rocklin, California 95677

Subject: Croftwood Unit #2 Subdivision, Mitigated Negative Declaration,  
SCH Number: 2017122038

Location: Placer County

Dear Mr. Mohlenbrok,

Central Valley Flood Protection Board (Board) staff has reviewed the subject document and provides the following comments:

The proposed project is within Secret Ravine, a regulated stream under Board jurisdiction, and may require a Board permit prior to construction.

The Board's jurisdiction covers the entire Central Valley including all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins south of the San Joaquin River.

Under authorities granted by California Water Code and Public Resources Code statutes, the Board enforces its Title 23, California Code of Regulations (Title 23) for the construction, maintenance, and protection of adopted plans of flood control, including the federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways.

Pursuant to Title 23, Section 6 a Board permit is required prior to working within the Board's jurisdiction for the placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill, embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee.

Permits may also be required to bring existing works that predate permitting into compliance with Title 23, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the works has not been clearly established or ownership and use have been revised.

Mr. David Mohlenbrok  
December 15, 2017  
Page 2 of 2

Other federal (including U.S. Army Corps of Engineers Section 10 and 404 regulatory permits), State and local agency permits may be required and are the applicant's responsibility to obtain.

Board permit applications and Title 23 regulations are available on our website at <http://www.cvfpb.ca.gov/>. Maps of the Board's jurisdiction are also available from the California Department of Water Resources website at <http://gis.bam.water.ca.gov/bam/>.

Please contact James Herota at (916) 574-0651, or via email at [James.Herota@CVFlood.ca.gov](mailto:James.Herota@CVFlood.ca.gov) if you have any questions.

Sincerely,



Andrea Buckley  
Environmental Services and Land Management Branch Chief

cc: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044



January 16, 2018

David Mohlenbrok, Environmental Services Manager via email: [david.mohlenbrok@rocklin.ca.us](mailto:david.mohlenbrok@rocklin.ca.us)  
 City of Rocklin, Public Services Department  
 4081 Alvis Court  
 Rocklin, CA 95677

Subject: Notice of Availability of a Draft Mitigated Negative Declaration: Croftwood II Subdivision

Dear Mr. Mohlenbrok:

Placer County appreciates the opportunity to review the Draft Mitigated Negative Declaration prepared for the Croftwood II Subdivision project. After reviewing the submitted information, the County offers the following comments for your consideration:

*Placer County Flood Control and Water Conservation District*

1. Within the IS, Section IX, Hydrology and Water Quality, findings of "Less Than Significant Impact" for items d) and e) are made which appear inappropriate given that the project has the potential to substantially increase the rate or amount of surface runoff. It is recommended that the significance discussion be elaborated upon to discuss the Placer County Flood Control and Water Conservation District's regional flood control projects such as the Miners Ravine Off-Channel Detention Basin and Antelope Creek Flood Control Project which mitigate for development within the Dry Creek watershed.
2. Within the IS, Section IX, Hydrology and Water Quality, findings of "Less Than Significant Impact" for items g), h) and i) are made which appear inappropriate given that the Secret Ravine Zone AE Special Flood Hazard Area (SFHA) is located within the project limits. The County has conferred with the Placer County floodplain administrator and determined that a new Preliminary FEMA Flood Insurance Study (FIS) and revised floodplain mapping dated 12/28/15 for Secret Ravine, which flows within this site, should be considered as the most current best available information as this development moves forward. This new FEMA FIS and mapping is scheduled to become effective (final) around the fall of 2018, prior to construction of the proposed project. The applicant should confirm the floodplain limits shown on the project site plans are consistent with the Preliminary Flood Insurance Rate Maps (FIRMs) dated 12/28/15. It is also recommended that the tributary to Secret Ravine flowing under Barton Road from the Indian Creek Country Club have the 100-year floodplain mapped. An additional reference should be provided for the appropriate Preliminary FIRM panel in addition to updating the Significance Conclusions discussion to mention the project site area includes the Secret Ravine Zone AE SFHA and Regulatory Floodway in addition to any other locally mapped floodplain areas (i.e., the Secret Ravine tributary) including any mitigation measures proposed (i.e., avoidance, etc.)
3. Within the IS, Section IX, Hydrology and Water Quality, a discussion should be added regarding Senate Bill 5 legislation (dated 2007) and subsequent State of California Department of Water Resources, 200-year Urban Level of Flood Protection (ULOP) standards





and the applicability to the project. This should include location specific information that will determine whether or not ULOP standards apply to this project.

*Health & Human Services Environmental Health Division*

There was no mention of whether a Phase I or Phase II site assessment was done as recommended in Environmental Health's email correspondence dated February 17, 2017. Please clarify whether a Phase I and/or Phase II was completed for this project.

Thank you again for the opportunity to comment on the Draft Mitigated Negative Declaration for the Croftwood II Subdivision project.

Should you have any questions, please contact Leigh Chavez, Environmental Coordinator at [lchavez@placer.ca.gov](mailto:lchavez@placer.ca.gov) or 530-745-3077.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leigh Chavez", is written over a horizontal line.

LEIGH CHAVEZ, PRINCIPAL PLANNER  
ENVIRONMENTAL COORDINATOR

ATTACHMENT: February 17, 2017 email from Joseph Scarbrough, Environmental Health Division

**Mohan Ganapathy**

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**From:** Mohan Ganapathy  
**Sent:** Friday, February 17, 2017 5:27 PM  
**To:** 'nathan.anderson@rocklin.ca.us'  
**Subject:** Croftwood Unit #2 Tentative Subdivision Map, SD2017-0002

Nathan

I have received the Referral/Request for Comment for the above project and offer the following comments:

- 1) Recommend project applicant provide a Phase 1 Environmental Site Assessment report performed to ASTM Standard E 1527-05. This report would provide information as to the past land use activities on the parcel. Based on that information a Phase 2 Limited Soils Investigation may need to be performed to determine if there is contamination present and may lead to possible cleanup of contaminated soil prior to the project moving forward.
- 2) Our files indicate that the parcel has/had an existing home that is serviced by a septic system and a water well. The existing septic system will need to be properly destroyed under permit from this Division. The existing well will also need to be properly destroyed under permit from this Division.

Please don't hesitate to call or email if you have any questions.

Mohan Ganapathy, REHS  
Associate Environmental Health Specialist  
HHS | Environmental Health  
(530) 745-2364 | [mganapat@placer.ca.gov](mailto:mganapat@placer.ca.gov)





## Loomis Union School District

3290 Humphrey Road, Loomis, CA 95650 (916) 652-1800

[www.loomis-usd.k12.ca.us](http://www.loomis-usd.k12.ca.us)

*Building Excellence in Education since 1856*

Gordon T. Medd, Superintendent

January 10, 2018

David Mohlenbrok, Environmental Services Manager  
Public Services Department  
4081 Alvis Court  
Rocklin, CA 95677



Re: Loomis Union School District Comment on the Draft Mitigated Negative Declaration and Initial Study for Croftwood II Subdivision

Dear Mr. Mohlenbrok:

This letter from the Loomis Union School District (“District”) is regarding the Mitigated Negative Declaration and Initial Study (“Document”), received by the District on November 17, 2017, that the City of Rocklin (“City”) has put forward for the Croftwood II Subdivision (“Project”). According to the documentation, this Project would consist of 60 residential units. The District appreciates the opportunity to review these documents, and also provide the following comment with regards to the Initial Study which determined the ability to provide a Mitigated Negative Declaration.

During the review of the Document, it became concerning of the lack of mention of schools and the impacts that would befall the attendance sites of students coming from this Project. Utilizing the District’s planning student generation rate of .467, this would be approximately 28 students to the District’s already overcrowded sites. In fact, Section 2A on Page 5 under Public Agencies Whose Approval May Be Required (e.g., Permits, Financing Approval, or Participation Agreement) – the Loomis Union School District is not listed as a public agency that would need to provide input or even as one that would need to provide permit. In fact, no school at all is listed, nor considered in this basic listing of agencies that would serve or validate construction of residential units in the Project.

The District itself is struggling to accommodate students already at various sites, and the anticipated attendance school for the students of the Project is in need of significant expansion and updates in order to serve the students expected over the next few years. Overcrowding can constitute a significant impact within the meaning of the California Environmental Quality Act (“CEQA”). (See Cal. Code Regs., tit. 14, § 15064(e).) This is particularly true where the overcrowding results in unsafe conditions, decreased quality of education, the need for new bus routes, and requires new school construction or expansion. The same can hold true for potential school closures or program cuts resulting from a declining population. However, upon further review of the Document; Section 4D, Chart XIV on Page 74, marks only that there would be a “Less Than Significant Impact” with regards to school facilities.

Under that same section in the portion, noted as ‘Significance Conclusions’ a. 3 and 4; it only addresses mitigation on base Senate Bill 50 development fees. While this is the generally accepted form of mitigation on typical projects that will not significantly impact the site or the environment, any project that would force the District to engage in expansion of a site that they themselves would need to determine as “significant” in its own impact on the environment, requires additional mitigation

under CEQA. Temporary housing as well is likely to be needed for these students until the District can adequately fund permanent classrooms and educational facilities for them at their site(s) of attendance. None of these impacts were considered in the original EIR, or in this Document. Further, with placement of temporary facilities that would overcrowd a site that is not constructed to handle an overabundance of students, the educational program and recreational spaces that are required by State code for currently enrolled students would suffer or become inadequate.

Other environmental impacts to the schools and community surrounding them seem also to have not been addressed when it comes to air quality, noise, and traffic with the potential attendance of students at various sites through the Loomis Union School District. While hazardous emissions is addressed near schools (Section 4D Page 60), it notes only one site near the Project on Rocklin Road. The actual school(s) of attendance would be another area that would be affected by the increased traffic on regular school trips. This would change the areas that were reviewed for these impacts greatly, but they do not seem to be considered. Traffic is an ongoing concern within the District boundaries, and the residents of the Project would contribute to this concern as they drive to and from school sites in the District. Particularly, Section 4D Page 82 shows a table of intersections at peak hours that were studied to verify impact by the Project. The listing does not give any intersections that would be on the generally accepted routes to any of the possible attendance school sites for the students of Croftwood II, so the true impacts of traffic and emissions cannot be addressed using the provided information.

In light of this, the District would like to respectfully request that in lieu of a Mitigated Negative Declaration, an amendment to the Environmental Impact Report be drafted and circulated as required in order to appropriately address the full impact of this project with correct school impacts and environmental impacts that would result from the attendance of students at District schools. The District would like to extend the offer to work directly with the City of Rocklin or developer representatives in order to make the EIR amendment as inclusive and complete as possible. Or, if preferred, to collaborate on a revised Mitigated Negative Declaration that speaks to the issues listed above and provides for analogous mitigation measures. The District is very hopeful to see successful and functional projects move forward within our community.

Sincerely,



Gordon T. Medd  
Superintendent

cc: Jay Stewart, Associate Superintendent, Business Services



To: David Mohlenbrok

Date: 1/9/2018

Sub: Comments after review of Croftwood II Draft

The quality of the maps provided for the Croftwood II project on the Rocklin website is not adequate to show enough detail to determine the lot numbers to be discussed but I suspect they are numbered in the high 50s range.

The 6 small lots at the Northern most section are not in keeping with the neighborhood. The back yards of the homes that would be build there, as neighbors, would abut directly in view of a 12.4 acre parcel to the immediate North currently with 2 homes and a third to be built in the near future. Furthermore, my home a few hundred feet to the southeast of these 6 lots is a large home on 1 acre with a direct view of the fronts of what I suspect would be 6 homes crowded next to each other on probably a third of an acre each. Currently the homes in this neighborhood enjoy a rural setting and would not enjoy seeing 6 homes crowded next to each other right in the middle of the current rural view.

It would appear that the automobile bridge that would have to be built across the creek ("Indian Creek" I suppose) would be built in order to connect these 6 potential homes to the other 54 in the development which would be of questionable economical sense. Unless, of course, the bridge is required for access to the open space in order to meet the overall project open space requirements.

If homes must be built in the northern section to satisfy a connection to open space, make it 2 homes on an acre each. That would be in keeping with the immediate neighborhood. If building homes in this northernmost section is not a regulatory requirement, then don't build the bridge and don't put home lots in this rural part.

Thank you for your consideration,

Howard Krause

4430 Indian Creek Dr.

Loomis 95650 (address but within the city of Rocklin)

### ATTACHMENT B – PROJECT SITE PLAN



**Contact Person and Phone Number:**

David Mohlenbrok, Environmental Coordinator, 916-625-5162

**Project Location:**

The project site is located at 4588 Barton Road, on the west side of Barton Road at the terminus of Lakepointe Drive, approximately 0.8 miles north of Rocklin Road, in the City of Rocklin. The Assessor’s Parcel Number is 045-053-015.

**Project Sponsor’s Name:**

The applicant and property owner is Jesper Petersen Revocable Trust.

**Current General Plan Designation:** Low Density Residential (LDR)

**Proposed General Plan Designation:** Low Density Residential (LDR) (no change)

**Current Zoning:** Planned Development Residential, 2.5 dwelling units/acre (PD-2.5)

**Proposed Zoning:** Planned Development Residential, 2.5 dwelling units/acre (PD-2.5) (no change)

**Description of the Project:**

The Croftwood Unit #2 Subdivision project proposes the construction of a low density residential subdivision consisting of 60 single-family units, two open space lots, one buffer lot, and one detention basin lot on 25.5 +/- acres. For more detail please refer to the Project Description set forth in Section 3 of this Initial Study.

**Surrounding Land Uses and Setting:**

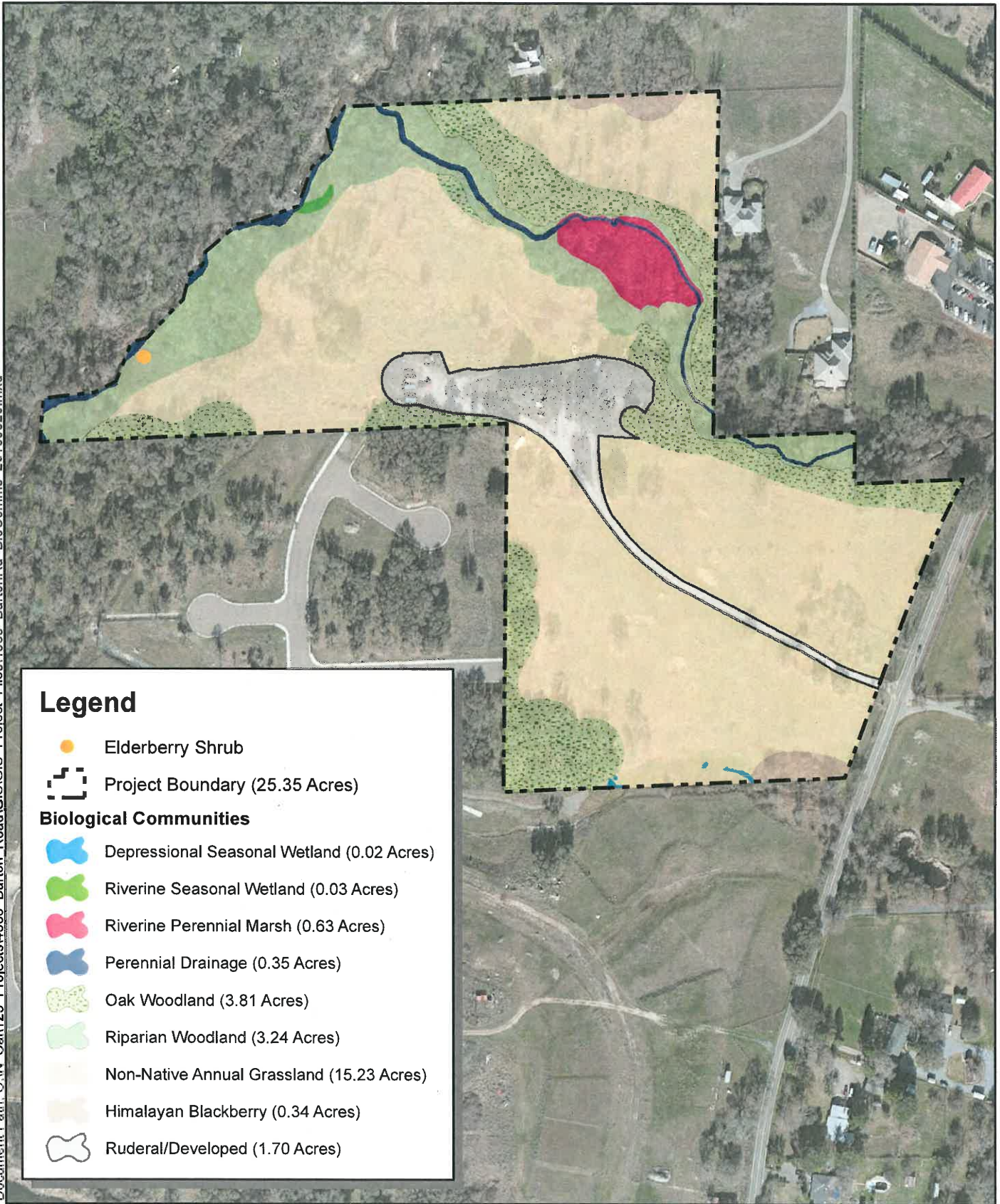
The project site is adjacent to the Town of Loomis border, and directly to the west of Barton Road and to the east of the Croftwood Unit #1 (aka Crowne Point) single family subdivision. A Jehovah’s Witnesses hall and Secret Ravine Vineyard and Winery are to the northeast and Barton Road and the Indian Creek Country Club are to the east. Rural single family residences in the City of Rocklin are to the north and rural single family residences in the Town of Loomis are to the north, northeast and southeast.

**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
- Placer County Air Pollution Control District approval of dust control plan

Initial Study Page 5 Reso. No.	Croftwood Unit # 2 Subdivision SD2017-0002, PDG2017-0002, and TRE2017-0003
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**Legend**

- Elderberry Shrub
- Project Boundary (25.35 Acres)

**Biological Communities**

- Depressional Seasonal Wetland (0.02 Acres)
- Riverine Seasonal Wetland (0.03 Acres)
- Riverine Perennial Marsh (0.63 Acres)
- Perennial Drainage (0.35 Acres)
- Oak Woodland (3.81 Acres)
- Riparian Woodland (3.24 Acres)
- Non-Native Annual Grassland (15.23 Acres)
- Himalayan Blackberry (0.34 Acres)
- Ruderal/Developed (1.70 Acres)

**BIOLOGICAL COMMUNITIES**

 <p><b>FOOTHILL ASSOCIATES</b> ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE © 2016</p>	<p>N</p> 	<p>0 100 200 Feet 1 inch = 250 feet</p>	<p>Drawn By: MUB Date: 10/18/2016</p>	<p><b>FIGURE 3</b></p>
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**David Mohlenbrok**

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**From:** Gary Grewal <garygrewal88@gmail.com>  
**Sent:** Saturday, December 16, 2017 11:50 AM  
**To:** David Mohlenbrok  
**Subject:** Croftwood II

David,

I am a lifetime resident of Rocklin and I ask that you consider the residents wish to stop any more unnecessary development destruction of open space. We are losing our quality of life and becoming a consumerism focused suburb.

Please reject this project.

Thank you

Gary Grewal



# CITY OF ROCKLIN

## MEMORANDUM

DATE: February 13, 2018

TO: Planning Commission Members

FROM: David Mohlenbrok, Environmental Coordinator

RE: Memo for Croftwood 2 Subdivision Project – Comments Received on Mitigated Negative Declaration and Responses

The Croftwood 2 Subdivision Project Mitigated Negative Declaration (MND) was circulated for a public review period from December 14, 2017 to January 16, 2018. The MND was also submitted to the State Clearinghouse for the same time period to provide for a 30-day public review period for State agencies. The City received seven comment letters as a result of the public review period from: State Clearinghouse, Central Valley Flood Protection Board, California Regional Water Quality Control Board, Placer County, Loomis Union School District, Mr. Howard Krause and Mr. Gary Grewal. Copies of those letters are attached to this memo, and a summary of the letters and responses thereto are provided below.

### SUMMARY OF STATE CLEARINGHOUSE COMMENT LETTER

The State Clearinghouse provided comments acknowledging that the Croftwood 2 Subdivision Project MND was sent to state agencies for their review. The comments also identified the closing date of the MND comment period and included an enclosure from two responding state agencies (Central Valley Flood Protection Board and Regional Water Quality Control Board).

### RESPONSE

The comment does not affect the analysis or conclusions reached in the MND and are considered to be noted. Additional response or revisions to the MND are not necessary. Please refer below for a summary of and responses to the Central Valley Flood Protection Board and Regional Water Quality Control Board letters. There were no comments specific to the analysis or conclusions within the Croftwood 2 Subdivision Project MND.

SUMMARY OF CENTRAL VALLEY FLOOD PROTECTION BOARD COMMENT LETTER

The Central Valley Flood Protection Board (CVFPB) provided comments related to their responsibility for the construction, maintenance and protection of adopted plans of flood control that protect public lands from floods. The comments provided general information related to the various permits administered by the CVFPB, including a description of the purpose of the permits, how/when the permits are required and where to find additional information regarding the permits. There were no comments specific to the analysis or conclusions within the Croftwood 2 Subdivision Project MND.

RESPONSE

The potential need for the project to obtain a permit from the CVFPB is noted and the comment letter has been shared with the project developer to ensure their awareness of the need to coordinate with and potentially obtain such a permit. Otherwise, the comments from the CVFPB do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

SUMMARY OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD COMMENT LETTER

The California Regional Water Quality Control Board (CRWQCB) provided comments related to their responsibility of protecting the quality of surface water and groundwaters of the state. The comments provided general information related to the various permits administered by the CRWQCB, including a description of the purpose of the permits, how/when the permits are required and where to find additional information regarding the permits. There were no comments specific to the analysis or conclusions within the Croftwood 2 Subdivision Project MND.

RESPONSE

A general discussion of the CRWQCB permits applicable to the project is provided in the Croftwood 2 Subdivision Project MND. Otherwise, the comments from the CRWQCB do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

SUMMARY OF PLACER COUNTY COMMENT LETTER

Placer County provided comments from the Placer County Flood Control and Water Conservation District (PCFCWCD) and from the Health and Human Services Environmental Health Division (HHSEHD). The comments from the PCFCWCD were as follows:

1. Findings of “Less Than Significant Impact” for Initial Study Checklist Hydrology and Water Quality items d) and e) appear inappropriate given that the project has the potential to substantially increase the rate or amount of surface runoff, and it is recommended that regional flood control projects such as the Miner’s Ravine Off-Channel Detention Basin and Antelope Creek Flood Control Project which mitigate for development within the Dry Creek watershed be discussed.
2. Findings of “Less Than Significant Impact” for Initial Study Checklist Hydrology and Water Quality items g), h) and i) appear inappropriate given that the Secret Ravine Zone AE Special Flood Hazard Area is located within the project limits, and new FEMA floodplain mapping for Secret Ravine is scheduled to become effective prior to the construction of the project. The floodplain limits on the project site should be confirmed as being consistent with most recent floodplain boundaries, and the tributary to Secret Ravine flowing under Barton Road should have the 100 year floodplain mapped.
3. Within the Hydrology and Water Quality section a discussion should be added regarding Senate Bill 5 legislation and subsequent State of California Department of Water Resources 200-year Urban Level of Flood Protection (ULOP) standards and the applicability to the project. This should include location specific information that will determine whether or not ULOP standards apply to this project.

The comments from the HHSEHD were as follows:

4. There was no mention of whether a Phase I or Phase II site assessment was done as was recommended in Environmental Health’s e-mail correspondence dated February 17, 2017.

RESPONSES

1. The City of Rocklin is a member agency of the Placer County Flood Control and Water Conservation District (PCFCWCD). The PCFCWCD has developed a regional flood control plan for the Dry Creek Watershed which is designed to mitigate for increased runoff resulting from development within the watershed. Two relevant flood control projects, Miners Ravine Off-channel Detention Basin and Antelope Creek Flood Control Project are being implemented.



The Miners Ravine Off-channel Detention Basin is completed and is located along Miners Ravine on the west and east sides of Sierra College Boulevard. The basin is partially within the Roseville Corporate Limits and partially within unincorporated Placer County lands. The basin provides habitat, stream and floodplain restoration components while providing substantial mitigation for increases in urban runoff and peak flood flow increases due to new and existing development in the watershed.

The Antelope Creek Flood Control Project is a two phase project to be located between Atlantic Street and Antelope Creek Drive in Roseville which will provide substantial mitigation for increases in urban runoff and peak flood flow increases due to new and existing development in the watershed. The first phase of that flood control project, the upstream weir, was just completed. The second phase will be constructed in the future.

The proposed project is located within the Dry Creek watershed and surface runoff from the project will enter Secret Ravine, which is adjacent to the project site to the west. While it is acknowledged that regional flood control projects such as the Miner's Ravine Off-Channel Detention Basin and Antelope Creek Flood Control Project provide additional drainage capacity for the Dry Creek watershed, neither of those facilities will receive direct discharge from the project because they are located upstream of where Secret Ravine joins both Miner's Ravine and Antelope Creek. However, these facilities will provide an indirect benefit to the project since they provide additional drainage capacity for the overall Dry Creek watershed.

The proposed project incorporates a water quality treatment and detention basin. The Preliminary Hydrology and Hydraulics Study, prepared for the Croftwood II Residential Subdivision, examined and confirmed that the proposed basin would reduce, not increase, the post-project rate of runoff to less than that which would occur under existing conditions. The basin's treatment and storage components were sized in accordance with Placer County Flood Control and Water Conservation District standards. Therefore, the proposed project would not substantially increase the rate of surface runoff in a manner that would result in flooding on- or off-site.; nor would the proposed project exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

The discussion of Determination presented in Section IX describes prior environmental analyses of hydrologic impacts due to development contemplated in the City's General Plan which were analyzed in the General Plan EIR. The analysis found that buildout of the General Plan could result in hydrology and water quality impacts but that these impacts would be reduced to a less than significant level through the application of the City's Improvement Standards and Standard Specifications, the Rocklin Municipal Code, General Plan

- goals and policies related to hydrology, flooding and water quantity, and compliance with local, state and federal water quality standards and floodplain development. The project will be required to prepare a drainage plan consistent with the City's policies which require no adverse cumulative drainage effects. The comments from the PCFCWCD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.
2. The project's site plans include reference to the most recent FEMA floodplain mapping. As noted in the MND, 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 proposed project would not place housing or other structures within a 100-year flood hazard area as mapped on Federal Flood Insurance Rate Maps (FIRM) and the project is not within the inundation area of any dam or levee failure. During final design, the project will continue to rely on the effective FIRM and the Preliminary FIRM (dated December 28, 2015) until it becomes effective. The Preliminary Hydrology and Hydraulic Study considered both the effective FIRM and the updated Preliminary FIRM dated 12/28/15 and confirmed that the floodplain limits shown on the site plans are consistent with the site topography and flood elevations presented in the effective Flood Insurance Study documents and the Preliminary FIRM documents. Should it later be determined that the updated FIRM floodplain limits impact the proposed developable portions of the project site, adjustments would have to be made to the subdivision to ensure that housing or other structures are not placed within the 100-year flood hazard area, consistent with the City's Flood Hazard Area Ordinance and City General Plan policies; these tools are designed to minimize public and private losses due to flood conditions by having legally enforceable regulations that are applied uniformly throughout the City to all publicly and privately owned land within flood prone or flood related erosion areas, they allow the City to protect regulatory floodplains from encroachment by development that would impede flood flows or pose a hazard to occupants, and they ensure that regulatory floodplains, based on the most current information, are not adversely affected by new development, both upstream and downstream. Although the limits of the 100-year floodplain along the unnamed tributary that flows through a portion of the site are not reflected on current FIRM or on the Preliminary FIRM, the limits would be determined as part of the improvement plans that are prepared for the project. The comments from the PCFCWCD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.
  3. Consistent with the provisions of Senate Bill 5 legislation and subsequent State of California Department of Water Resources 200-year Urban Level of Flood Protection (ULOP) standards, the City of Rocklin amended their General Plan in

2015 to address flood risk for affected land use decisions based on a 200-year Urban Level of Flood Protection by amending policies and updating figures to reflect the 200-year floodplain in place of the 100-year floodplain. The Regulatory Floodplain Map reflected in the General Plan Amendment resolution depicted the areas that are subject to ULOP requirements. These added areas were very limited in size and do not affect the Croftwood Unit #2 Subdivision project site. The comments from the PCFCWCD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

4. A Phase I or Phase II site assessment was not prepared for the project site. As noted in the MND, the project site was searched on the Department of Toxic Substances Control (DTSC) EnviroStor and the State Water Resources Control Board Geotracker databases and no open hazardous sites were identified on the project site. These databases identify public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with Underground Storage Tanks (USTs) having a reportable release and all solid waste disposal facilities from which there is known migration.

The site is known to contain existing septic and well systems which will be removed as part of the development of the project. The MND includes a mitigation measure that requires that appropriate steps be taken, including coordination with the Placer County Department of Environmental Health and potential remediation efforts, should there be a discovery of evidence of the existence of unknown old wells, septic systems and other similar features during the course of grading or construction activities. With this mitigation measure in place and through compliance with existing Federal, State and local rules and regulations regarding hazardous materials, the project's potential impacts related to hazards and hazardous materials were deemed to be less than significant. The comments from the HHSEHD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

SUMMARY OF LOOMIS UNION SCHOOL DISTRICT COMMENT LETTER

The Loomis Union School District (LUSD) provided comments expressing general concern about the MND's lack of analysis regarding schools and the impacts that would occur to the LUSD attendance sites coming from the project. Specific comments were as follows:

1. During review of the MND it became concerning of the lack of mention of schools and the impacts that would befall the attendance sites of the approximately 28 students coming from the project to the LUSD's already crowded sites. Under the heading "Other Public Agencies Whose Approval May Be Required (e.g., permits, Financing Approval, or Participation Agreement)", the Loomis Union School District is not listed as a public agency that would need to provide input or even as one that would need to provide permit, and in fact, no school is listed that would serve or validate construction of residential units in the project.
2. The LUSD is struggling to accommodate students at various sites and the anticipated attendance school for students of the Project is in need of significant expansion and updates to serve the students expected over the next few years. Overcrowding can constitute a significant impact under CEQA, and this is particularly true where the overcrowding results in unsafe conditions, decreased quality of education, the need for new bus routes, and requires new school construction or expansion. Despite the above, the MND makes that there would be a "Less Than Significant Impact" with regards to school facilities.
3. The MND's discussion of schools addresses mitigation based on base Senate Bill 50 development fees. While this is the generally accepted form of mitigation on typical projects that will not significantly impact the site or the environment, any project that would force the LUSD to engage in expansion of a site that they themselves would need to determine as "significant" in its own impact on the environment, requires additional mitigation under CEQA. Temporary housing as well is likely needed for these students until the LUSD can adequately fund permanent classrooms and educational facilities for them at their site(s) of attendance. None of these impacts were considered in the original EIR, or in this MND. Further, with placement of temporary facilities that would overcrowd a site that is not constructed to handle an overabundance of students, the educational program and recreational spaces that are required by State code for currently enrolled students would suffer or become inadequate.
4. Other environmental impacts to the schools and community surrounding them seem also to have not been addressed when it comes to air quality, noise and traffic with the potential attendance of students at various sites through the LUSD.



5. While hazardous emissions are addressed near schools, it notes only one site near the project on Rocklin Road. The actual school(s) of attendance would be another area that would be affected by increased traffic on regular school trips. This would change the areas that were reviewed for these impacts greatly, but they do not seem to be considered. Traffic is an ongoing concern within the LUSD boundaries, and the residents of the project would contribute to this concern as they drive to and from school sites in the LUSD. The traffic section shows a table of intersections at peak hours that were studied to verify impact by the project. The listing does not give any intersections that would be on the generally accepted routes to any of the possible attendance school sites for the students of the project, so the true impacts of traffic and emissions cannot be addressed using the provided information.
  
6. In light of all of the noted concerns, the LUSD would like to request in lieu of a MND, an amendment to the EIR be drafted and circulated as required to appropriately address the full impact of this project with correct school impacts and environmental impacts that would result from the attendance of students at LUSD schools. The LUSD would like to work directly with the City of developer representatives to make the EIR amendment as inclusive and complete as possible. Or, if preferred, to collaborate on a revised MND that speaks to the issues listed above and provides for analogous mitigation measures.

#### RESPONSES

1. The purpose of the listing of “Other Public Agencies Whose Approval May Be Required” is to identify other regulatory steps, approvals and/or permits that would be required in association with the development of the proposed project, such as those agencies that were listed (i.e., 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 District construction of sewer facilities, Placer County Air Pollution Control District approval of dust control plan, Placer County Environmental Health Department review of asbestos/lead based removal plan, septic and well abandonment, California Department of Fish and Wildlife issuance of Streambed Alteration Agreement, Regional Water Quality Control Board issuance of Section 401 certification, U.S. Army Corps of Engineers issuance of Section 404 permit, U.S. Fish and Wildlife Service consultation on endangered species, and National Marine Fisheries consultation on endangered species). While the project will be required to pay appropriate school impact fees to the Loomis Union School District prior to the issuance of building permits consistent with State law, the Loomis Union School District was not included in the listing because they have no direct approval or permit authority associated with the project.

2. The proposed project is located within the boundaries of the Loomis Union School District (LUSD). The LUSD adopted a School Facilities Master Plan (FMP) in February 2016. The FMP is noted as being essential in planning for growth expected to occur within a school district's boundaries over the next 10 to 15 years, and it is intended to be a flexible document that will be revisited and updated periodically to serve as the framework for the construction of facilities necessary to serve as an effective district. The FMP notes that some areas of the City of Rocklin are within the boundaries of the LUSD and that there are two specific development areas that will have an impact on the LUSD. The FMP then lists specific development projects within the City of Rocklin including the adjacent Croftwood Unit # 1 Subdivision (aka Crowne Point) and its 156 single family units, but the FMP does not specifically include the Croftwood Unit # 2 Subdivision, presumably because the application for this project was made on January 27, 2017, subsequent to the FMP adoption. Nonetheless, because there was a previously approved project consisting of 62 single family residences on the project site, because the proposed Croftwood # 2 Subdivision project does not change the project site's long-standing General Plan land use and zoning designations for single family residential uses, and because the Croftwood Unit # 2 Subdivision project is located in one of the specific development areas that will have an impact on the LUSD as noted in the FMP, the generation of LUSD students as a result of the project should be a part of the LUSD's continuous basis for planning educational facilities that will meet their needs, goals and objectives.

As noted in the MND, the proposed project will be required to pay applicable school impact fees in effect at the time of building permit issuance to finance school facilities, and the assessment of developer fees is regulated through the State Government Code. The assessment of developer fees is regulated through the State Government Code. Proposition 1A/Senate Bill 50 (SB50, Chapter 407, Statutes of 1998) establishes the base amount that developers can be assessed per square foot of residential and non-residential development. If a district meets certain standards, the base adjustment can be adjusted upward a certain amount. Under SB 50, payment of the identified fees by a developer is deemed to be "full and complete mitigation" of impacts on schools resulting from new development. Participation in these funding mechanisms, as applicable, will reduce school impacts to a less than significant level as a matter of state law.

California Government Code section 65995(h) states that "the payment or satisfaction of a fee, charge or other requirement levied or imposed pursuant to Section 17620 of the Education Code in the amount specified in Section 65995 and, if applicable, any amounts specified in Section 65995.5 or 65995.7 are hereby deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of any real property, or any change in governmental organization or reorganization as defined in Section 56201 or 56073, on the

provision of adequate school facilities.” This provision applies to elementary, middle and high school facilities.

In response to the LUSD’s concerns expressed about overcrowding and the potential need for expansion of LUSD school facilities, the LUSD’s FMP discussion of District Enrollment notes “Additionally, approximately 350 students currently enrolled reside outside of the District’s boundaries.” The FMP’s discussion of Projected Enrollment notes “Due to the anticipated enrollment with the new developments, the District may need to look at denials of future interdistrict transfer requests into the District in order to accommodate the new students that will have priority at District sites.” The Croftwood Unit # 2 Subdivision’s generation of approximately 28 students into a District that has approximately 350 students currently enrolled from outside of the District’s boundaries should not be viewed as a cause of overcrowding, but rather as an impetus for the proper balancing of inter-District transfers. The comments from the LUSD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

3. See Response # 2 above regarding payment of school impact fees by a developer is deemed “full and complete mitigation” of impacts on schools, and regarding overcrowding and the potential need for expansion of LUSD school facilities. The comments from the LUSD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.
4. See Response # 2 above regarding payment of school impact fees by a developer is deemed “full and complete mitigation” of impacts on schools, and regarding overcrowding and the potential need for expansion of LUSD school facilities.
5. In response to the comment on the MND’s discussion of hazardous emissions near schools, the MND properly responds to the Initial Study checklist question VIII. c) of “Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?” by noting there are no schools within one-quarter mile of the project site and therefore concluding there is no impact.

In response to the comment on the MND’s discussion of traffic and the list of study intersections that were included in the project-specific traffic study that is summarized in the MND. The traffic modeling performed for the Croftwood Unit # 2 Subdivision’s traffic study assumes that vehicle trips that are generated from the project site disperse to other destinations such as work, shopping, entertainment, schools, etc., but the modeling does not track the specific location or end destination of the trips beyond the intersections that were selected for the project’s traffic study. The intersections that were selected for

the project's traffic study were selected based on the professional traffic engineer's judgement in consultation with City staff, based upon the potential for the project's traffic to affect Level of Service (LOS) operating conditions at the intersections. The volume of traffic generated from the proposed project that would occur on roadways and intersections throughout the LUSD boundaries as trips being made to and from the routes to any of the possible attendance school sites is considered to be nominal and not at a level that would create LOS impacts.

It is also very likely that the trips generated by students from the Croftwood Unit # 2 Subdivision would be shorter in distance than those trips that are currently occurring from students attending LUSD schools via inter-District transfers, and those longer trips would be eliminated as the number of inter-District student transfers is reduced to accommodate additional students from within the District such as those generated by the Croftwood Unit # 2 project. In addition to the trips themselves being shorter (and the amount of automobile emissions being correspondingly reduced), it is anticipated that there would not be an overall increase in the number of trips on roadways and intersections throughout the LUSD boundaries since the trips created by the addition of 28 new students from the Croftwood Unit # 2 project would theoretically replace the trips currently being made by 28 existing inter-District transfer students.

The comments from the LUSD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

6. Based upon the responses provided to the LUSD comments above and the collective conclusion that the comments from the LUSD do not affect the analysis or conclusions reached in the MND, the City does not believe that an EIR amendment or revisions to the Croftwood Unit # 2 Subdivision MND are necessary.

#### SUMMARY OF MR. HOWARD KRAUSE COMMENT LETTER

Mr. Howard Krause provided comments related the density of the Croftwood 2 project and expressed concerns about the project's compatibility with existing nearby rural residences and their views, questioned the economical sense of the automobile bridge that would provide internal connection to the project, and suggested that the density of homes in the northernmost section of the project be reduced to 2 homes on 1 acre each. There were no comments specific to the analysis or conclusions within the Croftwood 2 Subdivision Project MND.



RESPONSE

The comments from Mr. Howard Krause are related to concerns about the project's density, but are not specific to the analysis or conclusions within the Croftwood 2 Subdivision Project MND. The comments from Mr. Howard Krause do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

SUMMARY OF MR. GARY GREWAL COMMENT LETTER

Mr. Gary Grewal provided comments noting that he is a lifetime resident of Rocklin and requesting consideration that residents wish to stop any more unnecessary development destruction of open space because we are losing our quality of life and becoming a consumerism focused suburb. There were no comments specific to the analysis or conclusions within the Croftwood 2 Subdivision Project MND.

RESPONSE

The comments from Mr. Gary Grewal are in opposition to the project and loss of open space, but are not specific to the analysis or conclusions within the Croftwood 2 Subdivision Project MND. The comments from Mr. Gary Grewal do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

## RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF ROCKLIN RECOMMENDING APPROVAL OF A MITIGATED NEGATIVE  
DECLARATION OF ENVIRONMENTAL IMPACTS  
Croftwood Unit #2 Subdivision  
(SD2017-0002, PDG2017-0002, and TRE2017-0003)

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an Initial Study on the Croftwood Unit #2 Subdivision (SD2017-0002, PDG2017-0002, and TRE2017-0003) (the "Project") which identified potentially significant effects of the Project; and

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Secretary



ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF ROCKLIN

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

**ATTACHMENT 1**

**INITIAL STUDY AND ENVIRONMENTAL CHECKLIST**

**Croftwood Unit #2 Subdivision**

**SD2017-0002, PDG2017-0002, and TRE2017-0003**

**4588 Barton Road, on the west side of Barton Road  
at the terminus of Lakepointe Drive, approximately  
0.8 miles north of Rocklin Road, in the City of Rocklin  
APN 045-053-015**

**December 14, 2017**

***PREPARED BY:***

**David Mohlenbrok, Environmental Coordinator, (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 and property owner is Jesper Peterson Revocable Trust.**

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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 Croftwood Unit #2 Subdivision project. The document relies on a combination of a previous environmental document and site-specific studies to address in detail the effects or impacts associated with the proposed project. In particular, this Initial Study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report for the Rocklin General Plan, as adopted by the Rocklin City Council on October 9, 2012 (the “General Plan EIR”).

### B. Document Format

This Initial Study is organized into five sections as follows:

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

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

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

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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:**

Croftwood Unit #2 Subdivision

**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 Coordinator, 916-625-5162

**Project Location:**

The project site is located at 4588 Barton Road, on the west side of Barton Road at the terminus of Lakepointe Drive, approximately 0.8 miles north of Rocklin Road, in the City of Rocklin. The Assessor’s Parcel Number is 045-053-015.

**Project Sponsor’s Name:**

The applicant and property owner is Jesper Petersen Revocable Trust.

**Current General Plan Designation:** Low Density Residential (LDR)

**Proposed General Plan Designation:** Low Density Residential (LDR) (no change)

**Current Zoning:** Planned Development Residential, 2.5 dwelling units/acre (PD-2.5)

**Proposed Zoning:** Planned Development Residential, 2.5 dwelling units/acre (PD-2.5) (no change)

**Description of the Project:**

The Croftwood Unit #2 Subdivision project proposes the construction of a low density residential subdivision consisting of 60 single-family units, two open space lots, one buffer lot, and one detention basin lot on 25.5 +/- acres. For more detail please refer to the Project Description set forth in Section 3 of this Initial Study.

**Surrounding Land Uses and Setting:**

The project site is adjacent to the Town of Loomis border, and directly to the west of Barton Road and to the east of the Croftwood Unit #1 (aka Crowne Point) single family subdivision. A Jehovah’s Witnesses hall and Secret Ravine Vineyard and Winery are to the northeast and Barton Road and the Indian Creek Country Club are to the east. Rural single family residences in the City of Rocklin are to the north and rural single family residences in the Town of Loomis are to the north, northeast and southeast.

**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
- Placer County Air Pollution Control District approval of dust control plan

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- Placer County Environmental Health Department review of asbestos/lead based paint removal plan, septic and well abandonment
- California Department of Fish and Wildlife issuance of Streambed Alteration Agreement
- Regional Water Quality Control Board issuance of Section 401 certification
- U.S. Army Corps of Engineers issuance of Section 404 permit
- U.S. Fish and Wildlife Service consultation on endangered species
- National Marine Fisheries Service consultation on endangered species

**B. Environmental Factors Potentially Affected:**

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

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

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 specifically located at 4588 Barton Road and generally located at the west side of Barton Road at the terminus of Lakepointe Drive, approximately 0.8 miles north of Rocklin Road, in the City of Rocklin. The Assessor’s Parcel Number is 045-053-015 (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 Croftwood Unit #2 Subdivision project proposes the construction of a low density residential development consisting of 60 single family units, 2 open space lots, one buffer lot, and one detention basin lot on a 25.5 +/- acre site in the City of Rocklin. This project will require the following entitlements from the City of Rocklin: A General Development Plan Amendment to modify the development standards of the zone district; a Tentative Subdivision Map to subdivide the one existing parcel into 60 single-family lots and associated roadways, landscape lots, two open space lots, one buffer lot, and one detention basin lot; and an Oak Tree Preservation Plan to address the preservation, removal and mitigation of oak trees on the project site. There is an existing single-family residence and various outbuildings on the project site that will require demolition, including abandonment of an existing well and septic system.

The proposed project also includes the construction of drainage improvements on the southern border of the project site adjacent to the existing Croftwood Unit # 1 Subdivision; these drainage improvements have been designed as an effort to resolve existing drainage issues associated with the Croftwood Unit # 1 Subdivision.

Access to the project would be from Lakepointe Drive. It is anticipated that site development will involve clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new roadways, driveways, buildings, and landscaping.

### SECTION 4. EVALUATION OF ENVIRONMENTAL IMPACTS

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

This Initial Study will evaluate this project in light of the previously approved General Plan EIR, which is hereby incorporated by reference. This document is available for review during normal

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business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and can also be found on the City’s website under Planning Department, Publications and Maps.

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

This Initial Study has also been prepared pursuant to CEQA Guidelines sections 15063 and 15168. Section 15063 sets forth the general rules for preparing Initial Studies. One of the identified functions of an Initial Study is for a lead agency to “[d]etermine, pursuant to a program EIR, tiering, or another appropriate process, which of a project’s effects were adequately examined by an earlier EIR or negative declaration... The lead agency shall then ascertain which effects, if any, should be analyzed in a later EIR or negative declaration.” (CEQA Guidelines, section 15063, subd. (b)(1)(C).). Here, the City has used this initial study to determine the extent to which the General Plan EIR 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.4<sup>th</sup> 598, 614-617.) The General Plan EIR was a program EIR with respect to its analysis of impacts associated with eventual buildout of future anticipated development identified by the General Plan. Subdivision (c) of section 15168 provides as follows:

- (c) Use with Later Activities. Subsequent activities in the program must be examined in light of the program EIR to determine whether an additional environmental document must be prepared.

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

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

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**B. Significant Cumulative Impacts; Statement of Overriding Considerations**

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

1. Air Quality:

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

2. Aesthetics/Light and Glare:

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

3. Traffic and Circulation:

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

4. Noise

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

5. Cultural and Paleontological Resources

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

6. Biological Resources

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

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7. Climate Change and Greenhouse Gases

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

C. Mitigation Measures Required and Considered

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

D. Evaluation of Environmental Checklist:

- 1) A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers take account of the whole action involved, including off-site as well as on-site elements, cumulative as well as project-level impacts, indirect as well as direct impacts, and construction as well as operational impacts.
- 3) If a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant.
- 4) Answers of “Less than Significant with Mitigation Incorporated” describe the mitigation measures agreed to by the applicant and briefly explain how they reduce the effect to a less than significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.
- 5) Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or negative declaration, and the City intends to use tiering. All prior EIRs and Negative Declarations and certifying resolutions are available for review at the Rocklin Economic and

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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.

**E. Environmental Checklist**

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

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The development of a 60 unit single family subdivision on a 25.5 +/- acre site will change the existing visual nature or character of the project site and area. The development of the project site would create new sources of light and glare typical of urban development. As discussed below, impacts to scenic vistas or viewsheds would not be anticipated.

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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 the visual character of the Planning Area as a result of the future urban development that was contemplated by the General Plan. When previously undeveloped land becomes developed, aesthetic impacts include changes to scenic character and new sources of light and glare (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.3-1 through 4.3-18). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including open space areas, natural resource areas, hilltops, waterways and oak trees, from the encroachment of incompatible land use.

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

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

**Significance Conclusions:**

**a. Scenic Vista - No Impact.** While vacant or mostly vacant areas have a natural aesthetic quality, there are no designated scenic vistas within the City of Rocklin or Planning Area. Alteration of the vacant and undeveloped areas of the project site through the construction of 60 single family residential units would change the visual quality of the project site and surrounding area. However, since there are no designated scenic vistas on the project site or within the City, no impact would occur in this regard.

**b. Visual Quality – Less than Significant.** The construction of 60 single family residential units is consistent with the urbanization of this site as contemplated and analyzed for this area of Rocklin within the Rocklin General Plan and General Plan EIR. The General Plan EIR analysis

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included the development of this site with low density residential uses. The building structures that are anticipated are of consistent height and scale with surrounding development including the nearby Croftwood Unit #1 (aka Crowne Point) and Rocklin 60 (aka Preserve at Secret Ravine) single family subdivisions, the nearby rural single-family residences, and anticipated future development both within the City of Rocklin and Town of Loomis; there are no unusual development characteristics of this project which would introduce incompatible elements or create aesthetic impacts not considered in the prior EIR. Existing buildings in the area include one and two-story single-family residential buildings. These buildings and the anticipated future development of buildings within the nearby and adjacent residential land use designations both within the City of Rocklin and the Town of Loomis are collectively all of similar size and scale to the proposed project. All development in the Rocklin Planning Area is subject to existing City development standards set forth in the City’s Zoning Ordinance and applicable General Development Plans which help to ensure that development form, character, height, and massing are consistent with the City’s vision for the character of the community.

The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the City’s General Plan. As noted above, the General Plan EIR concluded that development under the General Plan will result in significant unavoidable aesthetic impacts and a Statement of Overriding Consideration was adopted by the Rocklin City Council in regard to these cumulative impacts. The project does not result in a change to the finding because the site would be developed with typical urban uses that are consistent and compatible with surrounding existing and anticipated future development.

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

**d. Light and Glare – Less than Significant.** There are no specific features within the proposed project that would create unusual light and glare. New and/or increased sources of light and glare would be introduced to the project area. However, implementation of the General Plan policies addressing light and glare would also ensure that no unusual daytime glare or nighttime lighting is produced. The General Plan EIR acknowledged that impacts associated with increased light and glare would not be eliminated entirely, and the overall level of light and glare in the Planning Area would increase in general as urban development occurs and that increase cannot be fully mitigated. As noted above, the General Plan EIR concluded that development under the General Plan will result in significant unavoidable aesthetic impacts and a Statement of Overriding Consideration was adopted by the Rocklin City Council in regard to these cumulative impacts. The project does not result in a change to the finding because the site would be developed with typical urban uses that are consistent and compatible with surrounding existing and anticipated future development.

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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:**

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

**Significance Conclusions:**

**a., b., and c. Farmland, Williamson Act, Cumulative Loss of Farmland - *No Impact.*** The Farmland Mapping and Monitoring Program (FMMP) land classifications system monitors and documents land use changes that specifically affect California’s agricultural land and is administered by the California Department of Conservation (CDC). The FMMP land classification system is cited by the State CEQA Guidelines as the preferred information source for determining the agricultural significance of a property (CEQA Guidelines, Appendix G). The CDC, Division of Land Resource Protection, Placer County Important Farmland Map of 2014 designates the project site as grazing land and other land. These categories are not considered Important Farmland under the definition in CEQA of “Agricultural Land” that is afforded consideration as to its potential significance (See CEQA Section 21060.1[a]), nor is it considered prime farmland, unique farmland, or farmland of statewide importance; therefore the proposed project would not convert farmland to a non-agricultural use. Also, the project site contains no parcels that are under a Williamson Act contract. Therefore, because the project would not convert important farmland to non-agricultural uses, would not conflict with existing agricultural or forestry use zoning or Williamson Act contracts, or involve other changes that could result in the conversion of important farmlands to non-agricultural uses, there would be no agricultural use impacts.

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

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<p>III. <u>AIR QUALITY</u>  <b>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:</b></p>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Conflict with or obstruct implementation of applicable air quality plan?			<b>X</b>		
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			<b>X</b>		
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)?			<b>X</b>		
d) Expose sensitive receptors to substantial pollutant concentrations?		<b>X</b>			
e) Create objectionable odors affecting a substantial number of people?			<b>X</b>		

**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.

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

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

**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts that would occur to regional air quality as a result of the future urban development that was contemplated by the General Plan. These impacts included 8-hour ozone attainment, short-term construction emissions, operational air pollutants, increases in criteria pollutants, odors, and regional air quality impacts. (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.2-1 through 4.2-43). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use, the Open Space, Conservation, and Recreation, and the Circulation Elements, and include policies that encourage a mixture of land uses, provisions for non-automotive modes of transportation, consultation with the Placer County Air Pollution Control District (PCAPCD), and the incorporation of stationary and mobile source control measures.

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

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**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

**Project Level Environmental Analysis:**

The firm of Raney Planning & Management, Inc., a Sacramento area consulting firm with recognized expertise in air quality, prepared an Air Quality and Greenhouse Gas Technical Study report for the proposed project. The report, dated July 2017, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Raney Planning & Management, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Raney Planning & Management, Inc. report, which is summarized below. It should be noted that the analysis assumed 63 residential units and the proposed project has been revised to now include 60 residential units; as such the analysis is considered to be conservative.

The analysis was prepared to estimate the criteria pollutant emissions from project construction and operation. The proposed Croftwood # 2 Subdivision project’s short-term construction-related and long-term operational emissions were estimated using the CalEEMod modeling program. CalEEMod estimates the emissions that result from various land uses, and includes considerations for trip generation rates, vehicle mix, average trip length by trip type, and average speed. Where project-specific data was available, that data was input into the CalEEMod model (i.e., construction phases and timing).

**Construction Emissions**

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction workers’ commute, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria air pollutants. Project construction activities also represent a source of fugitive dust, which includes particulate matter (PM) emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site and the vicinity of the site, until all construction has been completed,

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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.

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

<b>MAXIMUM CONSTRUCTION EMISSIONS (lbs/day)</b>			
	<b>Reactive Organic Gases (ROG)</b>	<b>Nitrous Oxides (NOx)</b>	<b>Inhalable Particulate Matter (PM<sub>10</sub>)</b>
<b>Maximum Daily Emissions</b>	16.8	59.6	20.6
<b>Placer County Air Pollution Control District (PCAPCD) Significance Thresholds</b>	82	82	82
<b>Exceedance of PCAPCD Threshold</b>	NO	NO	NO

As shown, the project’s short-term construction-related emissions are not anticipated to exceed the PCAPCD’s significance thresholds for emissions of ROG, NOx, and PM<sub>10</sub>. Accordingly, the project’s construction emissions would not contribute to the PCAPCD’s nonattainment status of ozone and PM, construction of the project would not violate an air quality standard or contribute to an existing or projected air quality violation and construction-related impacts would be considered less than significant.

Operational Emissions

Operational emissions of ROG, NOx and PM<sub>10</sub> 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.

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

<b>OPERATIONAL EMISSIONS (lbs/day)</b>			
	<b>Reactive Organic Gases (ROG)</b>	<b>Nitrous Oxides (NOx)</b>	<b>Inhalable Particulate Matter (PM<sub>10</sub>)</b>
<b>Maximum Daily Emissions</b>	5.0	6.0	3.7
<b>Placer County Air Pollution Control District (PCAPCD) Significance Thresholds</b>	55	55	82
<b>Exceedance of PCAPCD Threshold</b>	NO	NO	NO

As shown, the project’s operational emissions of ROG, NOx and PM<sub>10</sub> would be below the applicable PCAPCD thresholds of significance. Accordingly, the project’s operational emissions would not contribute to the PCAPCD’s nonattainment status of ozone and PM, operations of the project would not violate an air quality standard or contribute to an existing or projected air quality violation and operationally-related impacts would be considered less than significant.

Cumulative Air Quality

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

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

The PCAPCD recommends using the region’s existing attainment plans as a basis for analysis of cumulative emissions. If a project would interfere with an adopted attainment plan, the project would inhibit the future attainment of AAQS, and thus result in a cumulative impact. As

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discussed above, the PCAPCD’s recommended thresholds of significance for ozone precursors and PM<sub>10</sub> are based on attainment plans for the region. Thus, the PCAPCD concluded that if a project’s ozone precursor and PM<sub>10</sub> emissions would be greater than the PCAPCD’s operational-level thresholds, the project could be expected to conflict with relevant attainment plans, and could result in a cumulatively considerable contribution to a significant cumulative impact.

As shown in the Operational Emissions table above, the proposed project would result in the generation of ROG, NO<sub>x</sub> and PM<sub>10</sub> emissions that would be below the applicable operational-level thresholds.

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

**Significance Conclusions:**

**a., b. and c. Conflict with or obstruct implementation of the applicable air quality plan, Violate any air quality standard or contribute substantially to an existing or projected air quality violation, and Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) – Less Than Significant Impact.** The proposed project area is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter (PM<sub>2.5</sub>) and the State particulate matter 10 microns in diameter (PM<sub>10</sub>) 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

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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.

General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any NAAQS, increase the frequency or severity of an existing violation of any NAAQS, or delay timely attainment of any NAAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants that the area is designated nonattainment, the PCAPCD has recently proposed updates to the District’s recommended significance thresholds for emissions of PM<sub>10</sub>, and ozone precursors – reactive organic gases (ROG) and oxides of nitrogen (NO<sub>x</sub>).

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

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

As shown in the Construction Emissions table above, the project’s construction emissions of ROG, NO<sub>x</sub> and PM<sub>10</sub> would be below the applicable PCAPCD thresholds of significance. As shown in the Operational Emissions table above, the project’s operational emissions of ROG, NO<sub>x</sub> and PM<sub>10</sub> would not exceed the applicable PCAPCD thresholds of significance.

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Accordingly, the project’s construction and operational emissions would not contribute to the PCAPCD’s nonattainment status of ozone and PM, operations of the project would not violate an air quality standard or contribute to an existing or projected air quality violation and construction-related and operationally-related impacts would be considered less than significant.

**d. Sensitive Receptors – *Less than Significant With Mitigation.*** The proposed project involves the development of residential uses; thus, the project would introduce sensitive receptors to the area. The nearest existing sensitive receptors to the project site would be the existing and under construction single family residences adjacent to the southern, western and northeastern boundaries of the project site and the Jehovah’s Witnesses Hall to the north of the project site. Emissions of carbon monoxide (CO) would result from the incomplete combustion of carbon-containing fuels such as gasoline or wood and are particularly related to traffic levels. Local mobile-source CO emissions near roadways are a direct function of traffic volume, speed and delay. Transport of CO is extremely limited because it disperses rapidly with distance from the source under normal meteorological conditions. However, under specific meteorological conditions, CO concentrations near roadways and/or intersections may reach unhealthy levels at nearby sensitive land uses, such as residential units, hospitals, schools, and childcare facilities. Thus, high local CO concentrations are considered to have a direct influence on the receptors they affect. It should be noted that as older, more polluting vehicles are retired and replaced with newer, cleaner vehicles, the overall rate of emissions of CO for vehicle fleet throughout the State has been, and is expected to continue, decreasing. Therefore, emissions of CO would likely decrease from current levels over the lifetime of the project.

Per PCAPCD guidance for evaluating potential CO emissions from vehicles, if a project will degrade an intersection in the project vicinity from an acceptable peak-hour Level of Service (LOS) (e.g., LOS A, B, C, or D) to an unacceptable peak-hour LOS (e.g., LOS E or F), or if the project will substantially worsen an already existing unacceptable peak-hour LOS on one or more streets or at one or more intersections in the project vicinity, then the project has the potential to cause a potential a CO intersection hotspot. Based on the traffic study conducted for the proposed project (KD Anderson & Associates, Inc., Traffic Impact Study for Croftwood 2 Project, November 2 2017), the proposed development of 60 single family residences would not result in peak-hour traffic levels that would degrade any study intersection from LOS A, B, C or D to an unacceptable LOS E or F, nor would the project substantially worsen an already existing unacceptable peak-hour LOS; therefore the project would not generate localized concentrations of CO that would exceed State CO standards or result in substantial CO concentrations. It should be noted that for purposes of CO analysis the threshold of significance is worse than LOS D, however for purposes of traffic analysis the City’s LOS threshold for acceptable operations is LOS C.

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

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for siting new sensitive land uses near sources typically associated with significant levels of TAC emissions, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC. High volume freeways/roadways, stationary diesel engines, and facilities attracting heavy and constant diesel traffic were identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

Due to the residential nature of the project, relatively few vehicle trips associated with the proposed project would be expected to be composed of heavy-duty diesel-fueled trucks and their associated emissions. The project does not involve long-term operation of any stationary diesel engine or other on-site stationary source of TACs. In addition, emissions of DPM resulting from construction equipment and vehicles are minimal and temporary, affecting a specific receptor for a period of weeks or perhaps months, and would be regulated through compliance with PCAPCD's rules and regulations.

For freeways and roads with high traffic volumes, Table 4-1 of the CARB Handbook recommends "Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day." Based on 2015 Caltrans data, annual average vehicle volumes on I-80 are high as 98,600 vehicles/day and based on the 2012 General Plan EIR, cumulative plus project traffic volumes on Sierra College Boulevard in the vicinity of the proposed project are projected to be approximately 58,600 vehicles/day. However, the shortest distance between the project and Interstate 80 (I-80) is approximately 2,400 feet and the shortest distance between the project and Sierra College Boulevard is approximately 2,700 feet, well beyond the CARB-recommended distance of 500 feet. As such, risk levels from I-80 and Sierra College Boulevard would not expose new receptors to substantial health risk.

The CARB's Handbook includes distribution centers with associated diesel truck trips of more than 100 trucks per day as a source of substantial TAC emissions, and recommends siting new sensitive land uses a minimum of 1,000 feet away from such uses. The nearest distribution center to the proposed project site is the UNFI facility at 1101 Sunset Boulevard in Rocklin, which is located outside of CARB's screening distance at over 4.5 miles west of the proposed project site. The Walmart facility to the west of the proposed project site also attracts heavy-duty diesel truck trips. However, the loading docks in the back of the Walmart retail store are also located outside of the CARB's screening distance, at approximately 1,200 feet west of the proposed project site.

Asbestos are naturally occurring silicate minerals that, when inhaled, could cause serious illness. Asbestos-containing materials could include, but are not limited to, plaster, ceiling tiles, thermal systems insulation, floor tiles, vinyl sheet flooring, adhesives, and roofing materials. The age of the existing structures on the project site is currently unknown, but has the potential

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to have been constructed prior to 1980. Therefore, the potential exists that asbestos-containing materials were used in constructing the structures. Structures built prior to 1978 should be expected to contain Lead Based Paint (LBP), which can cause a range of serious illnesses. If the existing structures on the project site were constructed prior to 1978, the potential would exist that LBPs were used in the on-site structures. Construction workers and nearby sensitive receptors at the Jehovah’s Witnesses Hall and existing residences could become exposed to such airborne TACs.

Although the project would not result in any new stationary sources of TACs, the project has the potential to create asbestos- or lead-containing dust during demolition and could therefore result in a potentially significant impact regarding the exposure of sensitive receptors to substantial concentrations of pollutants.

To address the projects’ potentially significant impact regarding exposure of sensitive receptors to substantial pollutant concentrations during demolition, the following mitigation measure, as agreed to by the applicants, is being applied to the project:

*III.-1 Prior to issuance of a demolition permit for any on-site structures, if the on-site structures are found to be constructed prior to 1980, the developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review, to the City’s Building Division, an asbestos and lead survey. If asbestos- or lead-containing materials are not discovered during the survey, further mitigation related to asbestos-containing or lead-containing materials will not be required. If asbestos- and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos- and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety Administration (Cal-OSHA) regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The plan shall include the requirement that work shall be conducted by a Cal-OSHA registered asbestos and lead abatement contractor in accordance with Title 8 CCR 1529 and Title 8 CCR 1532.1 regarding asbestos and lead training, engineering controls, and certifications. The applicant shall submit the work plan to the City and the Placer County Department of Environmental Health for review and approval.*

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

**e. Odors – Less Than Significant Impact.** Odors are generally regarded as an annoyance rather than a health hazard. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact do not exist. Certain land uses such as wastewater treatment facilities, landfills, confined animal facilities, composting operations, food manufacturing plants, refineries, and chemical plants have the

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potential to generate considerable odors. The proposed project does not involve such land uses nor is it located near any such land uses. Although less common, emissions of DPM from heavy-duty diesel truck traffic could result in objectionable odors. While the proposed project would increase the total amount of vehicle trips in the area, the increase in area vehicle activity would not necessarily create an increase in heavy-duty diesel truck traffic, because the traffic increase would be a result of increased residential land uses. Residential land uses are not typically associated with heavy-duty diesel truck traffic, and thus the increase in daily trips attributable to residential land uses would mainly involve single passenger vehicles that are not typically considered to be sources of objectionable odors.

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

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

<b>IV.</b> <u><b>BIOLOGICAL RESOURCES</b></u> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact for which General Plan EIR is Sufficient</b>
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?		<b>X</b>			
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?		<b>X</b>			
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?		<b>X</b>			
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?			<b>X</b>		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		<b>X</b>			
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?				<b>X</b>	

**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 riparian areas may occur due to their presence on the project site, impacts to wetlands/waters of the U.S. are anticipated to occur due to their presence on the project site, and impacts to special status animal and plant species could occur due to their presence or potential presence on the project site.

**Prior Environmental Analysis**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts that would occur to the biological resources of the Planning Area as a result of the future urban development that was contemplated by the General Plan. These impacts included special-status species, species of concern, non-listed species, biological communities and migratory wildlife corridors (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.10-1 through 4.10-47). Mitigation measures to address these impacts are incorporated into the General Plan in the Open Space, Conservation and Recreation Element, and include policies that encourage the protection and conservation of biological resources and require compliance with rules and regulations protecting biological resources, including the City of Rocklin Oak Tree Preservation Ordinance.

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

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

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**Project-Level Environmental Analysis:**

The firm of Foothill Associates, a Sacramento area consulting firm with recognized expertise in biological resources, prepared a biological resources assessment for the Croftwood # 2 Subdivision project. Their report, dated August 25, 2017 is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. A full examination of the study area was undertaken to assess the suitability of the site to support special-status species and sensitive habitat types. 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 report, which is summarized below.

The firm of Sierra Nevada Arborists, a Sacramento area consulting firm with recognized expertise in arboriculture, prepared an arborist report for the Croftwood Unit # 2 Subdivision Project. Their report, dated October 10, 2016 is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Sierra Nevada Arborists has a professional reputation that makes their conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Sierra Nevada Arborists report, which is summarized below.

**Project Site Description**

The 25.5 +/- acre project site (study area) is currently occupied by one single-family residence and some outbuildings and the nearby areas have been developed as mostly residential. The study area is bordered to the north by rural residences located in both Rocklin and the Town of Loomis, to the south by single-family residences, to the east by Barton Road and a golf course and rural residences in the Town of Loomis, and to the west by a perennial drainage called Secret Ravine and single family residences beyond Secret Ravine.

**Biological Assessment Overview**

As part of the assessment of the project site’s biological resources, queries were made of the California Natural Diversity Database (CNDDDB) of the California Department of Fish and Wildlife (CDFW) (including the Rocklin USGS quadrangle which includes the project area and the eight surrounding quadrangles including Auburn, Citrus Heights, Clarksville, Folsom, Gold Hill, Lincoln, Pilot Hill, and Roseville), United States Fish and Wildlife (USFWS) species lists and California Native Plant Society (CNPS) Inventory, and other literature reviews were conducted to provide updated information on special-status plant and wildlife species within the project region. Biological site visits were made on June 6 and 23, 2016 and October 13 and 17, 2016 to

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determine: 1) plant communities present in the study area; 2) if existing conditions provided suitable habitat for any special-status plant or wildlife species, and 3) if sensitive habitats are present. 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

Biological communities on the project site include a perennial drainage called Secret Ravine on the western portion of the site, and there is also a riparian corridor associated with Secret Ravine that traverses the central portion of the site in a southeast to northwest direction. Vegetative cover is generally dominated by annual grassland containing non-native grasses and forbs, mixed oak woodland habitat occurs within the northern and southern portions of the site and riparian woodland habitat occurs within the western boundary and central portion of the site associated with Secret Ravine and its tributary. Other biological communities on the project site include Himalayan blackberry and disturbed/developed areas. Aquatic communities on the project site include depressional seasonal wetland, riverine seasonal wetland, riverine perennial marsh and perennial drainage.

Sensitive biological communities existing within the study area include native oak trees and riparian habitat associated with Secret Ravine which occurs along the perennial and intermittent drainages within the central and westernmost portions of the site.

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.

Plants

Based on a review of the resources databases noted above, there are no special-status plant species with the potential to occur within the site. Consequently, no further actions are recommended for special-status plant species.

Wildlife

Based upon a review of resource databases, seven special-status wildlife species have a high potential to occur within the study area but were not been observed on the site during biological surveys. These seven species include the valley elderberry longhorn beetle, western pond turtle, Central Valley steelhead, bald eagle, purple martin, tri-colored blackbird, and white-tailed kite. There are nine species that have a low potential to occur in the study area due to one or more of the following factors: the study area is outside of the known or historical range of the species; the study area lacks suitable burrows or breeding habitat, and there are

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barriers to dispersal that make it unlikely for the species to occur on site. These nine species are American badger, coast horned lizard, burrowing owl, northern harrier, Swainson’s hawk, yellow-breasted chat, yellow warbler, Townsend’s big-eared bat and pallid bat.

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

A wetland assessment was conducted in the study area in conjunction with the site visits, and 1.03 +/- acres of potentially jurisdictional wetlands and features were identified within the study area. The aquatic features mapped within the site include: depressional seasonal wetland (0.02+/- ac.), riverine seasonal wetland (0.03+/- ac.), riverine perennial marsh (0.63+/- ac.), and perennial drainage (0.35+/- ac.). Of these, 0.02 acres of wetlands are anticipated to be disturbed as a result of the proposed project.

D. Riparian Vegetation

The California Department of Fish and Wildlife (CDFW) asserts jurisdiction over riparian habitat under Section 1602 of the California Fish and Game Code. Riparian habitats were identified along the perennial and intermittent drainages within the central and northernmost portions of the study area. The project’s development footprint avoids the majority of the 3.06 +/- acres of identified riparian woodland habitat, but some riparian habitat will likely be disturbed by the proposed project.

**Significance Conclusions:**

**a. Effect on Protected Species – *Less Than Significant With Mitigation.*** The site is located in a mostly undeveloped environment. Although no special-status plant or animal species were observed on the project site during biological surveys, there is the potential for sixteen special-status species to inhabit the project site so mitigation measures to avoid and/or reduce impacts to these species are identified below.

Tree-nesting raptor species forage and nest in a variety of habitats throughout Placer County and the trees on and adjacent to the project site do provide suitable nesting habitat. To address the project’s potential impacts to nesting raptors and migratory birds, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-1 The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February 1 through September 15.).*

*If tree and vegetation removal and/or project grading or construction activities would occur during the nesting season for raptors and migratory birds (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 tree and vegetation removal activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project*

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*activity and shall be valid for one construction season. Prior to the start of tree and vegetation removal activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree and vegetation removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.*

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

*If construction activities are scheduled to occur during the non-breeding season (September 16 - January), a survey is not required and no further studies are necessary.*

*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

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

To address the project’s potential impacts to Swainson’s hawk nesting activities, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.2 The applicant/developer shall attempt to time the removal of potential Swainson’s hawk nesting habitat to avoid the Swainson’s hawk nesting season (September 16 through February 28).*

*Prior to the commencement of construction activities during the nesting season for Swainson’s hawk (between March 1 and September 15), the applicant/developer shall hire a qualified biologist to conduct a minimum of two (2) protocol-level pre-construction surveys during the recommended survey periods for the nesting season that coincides with the commencement of construction activities, in accordance with the Recommended Timing and Methodology for Swainson’s Hawk Nesting Surveys in California’s Central Valley (Swainson’s Hawk Technical Advisory Committee 2000). The biologist shall conduct surveys for nesting Swainson’s hawk within 0.25 miles of the project site where legally permitted. The biologist shall use binoculars to visually determine whether Swainson’s hawk nests occur within the 0.25-mile survey area if access is denied on adjacent properties. If no active Swainson’s hawk nests are identified on or within 0.25 miles of the project site within the recommended survey periods, a letter report summarizing the survey results should be submitted to the City of Rocklin Environmental*

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*Services Division within 30 days following the final survey, and no further avoidance and minimization measures for nesting habitat are required.*

*If active Swainson’s hawk nests are found within 0.25 miles of construction activities, the biologist shall contact the CDFW, City of Rocklin Environmental Services Division, and the project proponent within one day following the preconstruction survey to report the findings. For the purposes of this avoidance and minimization requirement, construction activities are defined to include any tree/vegetation removal and heavy equipment operation associated with construction or other project-related activities that could cause nest abandonment or forced fledging within 0.25 miles of a nest site between March 1 and September 15. Should an active nest be present within 0.25 miles of construction areas, then the CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, determine whether high visibility construction fencing should be erected around the buffer zone, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 miles of the nest. Should the biologist determine that the construction activities are disturbing the nest, the biologist shall have the authority to, and require construction activities to be halted until the CDFW is consulted. The construction activities shall not re-commence until the CDFW determines that construction activities would not result in abandonment of the nest site. Should the biologist determine that the nest has not been disturbed during construction activities within the buffer zone, then a letter report summarizing the survey results should be submitted to the CDFW, City of Rocklin Environmental Services Division and the project proponent within 30 days following the final monitoring event, and no further avoidance and minimization measures for nesting habitat are required.*

*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to Swainson’s hawk nesting activities to a less than significant level.

To address the project’s potential impacts to valley elderberry longhorn beetle, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-3 Once the final project design has been approved, the applicant/developer shall hire a qualified biologist to conduct a survey within the riparian woodland and oak woodland to determine whether any elderberry shrubs occur within 100 feet of the project footprint. If construction is anticipated within 100 feet of any elderberry shrubs, approval by the United States Fish and Wildlife Service (USFWS) must be obtained and a minimum setback of 20 feet from the driplines of the elderberry shrubs must be maintained, in accordance with the USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (Guidelines; USFWS 2017). Project activities that will encroach into the 20-foot minimum setback area are assumed to adversely affect VELB. If project activities will encroach into the 20-foot minimum setback*

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*area and may directly or indirectly affect elderberry shrubs with stems measuring at least one-inch diameter at ground level (dgl), the biologist shall develop and implement minimization measures including conducting worker education, construction monitoring, and requirements for seasonal restrictions on activities such as mowing or trimming.*

*Compensatory mitigation shall be required for unavoidable adverse impacts to VELB or its habitat. Compensatory mitigation may include on-site planting of replacement habitat, establishing or protecting offsite habitat for VELB or purchasing mitigation credits from a USFWS-approved mitigation bank. Compensatory mitigation can be implemented at a habitat level or on a per shrub basis. Proposed compensatory mitigation proposals shall require approval by the USFWS prior to implementation.*

*Prior to any grading activities and/or prior to the issuance of Improvement Plans, a report summarizing the survey results and any necessary mitigation requirements and proof of implementation, including but not limited to, minimization measures and compensatory mitigation, shall be submitted to the City of Rocklin Environmental Services Division.*

*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to the valley elderberry longhorn beetle to a less than significant level.

To address the project’s potential impacts to American badger, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-4 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for American badger within 14 days prior to the start of ground disturbance. If no American badgers are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If American badgers or their dens are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities until the biologist determines that the badger has left the construction footprint on its own accord.*

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*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

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

To address the project’s potential impacts to coast horned lizards, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-5 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for coast horned lizards within 14 days prior to the start of ground disturbance. If no coast horned lizards are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If coast horned lizards are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any coast horned lizards found within the construction footprint to suitable habitat away from the construction zone but within the project site.*

*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to coast horned lizards to a less than significant level.

To address the project’s potential impacts to special-status bat species, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-6 Prior to the issuance of a demolition permit and/or Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for special-status bats within 14 days prior to the start of the removal of any trees or buildings. If no special-status bats are observed roosting, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If tree removal or building demolition does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

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*If bats are found in trees or buildings proposed for removal, consultation with the CDFW is required to determine avoidance measures. Recommended avoidance measures include establishing a buffer around the roost tree or building until it is no longer occupied and/or implementation of exclusion measures. The tree or building should not be removed until a biologist has determined that the tree or building is no longer occupied by the bats and documentation to that effect is provided to the City of Rocklin Environmental Services Division.*

*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

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

To address the project’s potential impacts to burrowing owls, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-7 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction take avoidance survey between 14 and 30 days prior to the commencement of construction, in accordance with the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (2012 Staff Report) (CDFW 2012). The survey area shall include an approximately 500 foot buffer area around the footprint of work activities, where access is permitted. If the surveys are negative, then a letter report documenting the results of the survey should be provided to the CDFW, City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If burrows are observed within 500 feet of the footprint of work activities, an impact assessment shall be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the biologist shall consult with CDFW and develop a detailed mitigation plan such that the habitat acreage, number of burrows, and burrowing owls impacted are replaced. The mitigation plan shall be based upon the requirements set forth in Appendix A of the 2013 Staff Report and shall be implemented prior to any grading activities and/or prior to the issuance of Improvement Plans.*

*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

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

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

*IV.-8 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for western pond turtle for any construction activity within 500 feet of the riverine perennial marsh and perennial drainages within 14 days prior to the start of ground disturbance. If no western pond turtles are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If western pond turtles are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any western pond turtles found within the construction footprint to suitable habitat away from the construction zone but within the project site.*

*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

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

To address the project’s potential impacts to Central Valley steelhead, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-9 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall show on the Improvement Plans the implementation of erosion control Best Management Practices (BMPs) during construction and post construction that will reduce sediment loads into the perennial drainages (Secret Ravine and associated tributary). The applicant/developer shall hire a qualified biologist to coordinate with the CDFW, the National Marine Fisheries Service (NMFS) and the United States Fish and Wildlife Service (USFWS) in conjunction with the project’s Corps 404 permit process and the CDFW 1600 Streambed Alteration Agreement to determine appropriate measures to avoid adverse effects on special-status fish species should fill or impacts to the bed and bank of the perennial drainages occur. Any measures determined through such consultation efforts shall be implemented during construction activities, and if necessary, following construction activities.*

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*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts to Central Valley steelhead to a less than significant level.

**b. and c. Riparian Habitat and Wetlands – Less than Significant with Mitigation.** The project site contains 1.03 +/- acres of wetlands that are subject to U.S. Army Corps of Engineers jurisdiction and 3.06 +/- acres of riparian habitat that may be subject to CDFW jurisdiction.

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

*IV.-10 Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and if determined necessary, a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.*

*For potential impacts to riparian habitat, the project may be required to obtain a Section 1600 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife. If it is determined that a SAA is required, the applicant shall obtain one and all terms and conditions of the SAA shall be complied with.*

*Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and if determined necessary, a United States Fish and Wildlife Service Biological Opinion and a California Department of Fish and Wildlife Section 1600 Streambed Alteration Agreement. The applicant shall also demonstrate to the Public Services Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Public Services Department how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion and Section 1600 Streambed Alteration Agreement.*

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

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**d. Fish and Wildlife Movement – *Less than Significant.*** The surrounding area is partly developed in an urban fashion, including residential uses on the north, south and west sides of the project and Barton Road and the Indian Creek Country Club and rural residences to the east of the project. Secret Ravine Creek and an associated tributary that traverses the central portion of the site in a southeast to northwest direction are being preserved as open space corridors as a part of the project. These areas may currently provide fish and wildlife movement opportunities, however project development is not impacting Secret Ravine and the associated tributary and their open space corridors other than through the placement of a free span bridge. Therefore, through the preservation of Secret Ravine and the associated tributary and their open space corridors, the proposed project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or wildlife nursery sites.

**e. Local Policies/Ordinances – *Less than Significant with Mitigation.*** The City of Rocklin regulates the removal of and construction within the dripline of native oak trees with a trunk diameter of 6 inches or more at 4.5 feet above ground level under the Oak Tree Preservation Ordinance and the Oak Tree Preservation Guidelines. Seven oak species and five hybrids between these species are defined as “native oaks” by the City. Per the City’s oak tree ordinance, the diameter at breast height (DBH) of a multiple trunk tree is the measurement of the largest trunk only, and heritage trees are defined as native oak trees with a trunk diameter of 24 inches or more.

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

The project site includes a total of 527 native oak trees within the boundaries of the project. Composition of the 527 native oak trees includes 52 Blue Oak, 152 Interior Live Oaks, 1 Oracle Oak and 322 Valley Oaks. 47 oak trees are recommended for removal by the project arborist as being dead, dying, or a hazard and a total of 183 of the native oak trees are proposed for removal as a part of the development of the Croftwood Unit # 2 Subdivision project (of the 183 proposed for removal as a part of the project, 13 are recommended for removal by the project arborist).

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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.-11 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.*

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

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

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

<b>V.</b> <u>CULTURAL RESOURCES</u> <b>Would the project:</b>	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?				<b>X</b>	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		<b>X</b>			
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		<b>X</b>			
d) Disturb any human remains, including those interred outside of dedicated cemeteries?		<b>X</b>			

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

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

**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

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adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

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

**Project-Level Environmental Analysis:**

The firm of Peak & Associates, Inc., a Sacramento area consulting firm with recognized expertise in cultural resources, prepared a cultural resource report for the Croftwood Unit # 2 Subdivision project. The report, dated January, 2017, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Peak & Associates, Inc. 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 Peak & Associates, Inc. report, which is summarized below.

In summary, the Peak & Associates, Inc. report included records searches of the North Central Information Center (NCIC), archival research, field parcel surveys and limited excavation efforts performed by a qualified archaeologist, a request to the Native American Heritage Commission (NAHC) for a search of the Sacred Lands File Inventory, and notification of Native American contacts recommended by the NAHC. The records searches revealed that four prehistoric, combined prehistoric/historic or historic sites have been recorded or reported in or adjacent to the project site. Two previously recorded sites were found on the proposed project site, consisting of sections of a foundation area with an associated scatter of modern refuse and three bedrock outcrops with shallow mortar cups. It is the considered opinion of Peak & Associates, Inc., based on a review of pertinent records, maps and other documents that the project can proceed as planned in regard to prehistoric and historic archaeological resources. However, the project site may contain unknown cultural resources that could potentially be discovered during construction activities.

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**Significance Conclusions:**

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

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

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

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

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

*V.-1 If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) or tribal cultural resources 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, a unique paleontological resource, or a tribal cultural 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*

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*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 and tribal cultural resources.*

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

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

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

<b>VI.</b> <u><b>GEOLOGY AND SOILS</b></u> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact for which General Plan EIR is Sufficient</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> <li>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.</li> </ul>			<b>X</b>		
<ul style="list-style-type: none"> <li>ii) Strong seismic ground shaking?</li> </ul>			<b>X</b>		
<ul style="list-style-type: none"> <li>iii) Seismic-related ground failure, including liquefaction?</li> </ul>			<b>X</b>		
<ul style="list-style-type: none"> <li>iv) Landslides?</li> </ul>			<b>X</b>		
b) Result in substantial soil erosion or the loss of topsoil?			<b>X</b>		
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?					<b>X</b>
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?			<b>X</b>		
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?				<b>X</b>	

**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 safeguard life, limb, health, property, and public welfare; to avoid pollution of watercourses

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

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

**Significance Conclusions:**

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

**a., iii. and iv. Liquefaction, Landslides – *Less than Significant Impact.*** The site does not contain significant grade differences and therefore, does not possess the slope/geological conditions that involve landslide hazards. The potential for liquefaction due to earthquakes and groundshaking is considered minimal due to the site specific characteristics that exist in Rocklin; Rocklin is located over a stable granite bedrock formation and much of the area is covered by volcanic mud (not unconsolidated soils which have liquefaction tendencies). Application of development standards contained in the City’s Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding geologic hazards, and compliance with local, state and federal standards related to geologic conditions would reduce the potential impact from liquefaction to a less than significant level.

**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

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Improvement Standards and Standard Specifications as a part of the City’s development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board’s Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff. The project will also be required to comply with the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), and the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30). The application of standard erosion control measures to the proposed project, as well as compliance with the above noted Ordinances, would reduce potential erosion-related impacts to a less than significant level for on-site grading.

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

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

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<b>VII.</b> <u>GREENHOUSE GAS EMISSIONS</u> <b>Would the project:</b>	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?			<b>X</b>		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			<b>X</b>		

**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. Individual projects can contribute to greenhouse gas emission reductions by incorporating features that reduce vehicle emissions and maximize energy-efficiency.

**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts that would occur related to climate change and greenhouse gas emissions as a result of the future urban development that was contemplated by the General Plan. These impacts included consistency with greenhouse gas reduction measure, climate change environmental effects on the City and generation of greenhouse gas emissions (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.15-1 through 4.15-25). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Circulation Elements, and include goals and policies that encourage the use of alternative modes of transportation and promote mixed use and infill development.

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

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Plan EIR found that buildout of the Rocklin General Plan will result in the generation of greenhouse gas emissions which are cumulatively considerable. Findings of fact and a statement of overriding considerations were adopted by the Rocklin City Council in regard to this impact, which was found to be significant and unavoidable.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

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

**Project Level Environmental Analysis:**

The firm of Raney Planning & Management, Inc., a Sacramento area consulting firm with recognized expertise in air quality, prepared an Air Quality and Greenhouse Gas Technical Study report for the proposed project. The report, dated July, 2017, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Raney Planning and Management, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Raney Planning & Management, Inc. report, which is summarized below. It should be noted that the analysis assumed 63 residential units and the proposed project has been revised to now include 60 residential units; as such the analysis is considered to be conservative.

**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.

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

The major concern is that increases in GHG emissions are causing Global Climate Change. Global Climate Change is a change in the average weather on earth that can be measured by wind patterns, storms, precipitation, and temperature. Although there is disagreement as to the speed of global warming and the extent of the impacts attributable to human activities, the vast majority of the scientific community now agrees that there is a direct link between increased GHG emissions and long term global temperature increases. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, more drought years, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity. In California, GHGs are defined to include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), nitrogen trifluoride (NF<sub>3</sub>), and hydrofluorocarbons. To account for the warming potential of GHGs, GHG emissions are quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e).

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

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meet 1990 levels by 2020. The BAU condition is project and site specific and varies. The BAU scenario is based on what could or would occur on a particular site in the year 2020 without implementation of a proposed project or consideration of any State regulation emission reductions or voluntary GHG reduction measures. The CARB, per the 2008 Scoping Plan, explicitly recommends that local governments utilize a 15 percent GHG reduction below “today’s” levels by 2020 to ensure that community emissions match the State’s reduction target, where today’s levels would be considered 2010 BAU levels.

In 2011, the baseline or BAU level for the Scoping Plan was revised to account for the economic downturn and State regulation emission reductions (i.e., Pavley, Low Carbon Fuel Standard [LCFS], and Renewable Portfolio Standard [RPS]). Accordingly, the Scoping Plan emission reduction target from BAU levels required to meet 1990 levels by 2020 was modified from 29 percent to 21.7 percent where the BAU level is based on 2010 levels singularly, or 16 percent where the BAU level is based on 2010 levels and includes State regulation emission reductions noted above. The amended Scoping Plan was re-approved August 24, 2011.

The Scoping Plan must be updated every five years. The *First Update to the Climate Change Scoping Plan* (Scoping Plan Update) was approved by CARB on May 22, 2014 and builds upon the initial Scoping Plan with new strategies and recommendations. The Scoping Plan Update highlights the State’s progress towards the 2020 GHG emission reduction goals defined in the original Scoping Plan and evaluates how to align the State’s longer-term GHG reduction strategies with other State policy priorities for water, waste, natural resources, clean energy, transportation and land use. According to the Scoping Plan Update, the State is on track to meet the 2020 GHG goal and has created a framework for ongoing climate action that could be built upon to maintain and continue economic sector-specific reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050, as required by AB 32. The Scoping Plan provides the outline for actions to reduce California’s GHG emissions and achieve the emissions reductions targets required by AB 32 and the more recent SB 32. In concert with statewide efforts to reduce GHG emissions, air pollution control districts throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets.

On October 13, 2016 the Placer County Air Pollution Control District (PCAPCD) adopted GHG emissions thresholds to help the district attain the GHG reduction goals established by AB 32 and SB 32. The updated thresholds begin with a screening emission level of 1,100 MT CO<sub>2</sub>e/yr. Any project below the 1,100 MT CO<sub>2</sub>e/yr. threshold is judged by the PCAPCD as having a less than significant impact on GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Projects that would result in emissions above the 1,100 MT CO<sub>2</sub>e/yr. threshold would not necessarily result in substantial impacts, if certain efficiency thresholds are met. The efficiency thresholds, which are based on service populations and square footage, are presented in the PCAPCD GHG Operational Thresholds of Significance table below.

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PCAPCD GHG OPERATIONAL THRESHOLDS OF SIGNIFICANCE			
Efficiency Thresholds			
Residential (MT CO <sub>2</sub> e/capita)		Non-Residential (MT CO <sub>2</sub> e/1,000 sf)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3
<i>Source: Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA October 13, 2016.</i>			

Projects that fall below the 1,100 MT CO<sub>2</sub>e/yr. threshold or meet the efficiency thresholds are considered to be in keeping with statewide GHG emissions reduction targets, which would ensure that the proposed project would not inhibit the State’s achievement of GHG emissions reductions. Thus, projects which involve emissions below the 1,100 MT CO<sub>2</sub>e/yr. threshold or below the efficiency thresholds presented in the PCAPCD GHG Operational Thresholds of Significance table above are considered to result in less-than-significant impacts in regards GHG emissions within the District and would not conflict with any state or regional GHG emissions reduction goals. Finally, the PCAPCD has also established a Bright Line Cap, which shall be the maximum limit for any proposed project. The Bright Line Cap is 10,000 MT CO<sub>2</sub>e/yr. for all types of projects.

**Significance Conclusions:**

**a. and b.) Generate Greenhouse Gas and Conflict with Greenhouse Gas Plan – *Less Than Significant Impact***\. Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO<sub>2</sub>) and, to a lesser extent, other GHG pollutants, such as methane (CH<sub>4</sub>) and nitrous oxide (N<sub>2</sub>O) associated with mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. Because the proposed project involves increased vehicle use in the area, the GHG emissions related to increased vehicle use in the area must be analyzed. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO<sub>2</sub> equivalents (MT CO<sub>2</sub>e), based on the global warming potential of the individual pollutants.

Short-term emissions of GHG associated with construction of the proposed project are estimated at the highest to be 456.3 MTCO<sub>2</sub>e/yr., which is below the 1,100 MTCO<sub>2</sub>e/yr. threshold. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Due to the size of the proposed project, the project’s estimated construction-related GHG contribution to global climate change would be considered negligible on the overall global emissions scale.

The long-term operational GHG emissions estimate for the proposed project incorporates the project’s potential area source and vehicle emissions, emissions associated with utility and water usage, and the generation of wastewater and solid waste. The annual GHG emissions associated with the proposed project would be 903.5 MTCO<sub>2</sub>e/yr., which would be below the

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1,100 CO<sub>2</sub>e/yr. threshold of significance. Therefore, the proposed project would not be expected to result in a significant impact related to operational GHG emissions.

Because the levels of construction and operational emissions are below the 1,100 MTCO<sub>2</sub>e/yr. significance thresholds, the proposed project would not hinder the State's ability to reach the GHG reduction target nor conflict with any applicable plan, policy, or regulation related to GHG reduction and the impact of the proposed project on global climate change would not be cumulatively considerable and therefore would be considered less than significant.

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<b>VIII.</b> <u>HAZARDS AND HAZARDOUS MATERIALS</u> <b>Would the project:</b>	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?			<b>X</b>		
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.		<b>X</b>			
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				<b>X</b>	
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?				<b>X</b>	
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?				<b>X</b>	
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?				<b>X</b>	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			<b>X</b>		
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?			<b>X</b>		



**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

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

**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated human health and hazards impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included wildland fire hazards, transportation, use and disposal of hazardous materials, and emergency response and evacuation plans (City of Rocklin General Plan Update Draft EIR, 2011 pages 4.7-1 through 4.7-30). The analysis found that while development and buildout of the Rocklin General Plan can introduce a variety of human health and hazards impacts, these impacts would be reduced to a less than significant level through the application of development standards in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding hazardous conditions, and compliance with local, state and federal standards related to hazards and hazardous materials.

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

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

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

**Significance Conclusion:**

**a. and b. Transport, Use or Disposal of Hazardous Materials, Release of Hazardous Materials – Less than Significant With Mitigation.** Construction, operation and maintenance activities would use hazardous materials, including fuels (gasoline and diesel), oils and lubricants; paints and paint thinners; glues; cleaners (which could include solvents and corrosives in addition to soaps and detergents), and fertilizers, pesticides, herbicides and yard/landscaping equipment. While these products noted above may contain known hazardous materials, the volume of material would not create a significant hazard to the public through routine transport, use, or disposal and would not result in a reasonably foreseeable upset and accident condition involving the release of hazardous materials. Compliance with various Federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection would be required to ensure that there is not a significant hazardous materials impact associated with the construction, operation and maintenance of the proposed project.

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

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

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

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*feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.*

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

**c. Hazardous Emissions Near Schools – No Impact.** There are no schools within one-quarter mile (1,320 feet) of the project site. The closest school is Sierra College on Rocklin Road which is approximately 2 miles away. Although residential projects of this nature would not typically emit any significant amounts of hazardous materials, substances, or waste or be involved in the transportation of hazardous materials, substances, or waste, there are existing rules and regulations, as indicated above, that address hazardous materials management and environmental protection. Therefore, there is no impact related to hazardous emissions or hazardous materials within one quarter mile of a school.

**d. Hazardous Site List – No 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 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 August 30, 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; therefore a less than significant impact on emergency routes/plans would be anticipated.

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

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

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<b>IX.</b> <u><b>HYDROLOGY AND WATER QUALITY</b></u> <b>Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>	<b>Impact for which General Plan EIR is Sufficient</b>
a) Violate any water quality standards or waste discharge requirements?			<b>X</b>		
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)?			<b>X</b>		
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?			<b>X</b>		
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?			<b>X</b>		
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?			<b>X</b>		
f) Otherwise substantially degrade water quality?			<b>X</b>		
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?			<b>X</b>		
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			<b>X</b>		

<b>IX. HYDROLOGY AND WATER QUALITY (cont'd.)</b> <b>Would the project:</b>	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?			<b>X</b>		
j) Inundation by seiche, tsunami, or mudflow?			<b>X</b>		

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

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

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

The 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) 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

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

To address the potential for polluted water runoff during project construction, the project would be required to prepare an erosion and sediment control plan through the application of the City’s Improvement Standards and Standard Specifications as a part of the City’s development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board’s Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff. The project will also be required to comply with the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), and the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), which includes the preparation of a Stormwater Pollution Prevention Plan (SWPPP).The proposed project would not alter the course of a stream or a river.

The project includes improvements to an intermittent drainage along the southerly property line to resolve an existing off-site drainage issue. The work is not considered to be significant and would be included in the project’s Corps 404 permit process and the CDFW 1600 Streambed Alteration Agreement ensuring that appropriate measures are included to avoid any adverse effects. The proposed project would not substantially alter the existing drainage pattern of the site or area because the City’s policies of requiring new developments to detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels (unless the Placer County Flood Control and Water Conservation District’s Flood Control Manual requires otherwise) and to coordinate with other projects’ master plans to ensure no adverse cumulative effects will be applied. Per the Placer County Flood Control and Water Conservation District Dry Creek Watershed Flood Control Plan, onsite stormwater detention is generally not recommended anywhere in the Dry Creek watershed because it has been determined that on-site detention would be detrimental to the overall watershed, unless existing downstream drainage facilities cannot handle post-construction runoff from the project site. Substantial erosion, siltation or flooding, on- or off-site, and exceedance of the capacity of existing or planned drainage systems would not be anticipated to occur.

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

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

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implementation of Low Impact Development features 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, Inundation by Tsunami, Seiche, or Mudflow – Less Than Significant Impact.** According to FEMA flood maps (Map Panel 06061C0418F, effective date June 8, 1998) the developable portion of the project site is located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The project site is not located within the potential inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore the proposed project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding nor will the project be subject to inundation by tsunami, seiche or mudflow and a less than significant impact would be anticipated

X. <u>LAND USE AND PLANNING</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Physically divide an established community?				<b>X</b>	
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?			<b>X</b>		
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>X</b>	

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

Approval of the project would allow the construction and occupation of a 60-unit single family subdivision on a 25.5 +/- acre site. The project site is designated Low Density Residential (LDR) on the General Plan land use map and is zoned Planned Development Residential, 2.5 dwelling units/acre (PD-2.5). The project requires an amendment to the General Development Plan, a Tentative Subdivision Map, and an Oak Tree Preservation Permit entitlement to allow for a

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

**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts on land use as a result of the future urban development that was contemplated by the General Plan. These impacts included dividing an established community and potential conflicts with established land uses within and adjacent to the City (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.1-1 through 4.1-38). The analysis found that while development and buildout of the General Plan can result in land use impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding land use impacts.

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

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

**Significance Conclusions:**

**a. Division of Community – No Impact.** The proposed project site is currently mostly vacant and the entire project is within the City of Rocklin. The proposed project would construct 60 single family residences at this location, which would not physically divide an established community. The streets within the project will connect to the adjacent roadways and provide greater connectivity in the community. Therefore there is no division of community impact.

**b. Plan Conflict – Less than Significant Impact.** The project site is designated Low Density Residential (LDR) on the General Plan land use map and is zoned Planned Development Residential, 2.5 dwelling units/acre (PD-2.5). The project requires an amendment to the General Development Plan (that will modify the development standards but not change the PD-2.5 zoning), a Tentative Subdivision Map, and an Oak Tree Preservation Permit to allow for the single family residential subdivision as is being proposed. The existing Planned Development Residential, 2.5 dwelling units/acre (PD-2.5) zoning designation is consistent with the existing Low Density Residential (LDR) land use designation. Upon approval of the project entitlements

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

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

<b>XI.</b> <u>MINERAL RESOURCES</u> <b>Would the project:</b>	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?				<b>X</b>	
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?				<b>X</b>	

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

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

**Significance Conclusions:**

**a. and b. Mineral Resources – No Impact.** The Rocklin General Plan and associated EIR analyzed the potential for “productive resources” such as, but not limited to, granite and gravel (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.6-4 through 4.6-5 and 4.6-17). The City of Rocklin planning area has no mineral resources as classified by the State Geologist. The Planning Area has no known or suspected mineral resources that would be of value to the region and to residents of the state. The project site is not delineated in the Rocklin General Plan or any other plans as a mineral resource recovery site. Mineral resources of the project site have not changed with the passage of time since the General Plan EIR was adopted. Based on this discussion, the project is not anticipated to have a mineral resources impact.

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<b>XII.</b> <u>NOISE</u> <b>Would the project result in:</b>	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?			<b>X</b>		
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			<b>X</b>		
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			<b>X</b>		
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			<b>X</b>		
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?				<b>X</b>	
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?				<b>X</b>	

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

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

**Significance Conclusions:**

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

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Potential noise impacts can be categorized into short-term construction noise impacts and long-term or permanent noise impacts. The City has adopted standard conditions for project approvals which address short-term impacts. These include limiting traffic speeds to 25 mph and keeping equipment in clean and tuned condition. The proposed project would be subject to these standard conditions. The proposed project would also be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the City Engineer or Building Official. Therefore, impacts associated with increases in the ambient noise environment during construction would be less than significant.

Noise Sources

In the vicinity of the project site Sierra College Boulevard and Interstate 80 (I-80) represent potential roadway noise sources that could impact the proposed project by exceeding the City of Rocklin’s Noise Source Standard of 60 dB Ldn for the backyard areas of residential uses. Per the 2012 City of Rocklin General Plan EIR, the 60 dB Ldn noise contour from Sierra College Boulevard (north of Rocklin Road) is projected to be approximately 528 feet away from the roadway’s centerline, and the 60 dB Ldn noise contour from I-80 (Sierra College Boulevard to Horseshoe Bar Road) is projected to be approximately 2,006 feet away from the roadway’s centerline in the cumulative year 2030. The closest residential backyard of the proposed project is located 2,810 +/- feet away from the centerline of Sierra College Boulevard and 2,410 feet away from the centerline of I-80, beyond the 60 dB contours at 528 and 2,006 feet away, respectively. Therefore, the project is not anticipated to be exposed to noise levels from Sierra College Boulevard and I-80 in excess of the City’s 60 dB Ldn backyard noise level standard. Although the 2012 City of Rocklin General Plan EIR did not specifically assess traffic noise levels from other local streets such as Barton Road and those included with the subdivision, noise from these roadways are also not anticipated to affect the project site due to the fact that those roadways have lower relative speeds and carry significantly less traffic volume as compared to Sierra College Boulevard and I-80. Therefore, the project will comply with the City’s exterior noise level standard of 60 dB Ldn.

Interior Traffic Noise Levels

Standard construction practices, consistent with the Uniform Building Code typically provides an exterior-to-interior noise level reduction of approximately 25 dB, assuming that air conditioning is included for each unit, which allows residents to close windows for the required acoustical isolation. Therefore, as long as exterior noise levels at the building facades do not exceed 70 dB Ldn, the interior noise levels will typically comply with the interior noise level standard of 45 dB Ldn.

There are no residential facades anticipated to be exposed to exterior traffic noise levels exceeding 70 dB Ldn or higher. Therefore, interior noise levels are predicted to be less than 45

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dB Ldn at all proposed interior residential spaces and no noise reduction measures would be required.

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

**e. and f. Public and Private Airport Noise – No Impact.** The City of Rocklin, including the project site, is not located within an airport land use plan or within two miles of an airport, and is therefore not subject to obtrusive aircraft noise related to airport operations. Therefore, there is no airport related noise impact.

<b>XIII.</b> <u>POPULATION AND HOUSING</u> <b>Would the project:</b>	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.)			<b>X</b>		
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?			<b>X</b>		
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			<b>X</b>		

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project will result in the construction of 60 single family residential units in an area that has been planned for such, 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

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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.

**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 Low Density Residential (LDR) and the project does not propose to change this designation. The project site is currently zoned as Planned Development Residential, 2.5 dwelling units/acre (PD-2.5) and the project does not propose to change this designation in any way that would affect development yields. The addition of 60 single family residences is not considered to induce substantial population growth into a City that is projected to have approximately 29,283 dwelling units at the buildout of the General Plan (the project’s proposed 60 dwelling units equates to 0.2 percent of the anticipated 29,283 Citywide dwelling units). 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 mostly vacant but does contain one single-family residence that will be eliminated with the proposed project; the loss of one housing unit is not considered to be substantial. The project includes the construction of 60 residential units which represents a net increase in housing. The displacement of substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere will not occur, and the overall project impact would be less than significant.

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

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

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

**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts on the demand for fire and police protection and school and recreation facilities as a result of the future urban development that was contemplated by the General Plan. These impacts included increased demand for fire, police and school services, provision of adequate fire flow, and increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.12-1 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in public services and facilities impacts, these impacts would be reduced to a less than significant level through compliance with state and local standards related to the provision of public services and facilities and through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to public services and facilities.

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

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

California Fire Code, the California Health and Safety Code, Chapters 8.12 and 8.20 of the Rocklin Municipal Code, and the 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 project 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 need to mitigate the demands/needs.

**Significance Conclusions:**

**a., 1. Fire Protection – *Less than Significant Impact.*** The development of this project site has been anticipated in the planning, staffing, equipping and location of fire stations within the City of Rocklin; the closest fire station to the project site is Fire Station # 1 on Rocklin Road, which is approximately 3.0 road miles away. Development of the proposed project could increase the need for fire protection services. The City collects construction taxes for use in acquiring capital facilities such as fire suppression equipment. Operation and maintenance funding for fire suppression is provided through financing districts and from general fund sources. The proposed project would pay construction taxes, participate in any applicable financing districts and contribute to the general fund through property and sales taxes. Participation in these funding mechanisms would ensure fire protection service to the site and reduce fire protection impacts to less than significant.

**a., 2. Police Protection – *Less than Significant Impact.*** The development of this project site has been anticipated in the planning, staffing, and equipping of the police station within the City of

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

**a., 3. and 4. Schools and Other Public Facilities – Less than Significant Impact.** The proposed project will be required to pay applicable school impact fees in effect at the time of building permit issuance to finance school facilities. The assessment of developer fees is regulated through the State Government Code. Proposition 1A/Senate Bill 50 (SB50, Chapter 407, Statutes of 1998) establishes the base amount that developers can be assessed per square foot of residential and non-residential development. If a district meets certain standards, the base adjustment can be adjusted upward a certain amount. Under SB 50, payment of the identified fees by a developer is deemed to be “full and complete mitigation” of impacts on schools resulting from new development. 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?			<b>X</b>		
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?			<b>X</b>		

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed project, the development and occupation of a 60-unit single family residential subdivision would be anticipated to increase the use of, and demand for, recreational facilities but not in a way that results in a significant impact.

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**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts on the demand for recreation facilities as a result of the future urban development that was contemplated by the General Plan. These impacts included increased demand for parks and recreation (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.12-30 through 4.12-45). The analysis found that while development and buildout of the General Plan can result in recreation facilities impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to recreation facilities. The General Plan has established a parkland standard of five acres per 1,000 population, and has adopted goals and policies to insure that this standard is met. These goals and policies call for the provision of new park and recreational facilities as needed by new development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Open Space, Conservation and Recreation Element, which mitigates these impacts to a less than significant level.

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

**Significance Conclusions:**

**a. and b. Increase Park Usage and Construction or Expansion of Recreational Facilities – *Less than Significant.*** The proposed project, a residential subdivision, is not anticipated to significantly increase the use of, and demand for, recreational facilities. The City of Rocklin provides parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments at the time that a parcel or subdivision map is recorded. The proposed project includes a small recreation component consisting of a walking path and several benches around the detention basin and will be annexed into the Crowne Point (aka Croftwood Unit # 1) Home Owner’s Association which will allow project residents to have access to the private park facility located in that development. The residents of the proposed project would likely utilize City recreational facilities but the use is anticipated to be minimal and is not anticipated to significantly increase the use of existing facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated, nor is the minimal use anticipated to require the construction or expansion of recreational facilities; therefore, the project would have less than significant impacts regarding the increase in use of recreational facilities. Any impact on City recreational facilities would be mitigated by the

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requirement that the project pay standard Park Development Fees and annex into appropriate maintenance districts.

<b>XVI.</b> <u>TRANSPORTATION/TRAFFIC</u> <b>Would the project:</b>	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)?			<b>X</b>		
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?				<b>X</b>	
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?				<b>X</b>	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			<b>X</b>		
e) Result in inadequate emergency access?			<b>X</b>		
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?			<b>X</b>		

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

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

**Prior Environmental Review:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts on transportation that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included signalized intersections in Rocklin, Loomis, Roseville, Lincoln and Placer County, state/interstate highway segments and intersections, transit service, bicycle and pedestrian facilities, and conflicts with at-grade railways (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.4-1 through 4.4-98).

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

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

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

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**Project-Level Environmental Analysis:**

The firm of KD Anderson & Associates, Inc., a Sacramento area consulting firm with recognized expertise in transportation, prepared a traffic impact analysis of the proposed project. Their report, dated November 2, 2017, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that KD Anderson & Associates, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the KD Anderson & Associates report, which is summarized below. It should be noted that the analysis assumed 63 residential units and the proposed project has been revised to now include 60 residential units; as such the analysis is considered to be conservative.

**Standards of Significance and Methodology**

Levels of Service were calculated at study area intersections to assess the quality of existing traffic conditions and to provide a basis for analyzing project impacts in the existing plus approved projects and cumulative analysis scenarios. "Level of Service" is a qualitative measure of traffic operating conditions whereby a letter grade "A" through "F", corresponding to progressively worsening operating conditions, is assigned to an intersection. Per the Rocklin General Plan Policy C-10, Level of Service C during the PM peak hour is the minimum standard, but a reduced Level of Service may be accepted during the PM peak hour under identified circumstances. For informational purposes only, AM peak hour traffic data is presented in the analysis, but the analysis of project impacts is based solely on the PM peak hour.

The City of Rocklin utilizes a modified version of *Interim Materials on Highway Capacity – Circular 212* (Transportation Research Board, 1980) critical movement method to determine Levels of Service at signalized intersections. This methodology determines the Level of Service by comparing the volume-to-capacity (v/c) ratio of critical intersection movements. Under City of Rocklin guidelines, if a signalized intersection is already operating at an unsatisfactory Level of Service in the PM peak hour, the addition of 0.05 or greater to the volume/capacity (v/c) ratio caused by a proposed project would be considered a measurable worsening of intersection operations and therefore would constitute a significant project impact.

Caltrans traffic study guidelines suggest an alternative approach for analysis of state facilities. The methodology described in the *2010 Highway Capacity Manual (HCM)* has been used to evaluate the operation of freeway ramp intersections. Under City of Rocklin guidelines at signalized freeway ramp intersections analyzed using HCM (average delay), if the intersection is already operating at an unsatisfactory Level of Service in the PM peak hour, a 5.0 second or greater increase in delay caused by a proposed project would be considered a measurable worsening of intersection operations and therefore would constitute a significant project impact.

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At un-signalized intersections (stop sign controlled) HCM techniques base the Level of Service on the length of delays experienced by motorists waiting at stop signs. The City of Rocklin bases the evaluation of un-signalized Level of Service on the delay values reported as an average value for the overall operation of the intersection. Under City of Rocklin guidelines at un-signalized intersections analyzed using HCM (average delay), if the intersection is already operating at an unsatisfactory Level of Service in the PM peak hour, a 5% or greater increase in the total traffic volume caused by a proposed project would be considered a measurable worsening of intersection operations and therefore would constitute a significant project impact.

Daily Trip Generation

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

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

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

Current Background Traffic Conditions

Access to the project is via Lakepointe Drive, a local private street that connects to Sierra College Blvd via Schriber Way and Bass Pro Drive. The project will be served by major city streets that link the site with important state highways. Interstate 80 (I-80) connects Rocklin with the balance of Placer County and the Sacramento Metropolitan area. In the area of the proposed project, access to I-80 occurs at a grade separated interchange on Sierra College Boulevard directly north of the project. Community-wide circulation is provided via Sierra College Boulevard, which extends north to Taylor Road/Pacific Street and south from its interchange on I-80 to Rocklin Road and the City of Roseville. The following seven intersections in the project vicinity have been identified for evaluation in consultation with City of Rocklin staff: 1) Sierra College Boulevard/Granite Drive; 2) Sierra College Boulevard/Westbound I-80 ramps/Rocklin Commons Drive; 3) Sierra College Boulevard/Eastbound I-80 ramps/Rocklin Crossings Drive; 4) Sierra College Boulevard/Schriber Way; 5) Sierra College Boulevard/Dominguez Road/Bass Pro Drive; 6) Sierra College Boulevard/Rocklin Road, and 7)

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Granite Drive/Dominguez Road. Peak hour traffic counts were obtained at all study intersections in April 2016, when Rocklin schools were in session.

The table below identifies current intersection Levels of Service (LOS) at the 7 study locations. As shown, the overall LOS at each intersection is LOS C or greater for both AM and PM peak hours, which meets the City’s minimum LOS C PM peak hour standard.

PEAK HOUR INTERSECTION OPERATIONS – EXISTING CONDITIONS				
INTERSECTION	TRAFFIC CONTROL	PEAK HOUR	EXISTING CONDITIONS	
			AVERAGE DELAY (sec./veh.) OR VOLUME/CAPACITY <sup>1</sup>	LOS
Granite Drive/Dominguez Road (overall) Southbound left + right turn	SB Stop	AM	(2.6)	(A)
		PM	(2.4)	(A)
		AM	11.6	B
		PM	12.9	B
Sierra College Blvd./Granite Drive	Signal	AM	0.594	A
		PM	0.615	B
Sierra College Blvd./WB I-80/Commons Drive	Signal	AM	14.5	B
		PM	20.5	C
Sierra College Blvd./EB I-80/Crossings Drive	Signal	AM	15.4	B
		PM	17.2	B
Sierra College Blvd./Schriber Way (overall) Westbound right turn	EB Stop	AM	(0.3)	(A)
		PM	(0.3)	(A)
		AM	9.7	A
		PM	10.9	B
Sierra College Blvd./Dominguez Road/Bass Pro Drive	Signal	AM	0.418	A
		PM	0.350	A
Sierra College Boulevard/Rocklin Road	Signal	AM	0.530	A
		PM	0.700	B
Note: <sup>1</sup> Stop sign controlled and signalized intersections under Caltrans jurisdiction are reported in terms of average delay, while signalized intersections on City streets are based on volume/capacity (v/c) ratio.				

Existing Plus Project Traffic Conditions and Levels of Service

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

PEAK HOUR INTERSECTION OPERATIONS – EXISTING PLUS PROJECT CONDITIONS								
INTERSECTION	TRAFFIC CONTROL	PEAK HOUR	EXISTING CONDITIONS			EXISTING PLUS PROJECT CONDITIONS		
			DELAY <sup>1</sup>	V/C	LOS	DELAY <sup>1</sup>	V/C	LOS
Granite Drive/Dominguez Road (overall)  Southbound left + right turn	SB Stop	AM	(2.6)		(A)	(2.6)		(A)
		PM	(2.4)		(A)	(2.4)		(A)
		AM	11.8	-	B	11.8	-	B
		PM	12.9		B	12.9		B
Sierra College Blvd./Granite Drive	Signal	AM	-	0.594	A	-	0.596	A
		PM	-	0.615	B	-	0.619	B
Sierra College Blvd./WB I-80/Commons Drive	Signal	AM	14.5		B	14.5		B
		PM	20.5	-	C	20.5	-	C
Sierra College Blvd./EB I-80/Crossings Drive	Signal	AM	15.4		B	15.5		B
		PM	17.2	-	B	16.9	-	B
Sierra College Blvd./Schriber Way (overall)  Westbound right turn	EB Stop	AM	(0.3)		(A)	(0.4)		(A)
		PM	(0.3)		(A)	(0.4)		(A)
		AM	9.7	-	A	9.8	-	A
		PM	10.9		B	11.0		B
Sierra College Blvd./Dominguez Rd./Bass Pro Drive	Signal	AM	-	0.418	A	-	0.421	A
		PM	-	0.350	A	-	0.352	A
Sierra College Blvd./Rocklin Road	Signal	AM	-	0.530	A	-	0.531	A
		PM	-	0.700	B	-	0.702	C

Note: <sup>1</sup> Stop sign controlled and signalized intersections under Caltrans jurisdiction are reported in terms of average delay, while signalized intersections on City streets are based on volume/capacity (v/c) ratio.

As shown, the project does not result in any change to the AM or PM peak hours Level of Service at any location, though delay would increase slightly at some intersections. PM peak

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hour Levels of Service at each intersection will remain LOS A, B or C, which is within the adopted minimum standard (i.e., LOS C or better).

Existing Plus Approved Projects Plus Project

The traffic impacts of the proposed project have also been considered within the context of future traffic conditions in this area of Rocklin assuming other approved but as yet unconstructed projects under an “Existing Plus Approved Projects (EPAP)” condition, which is reflected in the table below. These other approved but as yet unconstructed projects include the following: Quarry Row Subdivision, Avalon Subdivision, Brighton Subdivision, Garnet Creek, Granite Dominguez Subdivision, Los Cerros Subdivision, Grove Street Subdivision, Croftwood Unit 1, Granite Terrace, Rocklin Gateway Apartments, Granite Marketplace, Rocklin Crossings, Rocklin Commons, The Center at Secret Ravine, Parklands Subdivision, Clover Valley, Winding Lane Estates, Rocklin Audi, Rocklin Station, Oak Vista Subdivision, and Sierra Gateway Apartments. It should be noted that some of these projects are under construction and were partly occupied at the time that this project’s traffic study existing condition traffic counts were taken in April 2016, so the Existing Plus Approved Projects scenario is considered to be conservative as a result. In total, 3,121 PM peak hour trips are anticipated to be generated as a result of these projects.

As a result of the recently approved Rocklin Station project and assumed in this scenario, a new signalized intersection would be created at the Sierra College Boulevard/Schriber Way intersection, and the retail area west of Sierra College Boulevard would create that intersection’s fourth leg.

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PEAK HOUR INTERSECTION OPERATIONS – EXISTING PLUS APPROVED PROJECTS PLUS PROJECT CONDITIONS								
INTERSECTION	TRAFFIC CONTROL	PEAK HOUR	EXISTING PLUS APPROVED PROJECTS			EXISTING PLUS APPROVED PROJECTS PLUS PROJECT		
			DELAY <sup>1</sup>	V/C	LOS	DELAY <sup>1</sup>	V/C	LOS
Granite Drive/Dominguez Road (overall)  SB left+right turn	SB Stop	AM	(3.7)		(A)	(3.7)		(A)
		PM	(3.8)		(A)	(3.8)		(A)
				-				-
		AM	13.8		B	13.8		B
		PM	18.0		C	18.0		C
Sierra College Blvd./Granite Drive	Signal	AM	-	0.694	C	-	0.696	C
		PM	-	0.725	C	-	0.729	C
Sierra College Blvd./WB I-80/ Commons Drive	Signal	AM	16.8	-	B	16.8	-	B
		PM	27.0	-	C	27.0	-	C
Sierra College Blvd./EB I-80/Crossings Drive	Signal	AM	17.0	-	B	17.1	-	B
		PM	30.0	-	C	30.2	-	C
Sierra College Blvd./Schriber Way	Signal	AM	-	0.688	B	-	0.707	B
		PM	-	0.707	C	-	0.712	C
Sierra College Blvd./Dominguez Rd./Bass Pro Drive	Signal	AM	-	0.462	A	-	0.465	A
		PM	-	0.483	A	-	0.503	A
Sierra College Blvd./Rocklin Road	Signal	AM	-	0.569	A	-	0.571	A
		PM	-	0.770	C	-	0.773	C

Note: <sup>1</sup> Stop sign controlled and signalized intersections under Caltrans jurisdiction are reported in terms of average delay, while signalized intersections on City streets are based on volume/capacity (v/c) ratio.

As shown above, the project would not result in the Level of Service in the AM or PM peak hours at any intersection dropping below LOS C in the existing plus approved projects condition with and without the Croftwood Unit #2 Subdivision project. The addition of project trips would cause modest increases in average vehicle delay, however no intersections would worsen from LOS C or better to LOS D or worse. Levels of Service at each intersection will remain LOS A, B or C, which are within the adopted minimum standard (i.e., LOS C or better in the PM Peak Hour).

Future (Cumulative Year 2030) Traffic Conditions

For the discussion of cumulative impacts, CEQA Guidelines section 15130 provides for a choice of two approaches, using a list approach or summary of projections contained in an adopted plan such as a general plan and its associated environmental document. In this instance, the summary of projections method has been utilized and information from the General Plan EIR has been employed to identify long term traffic conditions in the project vicinity. The table

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below compares cumulative AM and PM peak hour Levels of Service at study area intersections with and without the proposed project. However, for purposes of assessing impacts only the PM peak hour Levels of Service are utilized.

PEAK HOUR INTERSECTION OPERATIONS – CUMULATIVE PLUS PROJECT CONDITIONS								
INTERSECTION	TRAFFIC CONTROL	PEAK HOUR	CUMULATIVE NO PROJECT			CUMULATIVE PLUS PROJECT		
			V/C	DELAY <sup>1</sup>	LOS	V/C	DELAY <sub>1</sub>	LOS
Granite Drive/Dominguez Road	Signal	AM	0.500	-	A	0.503	-	A
		PM	0.633	-	B	0.641	-	B
Sierra College Blvd./Granite Drive	Signal	AM	0.840	-	D	0.840	-	D
		PM	<b>0.892</b>	-	<b>D</b>	<b>0.894</b>	-	<b>D</b>
	Improved	AM	0.678	-	B	0.679	-	B
		PM	0.724	-	C	0.726	-	C
Sierra College Blvd./WB I-80/ Commons Drive	Signal	AM	-	21.9	C	21.9	-	C
		PM	-	32.8	C	32.9	-	C
Sierra College Blvd/EB I-80/Crossings Drive	Signal	AM	-	30.7	C	-	30.9	C
		PM	-	28.7	C	-	29.1	C
Sierra College Blvd./Schriber Way	Signal	AM	0.974	-	E	-	0.988	E
		PM	0.784	-	C	-	0.798	C
	Improved	AM	0.724	-	C	-	0.737	C
		PM	0.590	-	B	-	0.602	B
Sierra College Blvd./Dominguez Road/Bass Pro Drive	Signal	AM	1.129	-	F	1.134	-	F
		PM	<b>1.163</b>	-	<b>F</b>	<b>1.172</b>	-	<b>F</b>
	Improved	AM	0.739	-	C	0.753	-	C
		PM	0.714	-	C	0.733	-	C
Sierra College Blvd./Rocklin Road	Signal	AM	0.889	-	D	0.918	-	D
		PM	<b>1.370</b>	-	<b>F</b>	<b>1.372</b>	-	<b>F</b>
	Improved	AM	0.744	-	C	0.747	-	C
		PM	0.794	-	C	0.794	-	C

Notes: <sup>1</sup> Stop sign controlled and signalized intersections under Caltrans jurisdiction are reported in terms of average delay, while signalized intersections on City streets are based on volume/capacity (v/c) ratio. **BOLD** indicates conditions in excess of adopted LOS C PM peak hour standard.

As shown, four of the seven study intersections would have Level of Service worse than LOS C, and three of the seven study intersections would fail to satisfy the minimum LOS C PM peak

hour standard and would operate at LOS D or worse under cumulative no project and cumulative plus project conditions in the PM peak hour.

The following describes their projected cumulative operating conditions and potential improvements needed to meet the City’s LOS C PM peak hour standard:

- Sierra College Boulevard/Granite Drive – this intersection is shown to operate at LOS D in the cumulative AM and PM peak hours, with and without the proposed project. Improvements anticipated in the City of Rocklin General Plan and addressed by the South Placer Regional Transportation Agency (SPRTA) fee program or normally required of fronting development would deliver LOS B in the AM peak hour and LOS C in the PM peak hour in the cumulative no project and cumulative plus project conditions. Such improvements include: widen/reconfigure Sierra College Boulevard to provide a third through lane in each direction.
- Sierra College Boulevard/Schriber Way - this intersection is shown to operate at LOS E in the cumulative AM peak hour and LOS C in the cumulative PM peak hour, with and without the proposed project. Improvements anticipated in the City of Rocklin General Plan and addressed by the South Placer Regional Transportation Agency (SPRTA) fee program or normally required of fronting development would deliver LOS C in the AM peak hour and LOS B in the PM peak hour in the cumulative no project and cumulative plus project conditions. Such improvements include: widen/reconfigure southbound Sierra College Boulevard to provide a third through lane.
- Sierra College Boulevard/Dominguez Road/Bass Pro Drive – this intersection is shown to operate at LOS F in the cumulative AM and PM peak hours, with and without the proposed project. Improvements anticipated in the City of Rocklin General Plan and addressed by the South Placer Regional Transportation Agency (SPRTA) fee program or normally required of fronting development would deliver LOS C in both the AM and PM peak hours in the cumulative no project and cumulative plus project conditions. Such improvements include: widen/reconfigure southbound Sierra College Boulevard to provide a third through lane and separate right turn lane; widen the eastbound Dominguez Road approach to provide a left turn lane, a combined through+right turn lane and two separate right turn lanes with overlap phasing (NB left-EB right concurrent). Additionally, it will be necessary to widen northbound Sierra College Boulevard to provide dual left turn lanes.
- Sierra College Boulevard/Rocklin Road - this intersection is shown to operate at LOS D in the cumulative AM peak hour and LOS F in the cumulative PM peak hour, with and without the proposed project. Improvements anticipated in the City of Rocklin General Plan and addressed by the South Placer Regional Transportation Agency (SPRTA) fee program or normally required of fronting development would deliver LOS C in both the AM and PM peak hours in the cumulative no project and cumulative plus project conditions. Such improvements include: widen/reconfigure northbound Sierra College Boulevard to provide

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a third through lane and separate right turn lane; widen southbound Sierra College Boulevard to provide dual left turn lanes; widen westbound Rocklin Road to provide a separate right turn lane, and reconfigure the eastbound Rocklin Road to create an overlap phase for the right turn lane (NB left-EB right concurrent).

Cumulative Plus Project Impacts

As shown in the Peak Hour Intersection Operations - Cumulative Plus Project Conditions table above, the addition of project trips to cumulative no project conditions does not result in any additional locations beyond the four previously noted intersections above with Level of Service in excess of LOS C (Sierra College Boulevard/Granite Drive, Sierra College Boulevard/Schriber Way, Sierra College Boulevard/Dominguez Road/Bass Pro Drive and Sierra College Boulevard/Rocklin Road). The three intersections that were projected to be deficient in the PM peak hour without the project will continue to operate with Level of Service in excess of the City’s LOS C PM peak hour standard with the addition of project trips (Sierra College Boulevard/Granite Drive, Sierra College Boulevard/Dominguez Road/Bass Pro Drive and Sierra College Boulevard/Rocklin Road)

Under City of Rocklin guidelines, if a signalized intersection is already operating at an unsatisfactory Level of Service in the PM peak hour, the addition of 0.05 or greater to the volume/capacity (v/c) ratio caused by a proposed project would be considered a measurable worsening of intersection operations and therefore would constitute a significant project impact. At signalized freeway ramp intersections analyzed using HCM (average delay), if the intersection is already operating at an unsatisfactory Level of Service in the PM peak hour, a 5.0 second or greater increase in delay caused by a proposed project would be considered a measurable worsening of intersection operations and therefore would constitute a significant project impact.

- Sierra College Boulevard/Granite Drive - because the cumulative LOS D condition at this signalized intersection in the PM peak hour exceeds the City’s LOS C PM peak hour standard with and without the project, the incremental change in the v/c ratio is the measure used to determine significance. In this case, the incremental change in v/c ratio resulting from the Croftwood Unit # 2 Subdivision project is 0.002 (0.894 – 0.892), which is less than the 0.05 increment permitted under current City guidelines. Thus the project’s cumulative impact at this intersection is less than significant and no mitigation is required.
- Sierra College Boulevard/Dominguez Road/Bass Pro Drive - because the cumulative LOS F condition at this signalized intersection in the PM peak hour exceeds the City’s LOS C PM peak hour standard with and without the project, the incremental change in the v/c ratio is the measure used to determine significance. In this case, the incremental change in v/c ratio resulting from the Croftwood Unit # 2 Subdivision project is 0.009 (1.172 – 1.163), which is less than the 0.05 increment permitted under current City guidelines.

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Thus the project’s cumulative impact at this intersection is less than significant and no mitigation is required.

- Sierra College Boulevard/Rocklin Road - because the cumulative LOS F condition at this signalized intersection in the PM peak hour exceeds the City’s LOS C PM peak hour standard with and without the project, the incremental change in the v/c ratio is the measure used to determine significance. In this case, the incremental change in v/c ratio resulting from the Croftwood Unit # 2 Subdivision project is 0.002 (1.372 – 1.370), which is less than the 0.05 increment permitted under current City guidelines. Thus the project’s cumulative impact at this intersection is less than significant and no mitigation is required.

**Significance Conclusions:**

**a. Conflict with Performance of Circulation System – *Less than Significant Impact.*** As evidenced by the summary of the traffic impact analysis above, although increases in delays at study intersections will occur, level of service impacts from the proposed project are not anticipated.

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

Senate Bill 743 (SB 743), which was signed by Governor Brown on September 27, 2013, created a process to change the way transportation impacts are analyzed under CEQA. Based upon direction provided in SB 743, on November 27, 2017 the Governor’s Office of Planning and Research transmitted to the California Natural Resources Agency its proposal for comprehensive updates to the CEQA Guidelines, including proposed updates related to analyzing transportation impacts pursuant to SB 743. Until such time that the Natural Resources Agency completes its formal administrative rulemaking process and the Office of Administrative Law reviews and approves any changes to the CEQA Guidelines, the use of VMT in CEQA documents for analyzing transportation impacts is not required. However, for information purposes, the proposed Croftwood Unit # 2 Subdivision project is projected to generate approximately 3,592 weekday daily VMT under cumulative conditions.

The project will be conditioned to contribute its fair share to the cost of circulation improvements via the existing citywide traffic impact mitigation (TIM) fee program that would be applied as a uniformly applied development policy and standard. The traffic impact mitigation fee program is one of the various methods that the City of Rocklin uses for financing

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improvements identified in the Capital Improvement Program (CIP). The CIP, which is overseen by the City’s Public Services Department, is updated periodically to respond to changing conditions and to assure that growth in the City and surrounding jurisdictions does not degrade the level of service on the City’s roadways. The roadway improvements that are identified in the CIP in response to anticipated growth in population and development in the City are consistent with the City’s Circulation Element. The traffic impact fee program collects funds from new development in the City to finance a portion of the roadway improvements that result from traffic generated by the new development. Fees are calculated on a citywide basis, differentiated by type of development in relationship to their relative traffic impacts. The intent of the fee is to provide an equitable means of ensuring that future development contributes their fair share of roadway improvements, so that the City’s General Plan Circulation policies and quality of life can be maintained.

*South Placer Regional Transportation Authority*

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

*Highway 65 Interchange Improvement Fee*

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

The development of the proposed project and the resulting addition of 60 single-family residences would not result in project-specific significant effects as demonstrated by the summary of the project’s traffic impact analysis presented above. Payment of traffic impact fees as described above will reduce traffic impacts from the proposed project to a less than significant level.

**b. Conflict with Congestion Management Program – No Impact.** The City of Rocklin does not have an applicable congestion management program that has been established by a county

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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 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 Class II bike lanes on Sierra College Boulevard, Bass Pro Drive and Schriber Way. The proposed project does not conflict with any bike lane locations or with other policies or programs promoting alternative transportation.

Transit service in the project vicinity is provided by Placer County Transit (PCT). Bus routes operate along Pacific Street, Rocklin Road, Sierra College Boulevard, Sierra Meadows Drive and Granite Drive, stopping at major destinations such as the Rocklin Commons and Rocklin Crossings Retail Centers and the Sierra Community College campus. Other bus routes provide commuter express service to downtown Sacramento. Buses do not currently run along Lakepointe Drive or Barton Road, and the nearest bus stop to the project site is located about 0.7 miles from the site at Walmart inside the Rocklin Crossings Retail Center. The project does not conflict with these bus route or stop locations or other policies or programs promoting alternative transportation.

The City of Rocklin’s Zoning Ordinance contains off-street parking requirements for different types of development projects. Section 17.66.100 of the Zoning Ordinance notes that for single-family residences, a minimum of two paved parking spaces per dwelling unit shall be provided. Although specific home plans are not being proposed at this time, this requirement will be enforced through the City’s Zoning Ordinance as part of the building plan review process. Therefore, a parking supply impact is not anticipated.

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.

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Through these reviews and any required changes, there will be a less than significant alternative modes of transportation impact.

<b>XVII. TRIBAL CULTURAL RESOURCES</b> <b>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:</b>	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			<b>X</b>		
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.			<b>X</b>		

**DISCUSSION OF DETERMINATION**

**Project Impacts:**

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

**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural and paleontological resources within

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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.

**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 Croftwood # 2 Subdivision project and the opportunity to consult on it to the designated contacts of the UAIC, IBMI and TMDCI in a letter received by those organizations on February 27, 2017, February 27, 2017 and February 28, 2017, respectively. The UAIC, IBMI and TMDCI had 30 days to request consultation on the project pursuant to AB-52 and the IBMI and TMDCI did not respond prior to March 27, 2017, the end of their 30-day periods. In a letter received by the City on March 28, 2017, the UAIC requested consultation under AB-52. Subsequently, the City and the UAIC conducted a site visit on May 25, 2017 where the results of the project’s cultural resources report and an overview of the subdivision including the areas identified to remain as open space were discussed. The UAIC was satisfied that the project’s design and layout would not impact potential Tribal Cultural Resources and they indicated no further steps were necessary beyond those to be taken in the event of the discovery of unknown cultural resources and tribal cultural resources, as required in mitigation measure V.-1 in Section V. Cultural Resources, above. 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) (1) and (3). Given that the IBMI and TMDCI did not submit a formal request for consultation on the proposed project within the required 30 day period, that the UAIC did not request mitigation measures for Tribal Cultural Resources as part of their consultation with the City, and 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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<b>XVIII.</b> <u>UTILITIES AND SERVICE SYSTEMS</u> <b>Would the project:</b>	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?			<b>X</b>		
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?				<b>X</b>	
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?				<b>X</b>	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			<b>X</b>		
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?			<b>X</b>		
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			<b>X</b>		
g) Comply with federal, state, and local statutes and regulations related to solid waste?			<b>X</b>		

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The proposed development and occupation of a 60-unit single family residential subdivision will increase the need for utility and service systems, but not to an extent that will impact the ability of the utility and service providers to adequately provide such services.

**Prior Environmental Review:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts on utilities and service systems that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included increased generation of wastewater flow, provision of adequate wastewater treatment, increased demand for solid waste disposal, and increased demand for energy and communication services (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.13-1 through 4.13-34). The analysis found that while development and buildout of the General Plan can result in utilities and service system impacts, these impacts would be reduced to a less than significant level through the application of General Plan goals and policies that would assist in minimizing or avoiding impacts to utilities and service systems.

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

**Mitigation Measures from Uniformly Applied Development Policies and Standards:**

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

**Significance Conclusions:**

**a., b. and e. Exceed Wastewater Treatment Requirements, Exceed Wastewater Treatment Facility, Wastewater Capacity– *Less than Significant Impact.*** The proposed project site is located within the South Placer Municipal Utility District (SPMUD) service area for sewer. SPMUD has provided a letter regarding the proposed project indicating that the project is within their service area and eligible for service, provided that their condition requirements and standard specifications are met. SPMUD has a System Evaluation and Capacity Assurance Plan, which is periodically updated, to provide sewer to projects located within their service

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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.

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

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Auburn, Bowman, Ophir, Newcastle, Penryn, Loomis, Rocklin, Lincoln, and portions of Granite Bay.

PCWA has planned for growth in the City of Rocklin and sized the water supply infrastructure to meet this growth (PCWA 2006). PCWA has provided a letter regarding the proposed project indicating that the project is within their service area and eligible for service upon execution of a facilities agreement and payment of all required fees and charges. The project site would be served by the Foothill WTP, which treats water diverted from the American River Pump Station near Auburn, and the proposed project’s estimated maximum daily water treatment demands would not exceed the plant’s permitted capacity. Because the proposed project would be served by a water treatment plant that has adequate capacity to meet the project’s projected demand and would not require the construction of a new water treatment plant, the proposed project’s water supply and treatment facility impacts would be considered less than significant.

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

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



<b>XIX.</b> <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?		<b>X</b>			
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)?			<b>X</b>		
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			<b>X</b>		

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

The preceding analysis demonstrates that these effects will not occur as a consequence of the project.

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**Significance Conclusions:**

**a. Degradation of Environment Quality – *Less than Significant with Mitigation.*** The proposed project site is partly surrounded by developed land. Based on the project location and the application of mitigation measures for potential biological resources and cultural resources impacts as discussed above, the proposed project does not have the potential to: substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory. Although the proposed project could cause a significant effect on the environment, there will not be a significant effect in this case because of the project design and the application of the recommended mitigation measures and the City’s uniformly applied development policies and standards that will reduce the potential impacts to a less than significant level. Therefore, the project would have less than significant impacts.

**a. b. Cumulatively Considerable Impacts – *Less than Significant Impact.*** Development in the South Placer region as a whole will contribute to regional air pollutant emissions, thereby delaying attainment of Federal and State air quality standards, regardless of development activity in the City of Rocklin and application of mitigation measures. As a result 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, and the proposed project represents the same vehicle trip generation and associated air quality and greenhouse gas emission impacts as which was analyzed in the General Plan EIR. In addition, the project-specific air quality analysis discussed above demonstrated that the proposed project would have a less than significant cumulative air quality and greenhouse gas emissions impact. 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 vacant 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, both at a project-

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specific Rocklin General Plan buildout level as it relates to biological resources solely within the City of Rocklin, as well as in the context of a cumulative contribution from Rocklin General Plan buildout as it relates to biological resources in the region. Development of the proposed project represents conversion of the same vacant 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. 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, and the proposed project results in the same vehicle trip generation that was analyzed in the General Plan EIR. In addition, the above analysis of the potential noise impacts resulting from the proposed project demonstrated that the proposed project would have a less than significant cumulative noise impact. 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, and the proposed project results in the same vehicle trip generation that was analyzed in the General Plan EIR. Therefore, the project would have less than significant impacts.

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

**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.

## Section 5. References

City of Rocklin General Plan, October 2012  
 City of Rocklin General Plan, Final Environmental Impact Report, August 2012  
 City of Rocklin General Plan, Draft Environmental Impact Report, August 2011  
 City of Rocklin Zoning Ordinance, Title 17 of the Rocklin Municipal Code  
 City of Rocklin Design Review Guidelines  
 Foothill Associates, Biological Resources Assessment, 4588 Barton Road +/- 25-Acre Site, City of Rocklin, California, August 25, 2017  
 KD Anderson & Associates, Inc., Traffic Impact Analysis for 4588 Barton Road Subdivision, November 2, 2017  
 Peak & Associates, Inc., Determination of Eligibility and Effect for the Croftwood 2 Project Area, City of Rocklin Placer County, California, January, 2017  
 Raney Planning & Management, Inc., Air Quality and Greenhouse Gas Analysis, Croftwood 2 Project, July, 2017  
 Sierra Nevada Arborists, Arborist Report and Tree Inventory Summary, 4588 Barton Road Project Site (APN 045-053-015-000), City of Rocklin, California, October 10, 2016

### Attachments

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

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**MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT**

**CROFTWOOD UNIT #2 SUBDIVISION  
(SD2017-0002, PDG2017-0002, and TRE2017-0003)**

**Project Name and Description**

The Croftwood Unit #2 Subdivision project proposes the construction of a residential subdivision consisting of 60 single-family residential units on an approximately 25.5 +/- acre site in the City of Rocklin. This project will require General Development Plan, Tentative Subdivision Map, and Oak Tree Preservation Permit entitlements. For more detail please refer to the Project Description set forth in Section 3 of this Initial Study.

**Project Location**

The project site is specifically located at 4588 Barton Road and generally located on the west side of Brace Road, approximately 0.8 miles north of Rocklin Road, in the City of Rocklin. The Assessor’s Parcel Numbers are 045-053-015.

**Project Proponent’s Name**

The applicant and property owner is Jesper Peterson Revocable Trust.

**Basis for Mitigated Negative Declaration Determination**

The City of Rocklin finds that as originally submitted the proposed project could have a significant effect on the environment. However, revisions in the project have been made by or agreed to by the project proponent, which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. Therefore a MITIGATED NEGATIVE DECLARATION has been prepared. The Initial Study supporting the finding stated above and describing the mitigation measures including in the project is incorporated herein by this reference. This determination is based upon the criteria of the Guidelines of the State Secretary of Resources Section 15064 – Determining the Significance of the Environmental Effects Caused by a Project, Section 15065 – Mandatory Findings of Significance, and 15070 – Decision to Prepare a Negative Declaration or Mitigated Negative Declaration, and the mitigation measures described in the Mitigation Monitoring Plan for this Project.

**Date Circulated for Review:** December 14, 2017

**Date Adopted:** \_\_\_\_\_

**Signature:** \_\_\_\_\_  
Marc Mondell, Economic and Community Development Department Director

**MITIGATION MONITORING PROGRAM  
 Croftwood Unit #2 Subdivision  
 (SD2017-0002, PDG2017-0002, and TRE2017-0003)**

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 (ECD), Public Services (PS), Community Facilities (CFD), Police (PD), and Fire Departments (FD).

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

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

**MITIGATION MEASURES:****Air Quality:**

To address the projects' potentially significant impact regarding exposure of sensitive receptors to substantial pollutant concentrations during demolition, the following mitigation measure, as agreed to by the applicants, is being applied to the project:

*III.-1 Prior to issuance of a demolition permit for any on-site structures, if the on-site structures are found to be constructed prior to 1980, the developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review, to the City's Building Division, an asbestos and lead survey. If asbestos- or lead-containing materials are not discovered during the survey, further mitigation related to asbestos-containing or lead-containing materials will not be required. If asbestos- and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos- and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety Administration (Cal-OSHA) regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The plan shall include the requirement that work shall be conducted by a Cal-OSHA registered asbestos and lead abatement contractor in accordance with Title 8 CCR 1529 and Title 8 CCR 1532.1 regarding asbestos and lead training, engineering controls, and certifications. The applicant shall submit the work plan to the City and the Placer County Department of Environmental Health for review and approval.*

**IMPLEMENTATION:**

Prior to issuance of a demolition permit for any on-site structures, if the on-site structures are found to be constructed prior to 1980, the Developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review, to the Economic and Community Development Director, an asbestos and lead survey. If asbestos- and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos- and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety Administration (Cal-OSHA) regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The applicant shall submit the work plan to the City and the Placer County Department of Environmental Health for review and approval.

**RESPONSIBILITY:**

Applicant/Developer

City of Rocklin Economic and Community Development Department

Placer County Department of Environmental Health

**MITIGATION MEASURES:****Biological Resources:**

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

*IV.-1 The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February 1 through September 15.).*

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

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

*If construction activities are scheduled to occur during the non-breeding season (September 16 - January), a survey is not required and no further studies are necessary.*

*This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

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

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

California Department of Fish and Wildlife

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Mitigated Negative Declaration/Mitigation Monitoring Program

Reso No.



**MITIGATION MEASURES:****Biological Resources:**

To address the project's potential impacts to Swainson's hawk nesting activities, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.2 The applicant/developer shall attempt to time the removal of potential Swainson's hawk nesting habitat to avoid the Swainson's hawk nesting season (September 16 through February 28).*

*Prior to the commencement of construction activities during the nesting season for Swainson's hawk (between March 1 and September 15), the applicant/developer shall hire a qualified biologist to conduct a minimum of two (2) protocol-level pre-construction surveys during the recommended survey periods for the nesting season that coincides with the commencement of construction activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). The biologist shall conduct surveys for nesting Swainson's hawk within 0.25 miles of the project site where legally permitted. The biologist shall use binoculars to visually determine whether Swainson's hawk nests occur within the 0.25-mile survey area if access is denied on adjacent properties. If no active Swainson's hawk nests are identified on or within 0.25 miles of the project site within the recommended survey periods, a letter report summarizing the survey results should be submitted to the City of Rocklin Environmental Services Division within 30 days following the final survey, and no further avoidance and minimization measures for nesting habitat are required.*

*If active Swainson's hawk nests are found within 0.25 miles of construction activities, the biologist shall contact the CDFW, City of Rocklin Environmental Services Division, and the project proponent within one day following the preconstruction survey to report the findings. For the purposes of this avoidance and minimization requirement, construction activities are defined to include any tree/vegetation removal and heavy equipment operation associated with construction or other project-related activities that could cause nest abandonment or forced fledging within 0.25 miles of a nest site between March 1 and September 15. Should an active nest be present within 0.25 miles of construction areas, then the CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, determine whether high visibility construction fencing should be erected around the buffer zone, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 miles of the nest. Should the biologist determine that the construction activities are disturbing the nest, the biologist shall have the authority to, and require construction activities to be halted until the CDFW is consulted. The construction activities shall not re-commence until the CDFW determines that construction activities would not result in abandonment of the nest site. Should the biologist determine that the nest has not been disturbed during construction activities within the buffer zone, then a letter report summarizing the survey results should be submitted to the CDFW, City of Rocklin Environmental Services Division and the project proponent within*

*30 days following the final monitoring event, and no further avoidance and minimization measures for nesting habitat are required.*

*This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

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

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

California Department of Fish and Wildlife

**MITIGATION MEASURES:****Biological Resources:**

To address the project's potential impacts to valley elderberry longhorn beetle, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-3 Once the final project design has been approved, the applicant/developer shall hire a qualified biologist to conduct a survey within the riparian woodland and oak woodland to determine whether any elderberry shrubs occur within 100 feet of the project footprint. If construction is anticipated within 100 feet of any elderberry shrubs, approval by the United States Fish and Wildlife Service (USFWS) must be obtained and a minimum setback of 20 feet from the driplines of the elderberry shrubs must be maintained, in accordance with the USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (Guidelines; USFWS 2017). Project activities that will encroach into the 20-foot minimum setback area are assumed to adversely affect VELB. If project activities will encroach into the 20-foot minimum setback area and may directly or indirectly affect elderberry shrubs with stems measuring at least one-inch diameter at ground level (dgl), the biologist shall develop and implement minimization measures including conducting worker education, construction monitoring, and requirements for seasonal restrictions on activities such as mowing or trimming.*

*Compensatory mitigation shall be required for unavoidable adverse impacts to VELB or its habitat. Compensatory mitigation may include on-site planting of replacement habitat, establishing or protecting offsite habitat for VELB or purchasing mitigation credits from a USFWS-approved mitigation bank. Compensatory mitigation can be implemented at a habitat level or on a per shrub basis. Proposed compensatory mitigation proposals shall require approval by the USFWS prior to implementation.*

*Prior to any grading activities and/or prior to the issuance of Improvement Plans, a report summarizing the survey results and any necessary mitigation requirements and proof of implementation, including but not limited to, minimization measures and compensatory mitigation, shall be submitted to the City of Rocklin Environmental Services Division.*

*This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for elderberry longhorn beetles and any necessary mitigation requirements and proof of implementation to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and the United States Fish and Wildlife Service as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

United States Fish and Wildlife Service

**MITIGATION MEASURES:****Biological Resources:**

To address the project's potential impacts to American badger, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-4 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for American badger within 14 days prior to the start of ground disturbance. If no American badgers are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If American badgers or their dens are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities until the biologist determines that the badger has left the construction footprint on its own accord.*

*This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for American badgers to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:****Biological Resources:**

To address the project's potential impacts to coast horned lizards, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-5 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for coast horned lizards within 14 days prior to the start of ground disturbance. If no coast horned lizards are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If coast horned lizards are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any coast horned lizards found within the construction footprint to suitable habitat away from the construction zone but within the project site.*

*This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for coast horned lizards to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:****Biological Resources:**

To address the project's potential impacts to special-status bat species, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-6 Prior to the issuance of a demolition permit and/or Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for special-status bats within 14 days prior to the start of the removal of any trees or buildings. If no special-status bats are observed roosting, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If tree removal or building demolition does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If bats are found in trees or buildings proposed for removal, consultation with the CDFW is required to determine avoidance measures. Recommended avoidance measures include establishing a buffer around the roost tree or building until it is no longer occupied and/or implementation of exclusion measures. The tree or building should not be removed until a biologist has determined that the tree or building is no longer occupied by the bats and documentation to that effect is provided to the City of Rocklin Environmental Services Division.*

*This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for special status bats to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:****Biological Resources:**

To address the project's potential impacts to burrowing owls, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-7 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction take avoidance survey between 14 and 30 days prior to the commencement of construction, in accordance with the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (2012 Staff Report) (CDFW 2012). The survey area shall include an approximately 500 foot buffer area around the footprint of work activities, where access is permitted. If the surveys are negative, then a letter report documenting the results of the survey should be provided to the CDFW, City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If burrows are observed within 500 feet of the footprint of work activities, an impact assessment shall be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the biologist shall consult with CDFW and develop a detailed mitigation plan such that the habitat acreage, number of burrows, and burrowing owls impacted are replaced. The mitigation plan shall be based upon the requirements set forth in Appendix A of the 2013 Staff Report and shall be implemented prior to any grading activities and/or prior to the issuance of Improvement Plans.*

*This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for burrowing owls to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the California Department of Fish and Wildlife and the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

California Department of Fish and Wildlife



**MITIGATION MEASURES:****Biological Resources:**

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

*IV.-8 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for western pond turtle for any construction activity within 500 feet of the riverine perennial marsh and perennial drainages within 14 days prior to the start of ground disturbance. If no western pond turtles are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.*

*If western pond turtles are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any western pond turtles found within the construction footprint to suitable habitat away from the construction zone but within the project site.*

*This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for western pond turtles to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:**

**Biological Resources:**

To address the project’s potential impacts to Central Valley steelhead, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-9 Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall show on the Improvement Plans the implementation of erosion control Best Management Practices (BMPs) during construction and post construction that will reduce sediment loads into the perennial drainages (Secret Ravine and associated tributary). The applicant/developer shall hire a qualified biologist to coordinate with the CDFW, the National Marine Fisheries Service (NMFS) and the United States Fish and Wildlife Service (USFWS) in conjunction with the project’s Corps 404 permit process and the CDFW 1600 Streambed Alteration Agreement to determine appropriate measures to avoid adverse effects on special-status fish species should fill or impacts to the bed and bank of the perennial drainages occur. Any measures determined through such consultation efforts shall be implemented during construction activities, and if necessary, following construction activities.*

*This mitigation measure shall be incorporated as notes on the project’s Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.*

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant/developer shall show on the Improvement Plans the implementation of erosion control Best Management Practices (BMPs) during construction and post construction that will reduce sediment loads into the perennial drainages (Secret Ravine and associated tributary).

Prior to the start of grading or construction activities, the applicant/developer shall hire a qualified biologist to coordinate with the CDFW, the National Marine Fisheries Service (NMFS) and the United States Fish and Wildlife Service (USFWS) in conjunction with the project’s Corps 404 permit process and the CDFW 1600 Streambed Alteration Agreement to determine appropriate measures to avoid adverse effects on special-status fish species should fill or impacts to the bed and bank of the perennial drainages occur. It shall be demonstrated that any measures determined through such consultation efforts shall be implemented during construction activities, and if necessary, following construction activities.

**RESPONSIBILITY**

- Applicant/Developer
- City of Rocklin Public Services Department
- City of Rocklin Economic and Community Development Department
- California Department of Fish and Wildlife
- National Marine Fisheries Service
- United States Fish and Wildlife Service
- United States Corps of Engineers

**MITIGATION MEASURES:****Biological Resources:**

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

*IV.-10 Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and if determined necessary, a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.*

*For potential impacts to riparian habitat, the project may be required to obtain a Section 1600 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife. If it is determined that a SAA is required, the applicant shall obtain one and all terms and conditions of the SAA shall be complied with.*

*Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and if determined necessary, a United States Fish and Wildlife Service Biological Opinion and a California Department of Fish and Wildlife Section 1600 Streambed Alteration Agreement. The applicant shall also demonstrate to the Public Services Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Public Services Department how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion and Section 1600 Streambed Alteration Agreement.*

**IMPLEMENTATION:**

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

permit, the Section 401 water quality certification, and if applicable, the Biological Opinion and Streambed Alteration Agreement.

**RESPONSIBILITY**

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

**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.-10 Prior to the issuance of improvement plans or grading permits, the applicant shall:*

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

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

- The total number of surveyed oak trees;*
- The total number of oak trees to be removed;*
- The total number of oak trees to be removed that are to be removed because they are sick or dying, and*
- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.*

**IMPLEMENTATION:**

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

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:****Cultural Resources:**

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

*V.-1 If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) or tribal cultural resources 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, a unique paleontological resource, or a tribal cultural 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 and tribal cultural resources.*

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

**IMPLEMENTATION:**

If evidence of undocumented cultural resources is discovered during grading or construction operations, ground disturbance in the area shall be halted and a qualified professional archaeologist, the City's Environmental Services Manager and the Native American Heritage

Commission shall be notified regarding the discovery. Other procedures as specifically noted in Mitigation Measure V.-1 shall also be followed and complied with.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department (Environmental Services Manager)

City of Rocklin Economic and Community Development Department

Native American Heritage Commission

**MITIGATION MEASURES:****Hazardous Materials:**

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

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

**IMPLEMENTATION:**

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

**RESPONSIBILITY**

Applicant/Developer  
 City of Rocklin Economic and Community Development Department  
 Placer County Department of Environmental Health



**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)*

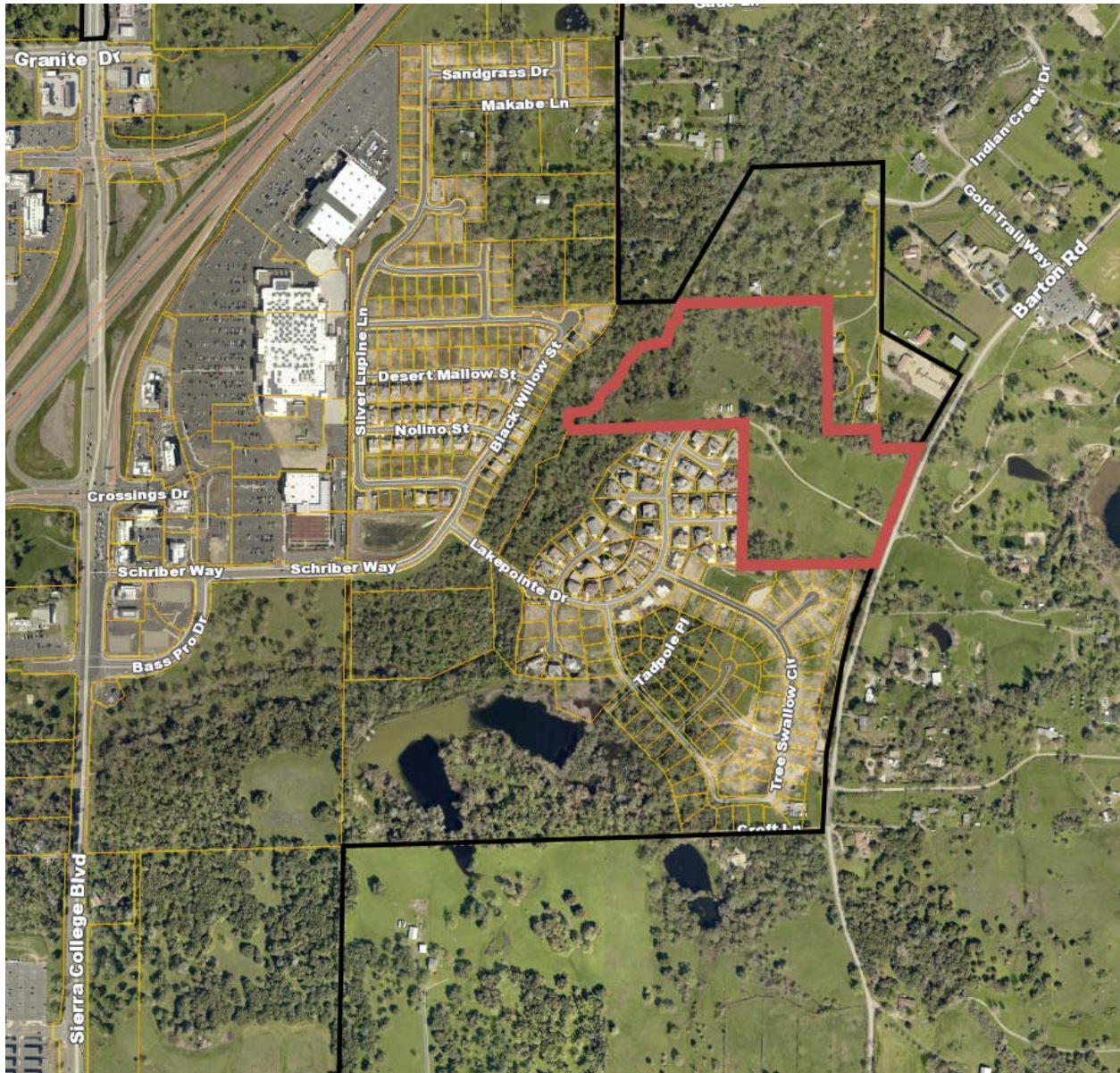
**Monitoring/Reporting:**

\_\_\_\_\_  
Community Development Director

**Effectiveness Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### ATTACHMENT A – PROJECT VICINTY MAP



### ATTACHMENT B – PROJECT SITE PLAN





## RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING THE  
 CROFTWOOD UNIT #2 GENERAL DEVELOPMENT PLAN  
 (ORDINANCE NO. 711)

(Croftwood 2 / PDG-2017-0002)

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

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

A. The amendment to the Croftwood Unit #2 General Development Plan would modify and supersede the approved development criteria within the Croftwood Unit 2 Subdivision.

B. A Mitigated Negative Declaration for this project has been recommended for approval via Planning Commission Resolution No. PC-2018-\_\_\_\_\_.

C. The proposed general development plan amendment is compatible with the Rocklin General Plan and the land uses existing and permitted on the properties in the vicinity.

D. The land uses, and their density and intensity, allowed in the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

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

F. The requested modifications would encourage a creative and more efficient approach to the use of land and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

Section 2. The Planning Commission of the City of Rocklin hereby recommends City Council approval of the general development plan amendment in the form as shown on Attachment 1, attached hereto and incorporated by reference herein.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

## ATTACHMENT 1

## ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
 APPROVING AN ORDINANCE AMENDING THE  
 CROFTWOOD UNIT #2 GENERAL DEVELOPMENT PLAN  
 (ORDINANCE NO. 711)

(Croftwood 2 / PDG-2017-0002)

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

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

A. The amendment to the Croftwood Unit #2 General Development Plan modifies and supersedes the approved development criteria within the Croftwood Unit 2 Subdivision.

C. The general development plan amendment is compatible with the Rocklin General Plan and land uses existing and permitted on the properties in the vicinity.

D. The land uses, and their density and intensity, allowed in the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

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

F. The modifications would encourage a creative and more efficient approach to the use of land and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

**Section 2. Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

**Section 3. Environmental.** A Mitigated Negative Declaration for this project has been approved via City Council Resolution No. PC-2018-\_\_\_\_\_.

**Section 4. Approval.** The City Council of the City of Rocklin hereby rescinds Ordinance No. 711 and hereby approves the general development plan in the form as shown on Exhibit A, attached hereto and incorporated by reference herein.

**Section 5. Severability.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

**Section 6. Effective Date.** Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

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

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

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

- AYES: Councilmembers:
- NOES: Councilmembers:

ABSENT: Councilmembers:  
ABSTAIN: Councilmembers:

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Mayor

ATTEST:

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City Clerk

First Reading:  
Second Reading:  
Effective Date:



## EXHIBIT A

### Croftwood Unit #2 General Development Plan (Amendment)

**Purpose**

The original Croftwood Unit #2 General Development Plan (PDG-93-01) was approved by the City of Rocklin in 1994 by Ordinance No. 711. This amendment supersedes the original General Development Plan approval and includes the below measures.

**Site Location**

The site plan for this General Development Plan is contained in Exhibit A (Attached).

**Permitted Uses**

Permitted uses within the General Development Plan shall be a single-family residential subdivision, with open space areas along Secret Ravine and the other perennial drainage, and a landscape buffer along Barton Road.

Permitted Uses in the **PD-2.5** Zone:

- A. Single-family dwellings;
- B. Accessory buildings as regulated by Section 17.08.090;
- C. Secondary residential units.

**Development Standards**

There are two areas within the PD-2.5 zone district, each with their own development standards. Area A, designated in dark gray, includes lots 26, 27, and 42 through 50. Area B, designated in white, includes the remainder of the site.

1. Development Standards: **PD-2.5 Zoning District – Area A** (Lots 26, 27, and 42 through 50)
  - a. Minimum Lot Area:                   8,000 s.f. (Corner)  
  7,500 s.f. (Interior)
  - b. Lot Width:                               80 feet (Corner)  
  75 feet (Interior)
  - c. Lot Coverage:                           35% maximum
  - d. Building Height:                       30 feet (Primary)  
  14 feet (Accessory)
  - e. Setbacks:                                 Front – 25 feet

Rear – 25 feet  
 Interior – 7.5 feet  
 Street – 10 feet

2. Development Standards: **PD-2.5 Zoning District – Area B** (All remaining lots)

- a. Minimum Lot Area: 7,050 s.f. (Corner)  
6,300 s.f. (Interior)
- b. Lot Width: 65 feet (Corner)  
60 feet (Interior)
- c. Lot Coverage: 40% maximum
- d. Building Height: 30 feet (Primary)  
14 feet (Accessory)
- e. Setbacks: Front (Garage) – 25 feet  
Front (Living Area) – 20 feet  
Rear – 20 feet  
Interior – 5 feet  
Street – 10 feet

3. Circulation Plan:

- a. All proposed circulation systems shall indicate two points of access, each through Croftwood Unit #1 (Crowne Point).
- b. All proposed streets shall be an extension of the private streets of the gated community of Crowne Point.
- c. A 20-foot emergency access to Barton Road shall be constructed with emergency vehicle accessibility standards.

4. Intensity:




- a. The intensity of land uses on the property shall not exceed 2.5 dwelling units per acre.

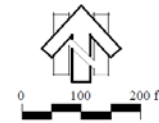


**Project Information**

Lot Type	
Residential lots	60
Open space lots	2
Buffer lot	1
Detention basin lot	1
Private Road lot	1
<b>Total Lots</b>	<b>65</b>

Project Area = 25.5± acres  
 Overall Density = 2.4 du/ac.

-  Open Space
-  Area A
-  Area B



**Exhibit A**  
**General Development Plan**  
***Croftwood Unit #2***

Scale: 1"=200'    January 18, 2017  
 (when printed 11" x 17")    Revised: August 9, 2017  
 October 12, 2017



PLANNING COMMISSION RESOLUTION PC-2018-  
RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF  
A TENTATIVE SUBDIVISION MAP AND AN OAK TREE PRESERVATION PLAN PERMIT  
(Croftwood Unit #2 / SD-2017-0002 and TRE-2017-0003)

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

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

A. Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD-2017-0002 and TRE-2017-0003) allow the subdivision and development of an approximately 25.5-acre site into 60 single family lots, with associated gated/private streets and related improvements.

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

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

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the proposed General Development Plan Amendment for the property (PDG-2017-0002) being processed concurrently.

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

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

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

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

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

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

Section 2. The Croftwood 2 Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD-2017-0002 and TRE-2017-0003) as depicted in Exhibit A attached hereto and by this reference incorporated herein, are hereby recommended for approval of the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Utilities

a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA ENGINEERING)

b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

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

c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from Surewest Communications / Pacific Bell, and Pacific Gas & Electric (PG&E). (APPLICABLE UTILITY, ENGINEERING)

d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)

e. Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC WORKS)

2. Schools

- a. Financing: The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (LOOMIS UNION SCHOOL DISTRICT, PLACER UNION HIGH SCHOOL DISTRICT, BUILDING):
- 1) At the time of issuance of a building permit, the developer shall pay to the Loomis Union School District and Placer Union High School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Loomis Union School District.
  - 2) The above condition shall be waived by the City Council if the applicant and the District(s) reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Fire Service

- a. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief. (ENGINEERING, FIRE)
- b. Prior to issuance of a Building Permit, a Fire Hazard Mitigation Plan shall be prepared for the property, which shall include a Fuel Modification Plan. The Fire Hazard Mitigation Plan shall be reviewed and approved by the Rocklin Fire Chief. Implementation of the Fire Hazard Mitigation Plan shall be the responsibility of the property owners. (FIRE, PLANNING)
- b. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency (PCWA). (PCWA, ENGINEERING, FIRE)
- c. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Parks

- a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28.

- b. Community Park Fees shall be paid as required by City Council Resolution #99-82. (BUILDING)

5. Improvements/Improvement Plans

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

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

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

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

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:
  - 1) Stormwater Management
    - a. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility and Detention Basin Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer). All specified treatment systems and



hydromodification controls shall be privately owned and maintained. (Building, Public Services)

- b. Prior to issuance of improvement plans, unless waived by the City Engineer, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (City Attorney, Building, Public Services)
  - i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
  - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
  - iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
- c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.

- d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
- 2) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
  - 3) Obtain a General Construction Activity Storm Water Permit as a part of the National Pollutant Discharge Elimination System (NPDES) permit process from the Regional Water Quality Control Board.
  - 4) Submit verification from the U.S. Army Corp of Engineers and the California Department of Fish and Game that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways.
  - 5) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.
  - 6) Wells and Septic Systems:
    - a. All well sites located on the property shall require abandonment and/or removal in accordance with the Placer County Environmental Health Department well abandonment procedure. Confirmation of the

abandonment shall be submitted to Placer County Environmental Health Department and City of Rocklin.

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

b. All on site standard improvements, including but not limited to:

- 1) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall

be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.

- 2) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.

c. The following on-site special improvements:

- 1) Streetlights shall be installed to match the existing street lights in the adjacent Crowne Point (Croftwood Phase I) subdivision. Lighting installation and wiring shall comply with all applicable City standards.
- 2) Street sign poles and signs consistent with the adjacent Crowne Point (Croftwood Phase I) subdivision shall be installed on all streets within the subdivision.
- 3) Six foot wide asphalt or decomposed granite pedestrian trails shall be required around Lot 1 and Lot C, consistent with Exhibit A. The trails shall each include an outlook area with benches and pavers, to the satisfaction of the Planning Department.
- 4) The 20-foot-wide emergency vehicle access, between tentative map lots 13 and 14, from "B" Way to the edge of pavement of Barton Road, shall be improved with AC pavement and a gate with a Knox box, to the satisfaction of City Engineer and the Fire Department.
- 5) Six foot high wooden good neighbor type fencing, utilizing metal fence posts, shall be installed at the property lines between Lots 13 and 14 and the EVA to Barton Road. Said fencing shall begin at the front setback line from "B" Way and extend to the landscape buffer area.
- 6) Post and cable fencing shall be installed along the westerly and northerly sides of the trails on Lots B and C to provide a barrier to access of the adjacent open space areas. Said fencing shall be constructed of a single steel cable strung between powder-coated black steel posts approximately 3'-6" high spaced approximately 15' on center and set in concrete.

- 7) Six foot high tubular metal fencing shall be installed around the detention basin. Said fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.
- 8) A six-foot tall fence shall be installed along the rear (southerly) property lines of Lots 18 – 24. Said fence shall have a base a minimum of 36 inches high constructed of double sided split face block with a tubular metal making up the remainder of the fence height. Said tubular metal fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.
- 9) To address existing drainage issues along the southern boundary, a concrete-lined drainage ditch shall be installed south of Lots 18-24, as shown on the Preliminary Grading & Drainage Plan included in Exhibit A. The design of the drainage ditch shall provide for a minimum seven foot wide access way adjacent to the length of the ditch and extending to Barton Road to the satisfaction of the Director of Public Services.
- 10) A six foot high tubular metal fence and gate shall be installed between the southeasterly corner of Lot 18 and the existing Barton Road buffer wall on the Crowne Point (Croftwood Unit #1) Phase to prevent unauthorized access to the area of the drainage ditch to the satisfaction of the Director of Public Services. Said fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.
- 11) A six foot high masonry wall shall be constructed on Lot D adjacent to the easterly side / rear property lines (as applicable) of Lots 13 through 18. Said wall shall match the design, materials, and colors of the existing Barton Road Buffer wall constructed with the Crowne Point (Croftwood Phase I) development.
- 12) Open-view fencing shall be required along any rear-yard portion of residential lots which are adjacent to the open space area (substantially consistent with the Open Space Fencing Exhibit included as part of Exhibit A) to the satisfaction of the Economic and Community Development Director.

- d. The following off-site improvements: None.
- e. Landscape and irrigation plans shall be included with the project improvement plans and shall comply with the following: (ENGINEERING, PUBLIC WORKS, PLANNING)

- 1) Barton Road buffer and EVA landscaping shall be consistent with and complementary to that installed with the Crowne Point (Croftwood Phase I) development, with the additional objective of minimizing necessary weed abatement in areas between plantings, to the satisfaction of the Public Services Director.
- 2) The landscaping plan shall be prepared by a landscape architect and shall include:
  - i. A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials. Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.
  - ii. A section diagram of proposed tree staking.
  - iii. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
  - iv. Use of granite or moss rock boulders along the planting areas.
  - v. Certification by the landscape architect that the landscape plans meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
  - vi. Certification by the landscape architect that the soil within the landscape area is suitable for the proposed landscaping and / or specify required soil treatments and amendments needed to ensure the health and vigor of landscape planting.
- 3) All landscaping improvements shall be constructed and/or installed prior to submitting the final map for filing with the City Council, unless the subdivider executes the City's standard form subdivision landscaping agreement and provides the financial security and insurance coverage required by the subdivision landscaping agreement, prior to or concurrent with submitting the final map.
- 4) The subdivider shall maintain the landscaping and irrigation systems on Lot D for one year from the date the landscaping is accepted by the City, without reimbursement. The subdivider shall apply for and obtain an encroachment permit to do any maintenance in the public right-of-

way until such time as the City takes over maintenance of the landscaping.

- 5) Encroachment Permits and/or other approvals as necessary shall be obtained from the Town of Loomis as needed to allow maintenance of landscaping within any Barton Road right-of-way located within the Town of Loomis.
- f. The following notes shall be included on the improvement plans, to be implemented during construction, to provide for, among other things, dust control, re-vegetation of disturbed areas, erosion control, and emissions reduction in conformance with the requirements of the City of Rocklin:
- 1) Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the City Engineer and the Placer County Air Pollution Control District. This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.
  - 2) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
  - 3) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
  - 4) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
  - 5) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.

- 6) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- 7) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- 8) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- 9) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- 10) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- 11) All construction equipment shall be maintained in clean condition.
- 12) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- 13) All exposed surfaces shall be revegetated as quickly as feasible.
- 14) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- 15) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall



be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

- 16) Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- 17) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
- 18) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- 19) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- 20) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- 21) If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) or tribal cultural resources 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, a unique paleontological resource, or a tribal cultural 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 and tribal cultural resources.

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

**(MITIGATION MEASURE V.-1)**

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

and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

- g. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:

- Recommendations for building pad and footing construction;
- Use of soil stabilizers or other additives; and
- Recommendations for surface drainage.

- h. Pre-construction Special Studies.

- 1) The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February 1 through September 15.).

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

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and

Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September 16 - January), a survey is not required and no further studies are necessary.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-1)**

- 2) The applicant/developer shall attempt to time the removal of potential Swainson's hawk nesting habitat to avoid the Swainson's hawk nesting season (September 16 through February 28).

Prior to the commencement of construction activities during the nesting season for Swainson's hawk (between March 1 and September 15), the applicant/developer shall hire a qualified biologist to conduct a minimum of two (2) protocol-level pre-construction surveys during the recommended survey periods for the nesting season that coincides with the commencement of construction activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). The biologist shall conduct surveys for nesting Swainson's hawk within 0.25 miles of the project site where legally permitted. The biologist shall use binoculars to visually determine whether Swainson's hawk nests occur within the 0.25-mile survey area if access is denied on adjacent properties. If no active Swainson's hawk nests are identified on or within 0.25 miles of the project site within the recommended survey periods, a letter report summarizing the survey results should be submitted to the City of Rocklin Environmental Services Division within 30 days following the final survey, and no further avoidance and minimization measures for nesting habitat are required.

If active Swainson's hawk nests are found within 0.25 miles of construction activities, the biologist shall contact the CDFW, City of Rocklin Environmental Services Division, and the project

proponent within one day following the preconstruction survey to report the findings. For the purposes of this avoidance and minimization requirement, construction activities are defined to include any tree/vegetation removal and heavy equipment operation associated with construction or other project-related activities that could cause nest abandonment or forced fledging within 0.25 miles of a nest site between March 1 and September 15. Should an active nest be present within 0.25 miles of construction areas, then the CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, determine whether high visibility construction fencing should be erected around the buffer zone, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 miles of the nest. Should the biologist determine that the construction activities are disturbing the nest, the biologist shall have the authority to, and require construction activities to be halted until the CDFW is consulted. The construction activities shall not re-commence until the CDFW determines that construction activities would not result in abandonment of the nest site. Should the biologist determine that the nest has not been disturbed during construction activities within the buffer zone, then a letter report summarizing the survey results should be submitted to the CDFW, City of Rocklin Environmental Services Division and the project proponent within 30 days following the final monitoring event, and no further avoidance and minimization measures for nesting habitat are required.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-2)**

- 3) Once the final project design has been approved, the applicant/developer shall hire a qualified biologist to conduct a survey within the riparian woodland and oak woodland to determine whether any elderberry shrubs occur within 100 feet of the project footprint. If construction is anticipated within 100 feet of any elderberry shrubs, approval by the United States Fish and Wildlife Service (USFWS) must be obtained and a minimum setback of 20 feet from the driplines of the elderberry shrubs must be maintained, in accordance with the USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (Guidelines; USFWS 2017). Project activities that will encroach into the 20-foot minimum setback area are assumed to adversely

affect VELB. If project activities will encroach into the 20-foot minimum setback area and may directly or indirectly affect elderberry shrubs with stems measuring at least one-inch diameter at ground level (dgl), the biologist shall develop and implement minimization measures including conducting worker education, construction monitoring, and requirements for seasonal restrictions on activities such as mowing or trimming.

Compensatory mitigation shall be required for unavoidable adverse impacts to VELB or its habitat. Compensatory mitigation may include on-site planting of replacement habitat, establishing or protecting offsite habitat for VELB or purchasing mitigation credits from a USFWS-approved mitigation bank. Compensatory mitigation can be implemented at a habitat level or on a per shrub basis. Proposed compensatory mitigation proposals shall require approval by the USFWS prior to implementation.

Prior to any grading activities and/or prior to the issuance of Improvement Plans, a report summarizing the survey results and any necessary mitigation requirements and proof of implementation, including but not limited to, minimization measures and compensatory mitigation, shall be submitted to the City of Rocklin Environmental Services Division.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-3)**

- 4) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for American badger within 14 days prior to the start of ground disturbance. If no American badgers are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If American badgers or their dens are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to

commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities until the biologist determines that the badger has left the construction footprint on its own accord.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-4)**

- 5) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for coast horned lizards within 14 days prior to the start of ground disturbance. If no coast horned lizards are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If coast horned lizards are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any coast horned lizards found within the construction footprint to suitable habitat away from the construction zone but within the project site.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-5)**

- 6) Prior to the issuance of a demolition permit and/or Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for special-status bats within 14 days prior to the start of the removal of any trees or buildings.

If no special-status bats are observed roosting, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If tree removal or building demolition does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If bats are found in trees or buildings proposed for removal, consultation with the CDFW is required to determine avoidance measures. Recommended avoidance measures include establishing a buffer around the roost tree or building until it is no longer occupied and/or implementation of exclusion measures. The tree or building should not be removed until a biologist has determined that the tree or building is no longer occupied by the bats and documentation to that effect is provided to the City of Rocklin Environmental Services Division.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-6)**

- 7) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction take avoidance survey between 14 and 30 days prior to the commencement of construction, in accordance with the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (2012 Staff Report) (CDFW 2012). The survey area shall include an approximately 500 foot buffer area around the footprint of work activities, where access is permitted. If the surveys are negative, then and a letter report documenting the results of the survey should be provided to the CDFW, City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If burrows are observed within 500 feet of the footprint of work activities, an impact assessment shall be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl



habitat, the biologist shall consult with CDFW and develop a detailed mitigation plan such that the habitat acreage, number of burrows, and burrowing owls impacted are replaced. The mitigation plan shall be based upon the requirements set forth in Appendix A of the 2013 Staff Report and shall be implemented prior to any grading activities and/or prior to the issuance of Improvement Plans.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-7)**

- 8) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for western pond turtle for any construction activity within 500 feet of the riverine perennial marsh and perennial drainages within 14 days prior to the start of ground disturbance. If no western pond turtles are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If western pond turtles are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any western pond turtles found within the construction footprint to suitable habitat away from the construction zone but within the project site.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-8)**

- 9) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall show on the

Improvement Plans the implementation of erosion control Best Management Practices (BMPs) during construction and post construction that will reduce sediment loads into the perennial drainages (Secret Ravine and associated tributary). The applicant/developer shall hire a qualified biologist to coordinate with the CDFW, the National Marine Fisheries Service (NMFS) and the United States Fish and Wildlife Service (USFWS) in conjunction with the project's Corps 404 permit process and the CDFW 1600 Streambed Alteration Agreement to determine appropriate measures to avoid adverse effects on special-status fish species should fill or impacts to the bed and bank of the perennial drainages occur. Any measures determined through such consultation efforts shall be implemented during construction activities, and if necessary, following construction activities.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-9)**

6. Improvements in the Public Right-of-Way

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

7. Oak Tree Protection, Removal, and Mitigation

Prior to the issuance of improvement plans or grading permits, 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.

**(MITIGATION MEASURE IV.-11)**

8. Air Quality

- a. Prior to issuance of a demolition permit for any on-site structures, if the on-site structures are found to be constructed prior to 1980, the Developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review, to the Economic and Community Development Director, an asbestos and lead survey. If asbestos- and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos- and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety Administration (Cal-OSHA) regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The applicant shall submit the work plan to the City and the Placer County Department of Environmental Health for review and approval.

**(MITIGATION MEASURE III.-1)**

9. Noise

- a. All construction equipment shall be properly equipped with feasible noise control devices (e.g., mufflers) and properly maintained in good working order.

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

#### 10. Riparian Area and Creek Protection

- a. Prior to recordation of final map, an Open Space Easement (as described in Government Code section 51070, et seq.) shall be recorded over all areas designated as Open Space within Lots A and B, including the 100-year flood zone, for purposes of riparian area and creek protection.

The easement shall be in substantial compliance with the City's form Grant Of Open Space Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing and residential gates; provided, that native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Wildlife, as determined necessary. (PLANNING, ENGINEERING)

- b. The final map shall show a primary structure setback line located parallel and 20 feet from the boundary of the Open Space Easement (Lots A and B) or the non-building easement, whichever is more restrictive, to the satisfaction of the

- Economic and Community Development Director. Only accessory structures such as porches, swimming pools, and sheds shall be allowed within this setback area. (PLANNING, ENGINEERING)
- c. Temporary orange construction fencing shall be placed to protect the open space during construction. (PLANNING, ENGINEERING)
  - d. Riparian vegetation may be removed only when absolutely necessary, based on approval by the Economic and Community Development Director and any other required permits by other agencies having jurisdiction, such as Army Corp of Engineers and State Department of Fish and Wildlife. A revegetation plan must be submitted along with the request to remove riparian vegetation. The plan shall specify the timing of revegetation and the use of native riparian plants. (PLANNING, ENGINEERING)
  - e. Construction activities in Secret Ravine Creek, the associated riparian corridor and the established buffer area shall be limited to the summer low-flow period to minimize water quality impacts to spawning and egg stages of anadromous salmonids. (PLANNING, ENGINEERING)
  - f. Construction activities in or along Secret Ravine, the associated riparian corridor, and related oak woodland, should be coordinated with the appropriate regulatory agencies, such as CDFW and the Central Valley Regional Water Quality Control Board. (PLANNING, ENGINEERING)
  - g. No sidecasting of soil or vegetation shall be allowed in the Secret Ravine Creek and associated riparian corridor buffer area. (PLANNING, ENGINEERING)
  - h. Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and if determined necessary, a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.

For potential impacts to riparian habitat, the project may be required to obtain a Section 1600 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife. If it is determined that a SAA is required, the applicant shall obtain one and all terms and conditions of the SAA shall be complied with.

Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and if determined necessary, a United States Fish and Wildlife Service Biological Opinion and a California Department of Fish and Wildlife Section 1600 Streambed Alteration Agreement. The applicant shall also demonstrate to the Public Services Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Public Services Department how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion and Section 1600 Streambed Alteration Agreement.

**(MITIGATION MEASURE IV.-10)**

11. Homeowners' Association

- a. Prior to or concurrently with the recordation of the Final Map, the Subdivider shall be required to annex into the homeowners' association (HOA) for Croftwood Unit #1 (Crowne Point), which shall provide for access to the subdivision through Croftwood Unit #1. (ENGINEERING, CITY ATTORNEY)
- b. The Subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and maintained by the HOA, as follows. (ENGINEERING, CITY ATTORNEY)
  - 1) All streets within the boundary of the subdivision, including sidewalks, street lights, drainage improvements (except for the drainage ditch adjacent to Tentative Map Lots 18-24), and utilities.
  - 2) All areas identified as open space and wetlands conservation (Lots A and B).
  - 3) Detention basin area (Lot C).
  - 4) Common areas, including pedestrian trails and overlooks.
  - 5) The 20 foot wide public utility easement located between tentative subdivision map lot 60 and Lot B.

12. Maintenance

- a. The following portions of the project shall be defined as areas to be owned and maintained by the City:
  - 1) Lot D (the landscape buffer adjacent to Barton Road and the drainage ditch adjacent to Tentative Map Lots 18-24).

- 2) The 20-foot-wide emergency easement between tentative subdivision map lots 13 and 14.

13. Monitoring

Prior to recording of the first Final Map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Economic and Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (PLANNING, ENGINEERING)

14. Execution of Indemnity Agreement

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

15. Validity

- a. This entitlement shall expire three years from the date of approval unless prior to that date a final map has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Development Plan Amendment (PDG-2017-0002) has been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this      day of      , 2018, by the following roll call vote:

AYES:            Commissioners:  
NOES:           Commissioners:  
ABSENT:        Commissioners:  
ABSTAIN:       Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary



EXHIBIT A

Project Packet

# EXHIBIT A

SD2017-0002/TRE2017-0003

## PROJECT INFORMATION

**SITE DESCRIPTION:** Portion of SW Quarter of Section 15, Township 11 North, Range 3 East, M.D.B & M, as shown as Parcel A on Parcel Map 8 PM 21.

**ASSESSORS PARCEL No:** 045-053-015

**OWNER/ SUBDIVIDER:** Jacqueline Eston, Trustee et. al.  
2100 Northrope Ave., #800  
Sacramento, CA 95825

**LAND PLANNER:** Walters Land Planning  
7498 Griggs Way  
Sacramento, CA 95831  
(916) 502-1723

**ENGINEER:** TSD Engineering  
31 Natoma Street, Suite 160  
Folsom, CA 95630  
(916) 608-0707

**EXISTING USE:** Single Family, Agricultural

**PROPOSED USE:** Single Family Res., Open Space

**EXISTING ZONING:** PD-2.5, No Change

### SERVICES

**RECREATION:** City of Rocklin  
**FIRE:** City of Rocklin  
**SCHOOL:** Loomis Union School District  
**WATER:** Placer County Water Agency  
**SEWER:** South Placer Municipal Utility Dist.  
**DRAINAGE:** City of Rocklin  
**ELECTRIC/GAS:** PG&E

**NUMBER OF LOTS:** 60: Residential Lots  
2: Open Space Lots  
1: Buffer Lot  
1: Detention Basin Lot  
1: Private Road lot  
65: Total Lots

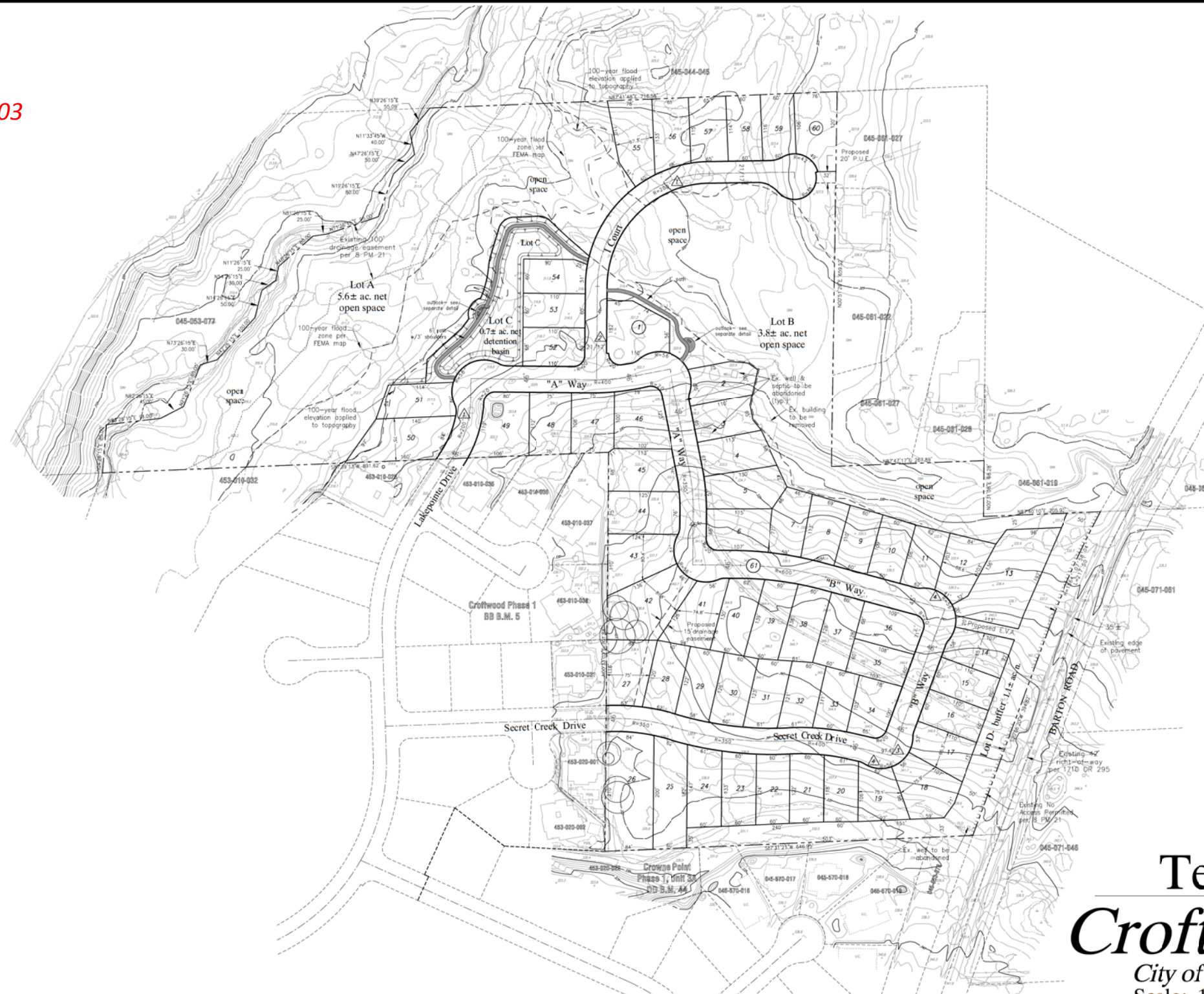
**AREA:** 25.5± acres gross

## NOTES

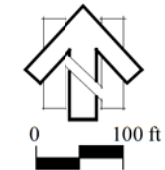
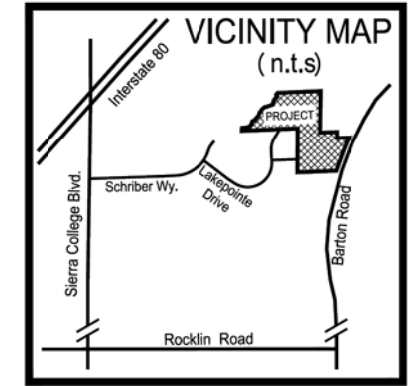
- 1) Dimensions & areas shown are approximate and subject to change.
- 2) Subdivider reserves the right to file multiple final maps, and phase construction.
- 3) All existing structures proposed to be removed. See Tree Exhibit for tree removal/preservation.
- 4) All interior roads to be owned and maintained by a homeowners association.
- 5) 12.5' P.U.E. proposed adjacent to all road right-of-way.
- 6) Street names with letter/number designations are for planning purposes. Street names to be processed with Final Map.
- 7) Refer to Planned Development zoning and General Development Plan for development standards.
- 8) Lot sizes: minimum = 6,300 sq.ft., maximum = 17,789 sq.ft., average = 8,556 sq.ft.
- 9) This is an application for a development project.

## DESIGN MODIFICATIONS

- △ Centerline radii less than 350 feet, as shown.
- △ Cul-de-sac street section with no sidewalk, one side.
- △ Larger elbow intersection angle, as shown.
- △ Elbow bulb center point offset 5' inside.

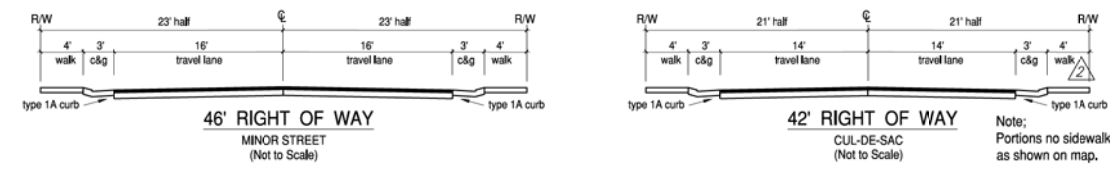


Sheet Index	
Tentative Subdivision Map	1
Prelim. Grading and Drainage Plan	2
Prelim. Grading Sections and Details	3
Prelim. Utility Plan	4
Prelim. Oak Tree Preservation Plan	5
Tree Survey Data	6



# Revised Tentative Map Croftwood Unit 2

City of Rocklin, California  
Scale: 1" = 100'  
(when printed 24" x 36")  
January 19, 2017  
Revised; April 3, 2017  
May 8, 2017  
August 7, 2017  
October 11, 2017

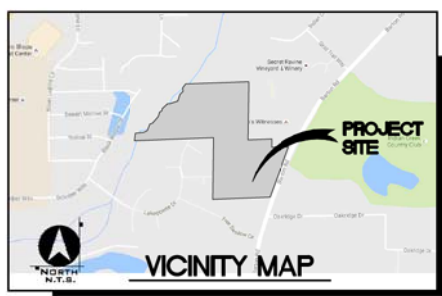


SHEET  
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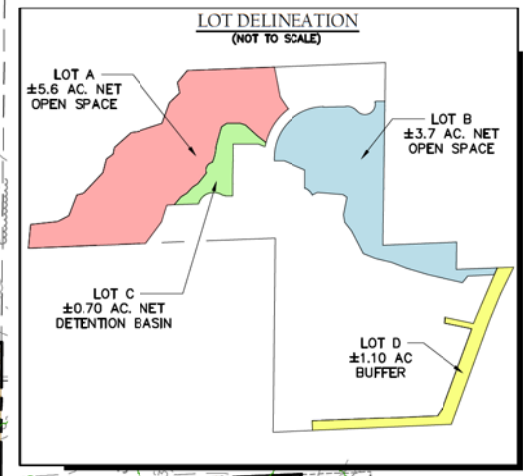




# PRELIMINARY GRADING & DRAINAGE PLAN CROFTWOOD UNIT 2

APN: 045-053-015  
4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650

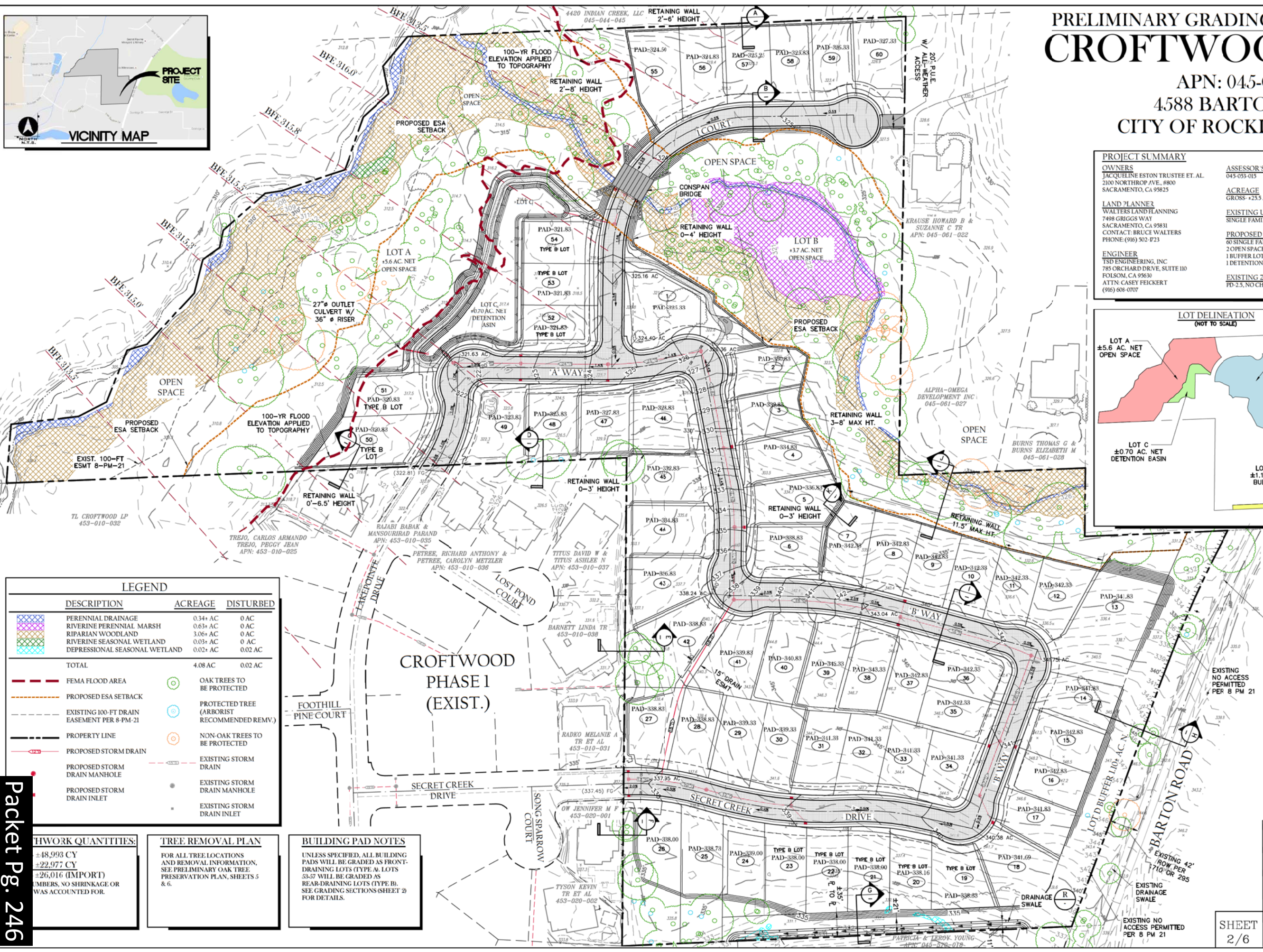
PROJECT SUMMARY		
<b>OWNERS</b> JACQUELINE ESTON TRUSTEE ET AL. 2100 NORTHROP AVE, #800 SACRAMENTO, CA 95825	<b>ASSESSOR'S PARCEL NUMBER</b> 045-053-015	<b>SERVICES</b> RECREATION: CITY OF ROCKLIN FIRE: CITY OF ROCKLIN ELEM. SCHOOL: LOOMIS UNION SCHOOL DISTRICT HIGH SCHOOL: PLACER UNION HIGH SCHOOL DISTRICT WATER: PLACER COUNTY SEWER: WATER AGENCY SOUTH PLACER MUNICIPAL UTILITY DISTRICT DRAINAGE: CITY OF ROCKLIN ELECTRIC/GAS: PG&E
<b>LAND PLANNER</b> WALTERS LAND PLANNING 7498 GRIGGS WAY SACRAMENTO, CA 95831 CONTACT: BRUCE WALTERS PHONE: (916) 502-1723	<b>ACREAGE</b> GROSS: +255.5 AC	<b>EXISTING USE</b> SINGLE FAMILY, AGRICULTURAL
<b>ENGINEER</b> TSD ENGINEERING, INC 785 ORCHARD DRIVE, SUITE 110 FOLSOM, CA 95630 ATTN: CASEY FEICKERT (916) 608-0707	<b>PROPOSED USE</b> 60 SINGLE FAMILY RESIDENTIAL LOTS 2 OPEN SPACE LOTS 1 BUFFER LOT 1 DETENTION BASIN LOT	<b>EXISTING ZONING</b> PD-25, NO CHANGE



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE NORTH LINE OF 'CROFTWOOD SUBDIVISION PHASE I' BASED ON FOUND MONUMENTS RECORDED IN BOOK BB OF MAPS, AT PAGE 5, PLACER COUNTY RECORDS.

**FLOOD ZONE**  
FLOOD ZONE: AE (SPECIAL FLOOD HAZARD AREAS DETERMINED TO BE REGULATORY FLOODWAYS) & X (AREAS OF MINIMAL FLOOD HAZARD) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 0606C0983H, DATED DECEMBER 28, 2015 (PRELIMINARY).

**COUNTY OF PLACER DATUM**  
BENCHMARK: ELEV: ±70.94  
THE BENCHMARK FOR THIS SURVEY IS A 1/2" BRASS REVIIT NE END OF BRACE ROAD BRIDGE OVER I-80. ELEVATION: ±70.94 (NGVD 29) CITY OF ROCKLIN.



LEGEND		
DESCRIPTION	ACREAGE	DISTURBED
	0.34+ AC	0 AC
	0.63+ AC	0 AC
	3.06+ AC	0 AC
	0.03+ AC	0 AC
	0.02+ AC	0.02 AC
<b>TOTAL</b>	<b>4.08 AC</b>	<b>0.02 AC</b>

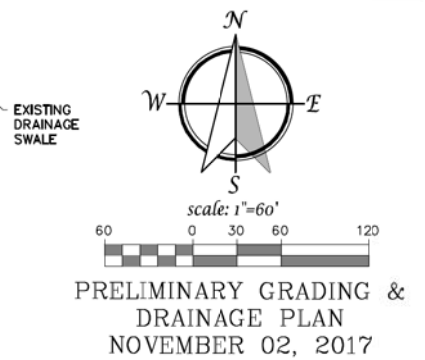
  

	OAK TREES TO BE PROTECTED
	PROTECTED TREE (ARBORIST RECOMMENDED REMV.)
	NON-OAK TREES TO BE PROTECTED
	EXISTING STORM DRAIN
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN INLET

**WORK QUANTITIES:**  
±48,993 CY  
±22,977 CY  
±26,016 (IMPORT)  
NUMBERS, NO SHRINKAGE OR WAS ACCOUNTED FOR.

**TREE REMOVAL PLAN**  
FOR ALL TREE LOCATIONS AND REMOVAL INFORMATION, SEE PRELIMINARY OAK TREE PRESERVATION PLAN, SHEETS 5 & 6.

**BUILDING PAD NOTES**  
UNLESS SPECIFIED, ALL BUILDING PADS WILL BE GRADED AS FRONT-DRAINING LOTS (TYPE A). LOTS 53-57 WILL BE GRADED AS REAR-DRAINING LOTS (TYPE B). SEE GRADING SECTIONS (SHEET 2) FOR DETAILS.



PRELIMINARY GRADING & DRAINAGE PLAN  
NOVEMBER 02, 2017

**WALTERS LAND PLANNING**

**TSD ENGINEERING, INC**  
expect m

785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET 2/6

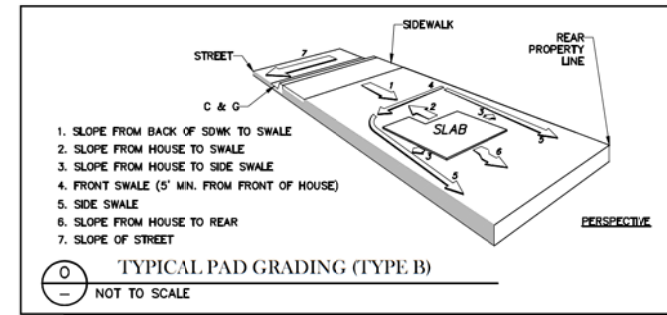
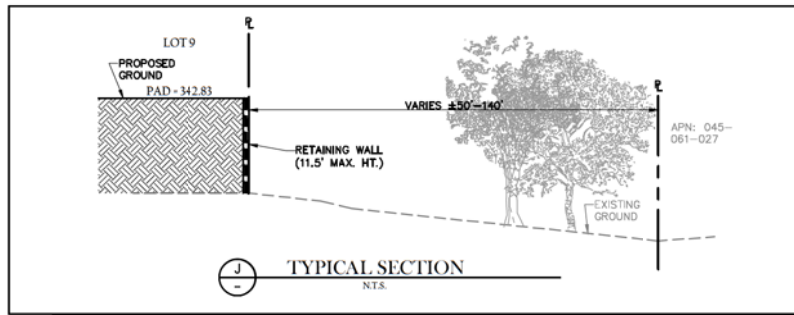
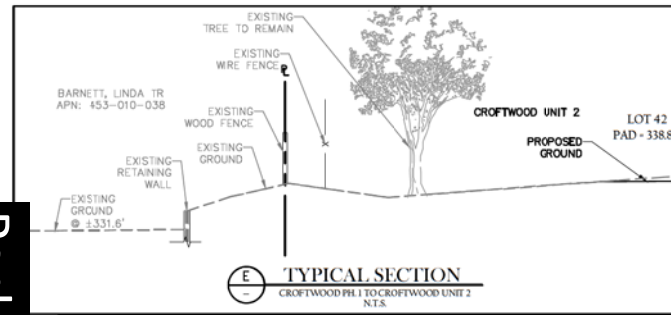
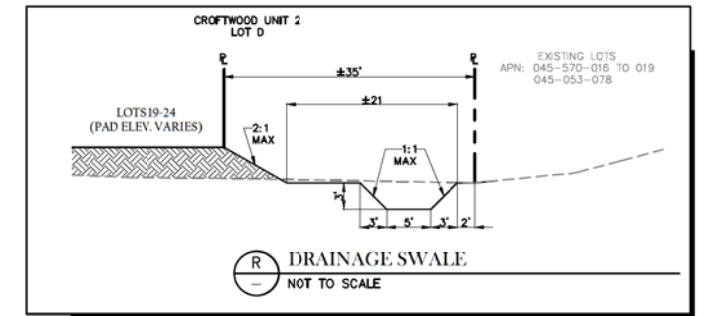
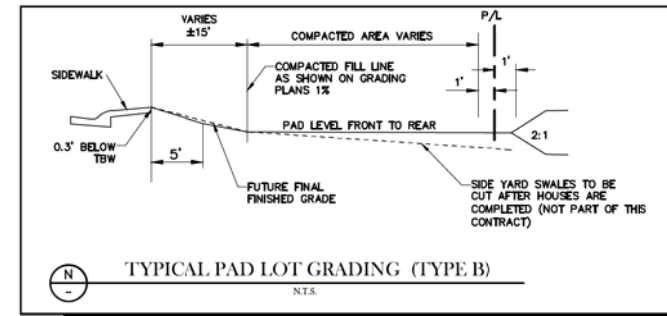
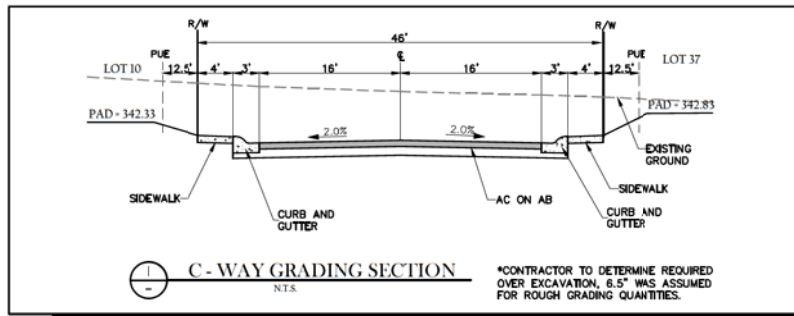
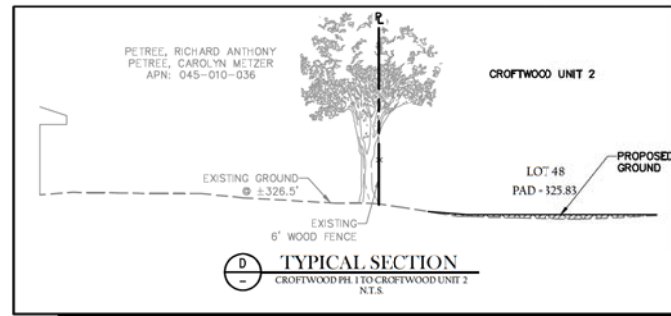
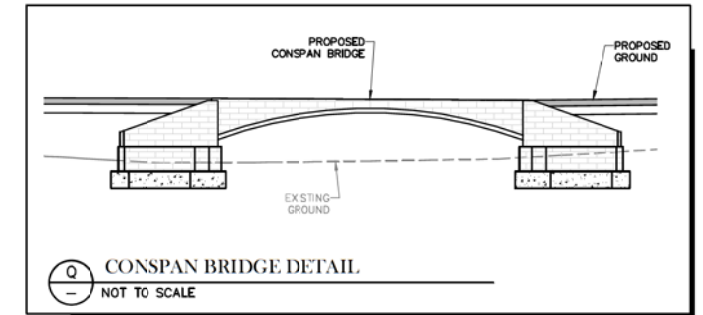
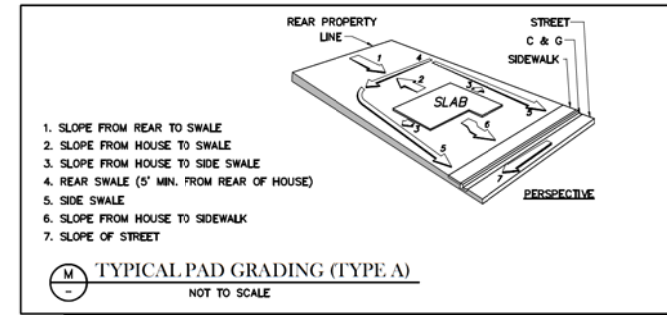
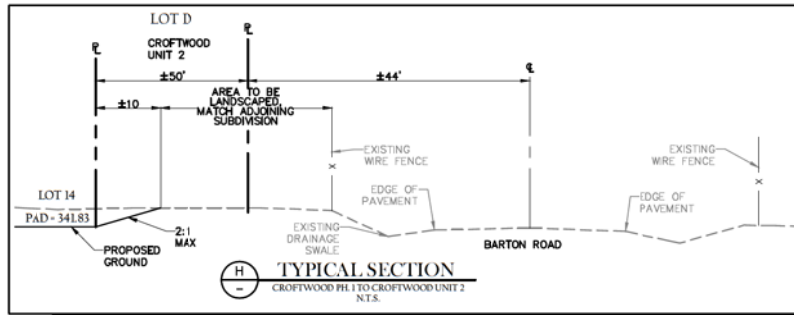
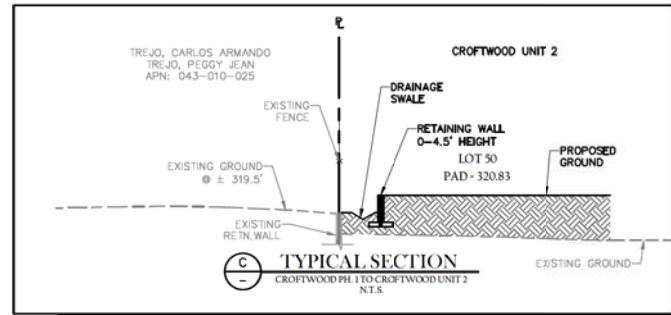
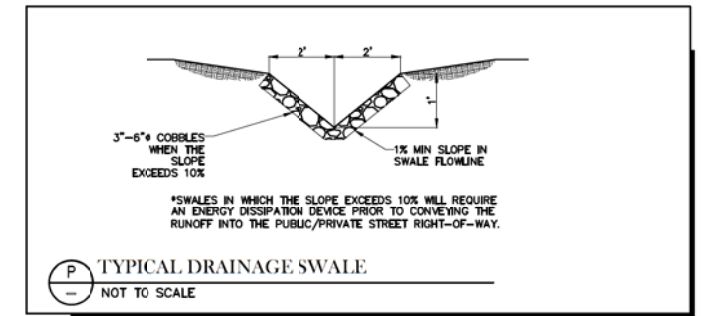
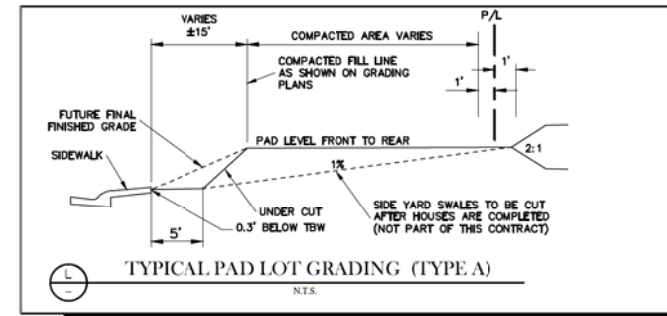
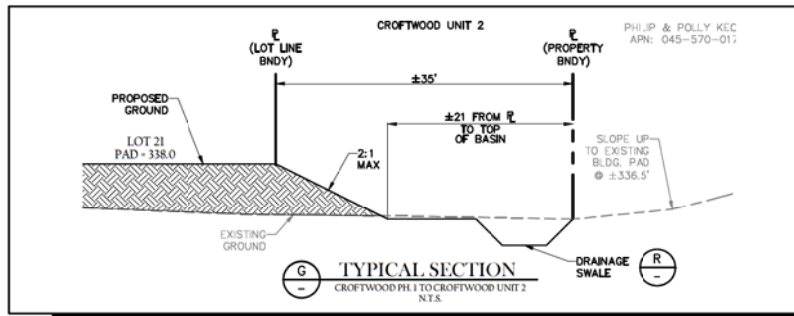
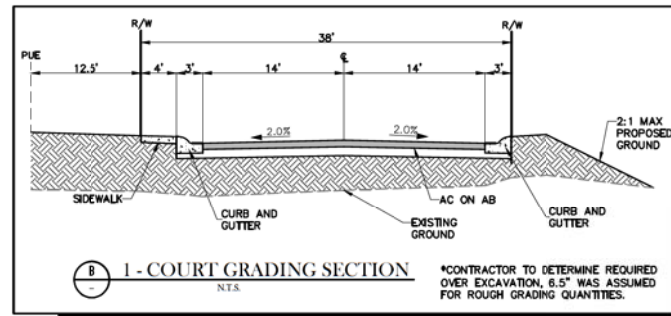
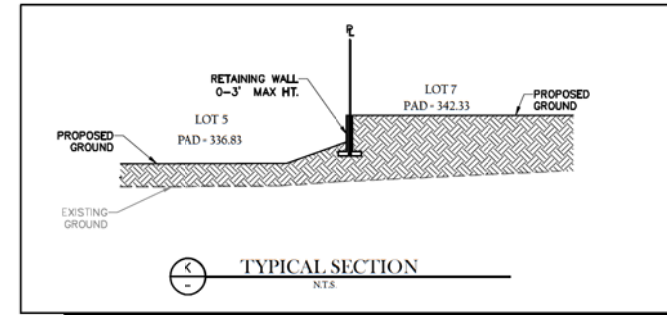
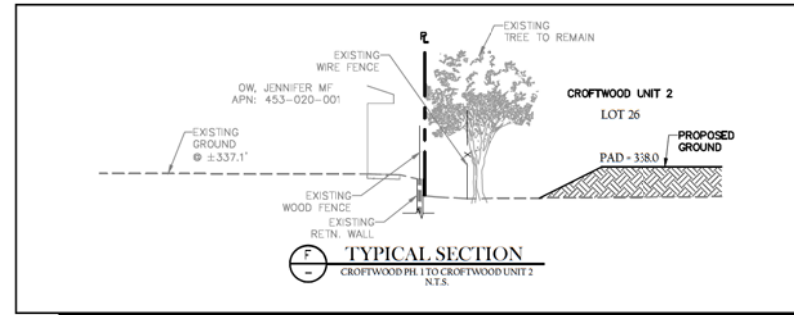
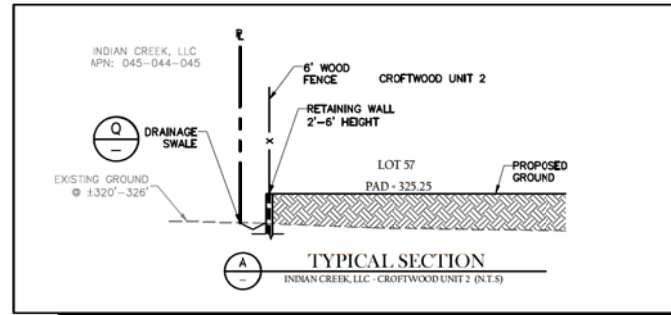
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Agenda Item #8.c.



# CROFTWOOD UNIT 2

4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650



PRELIMINARY GRADING  
SECTIONS  
NOVEMBER 02, 2017



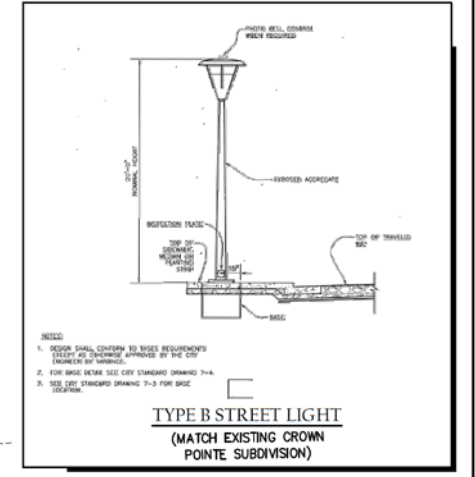
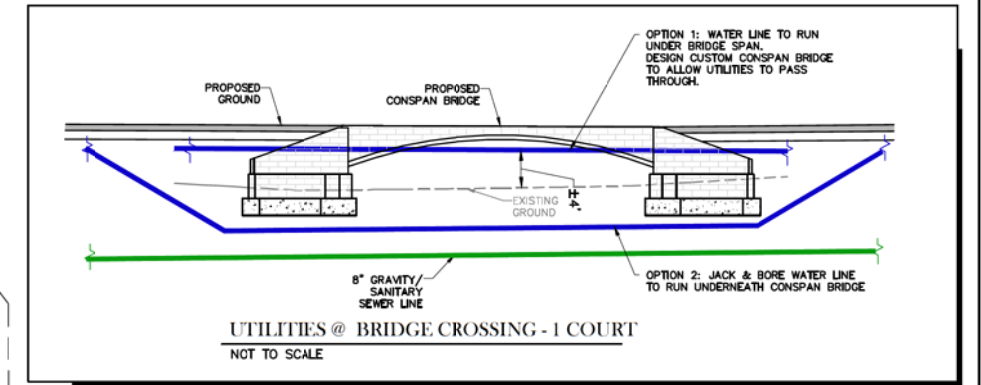
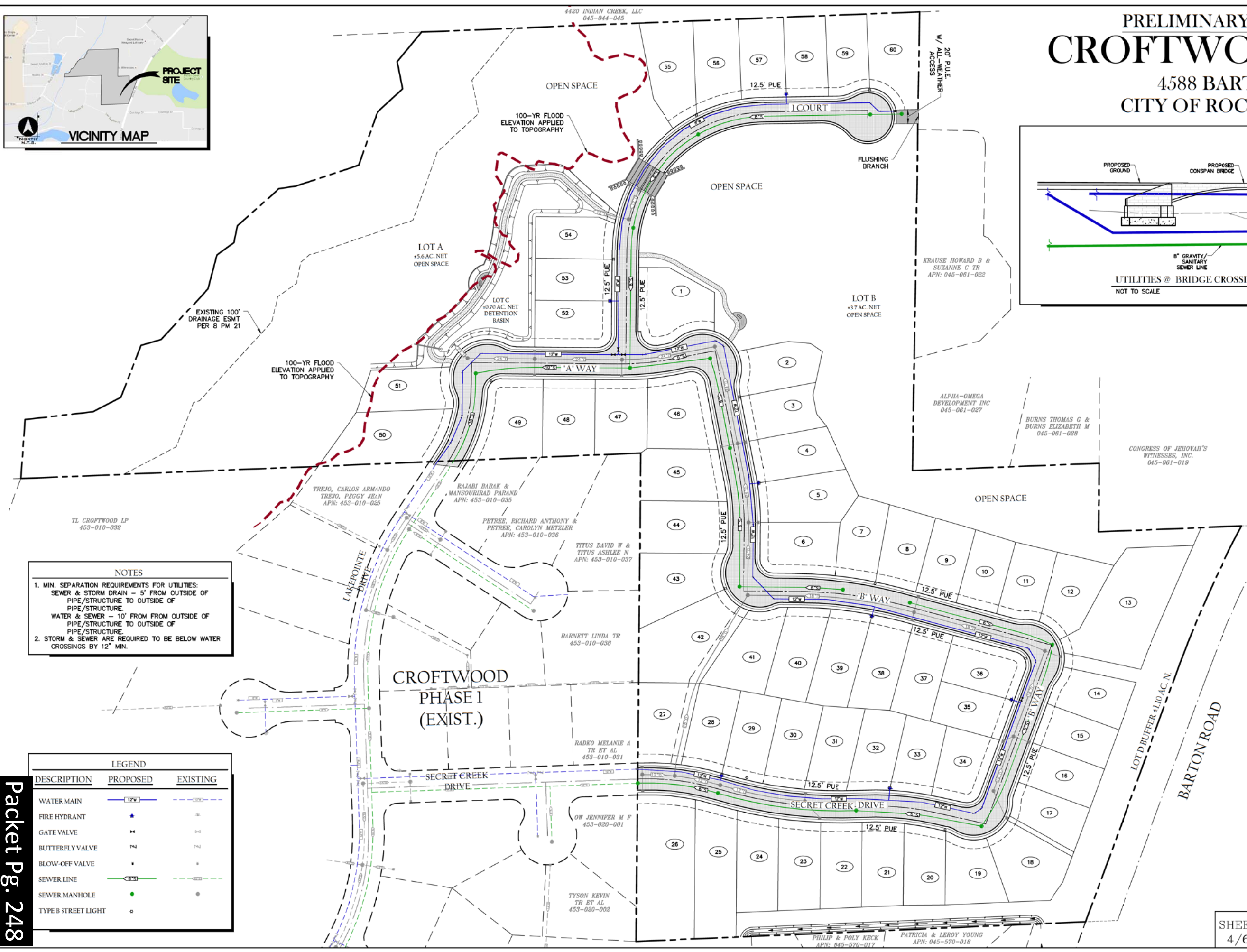
**TSD ENGINEERING, INC.**  
expect more  
785 Orchard Drive, Suite #110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET  
3/6



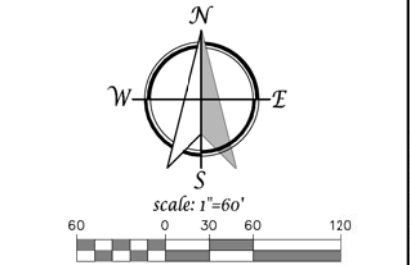
# PRELIMINARY UTILITY PLAN CROFTWOOD UNIT 2

4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650



- NOTES**
- MIN. SEPARATION REQUIREMENTS FOR UTILITIES:  
SEWER & STORM DRAIN - 5' FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.  
WATER & SEWER - 10' FROM OUTSIDE OF PIPE/STRUCTURE TO OUTSIDE OF PIPE/STRUCTURE.
  - STORM & SEWER ARE REQUIRED TO BE BELOW WATER CROSSINGS BY 12" MIN.

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN		
FIRE HYDRANT		
GATE VALVE		
BUTTERFLY VALVE		
BLOW-OFF VALVE		
SEWER LINE		
SEWER MANHOLE		
TYPE B STREET LIGHT		



PRELIMINARY UTILITY PLAN  
NOVEMBER 02, 2017



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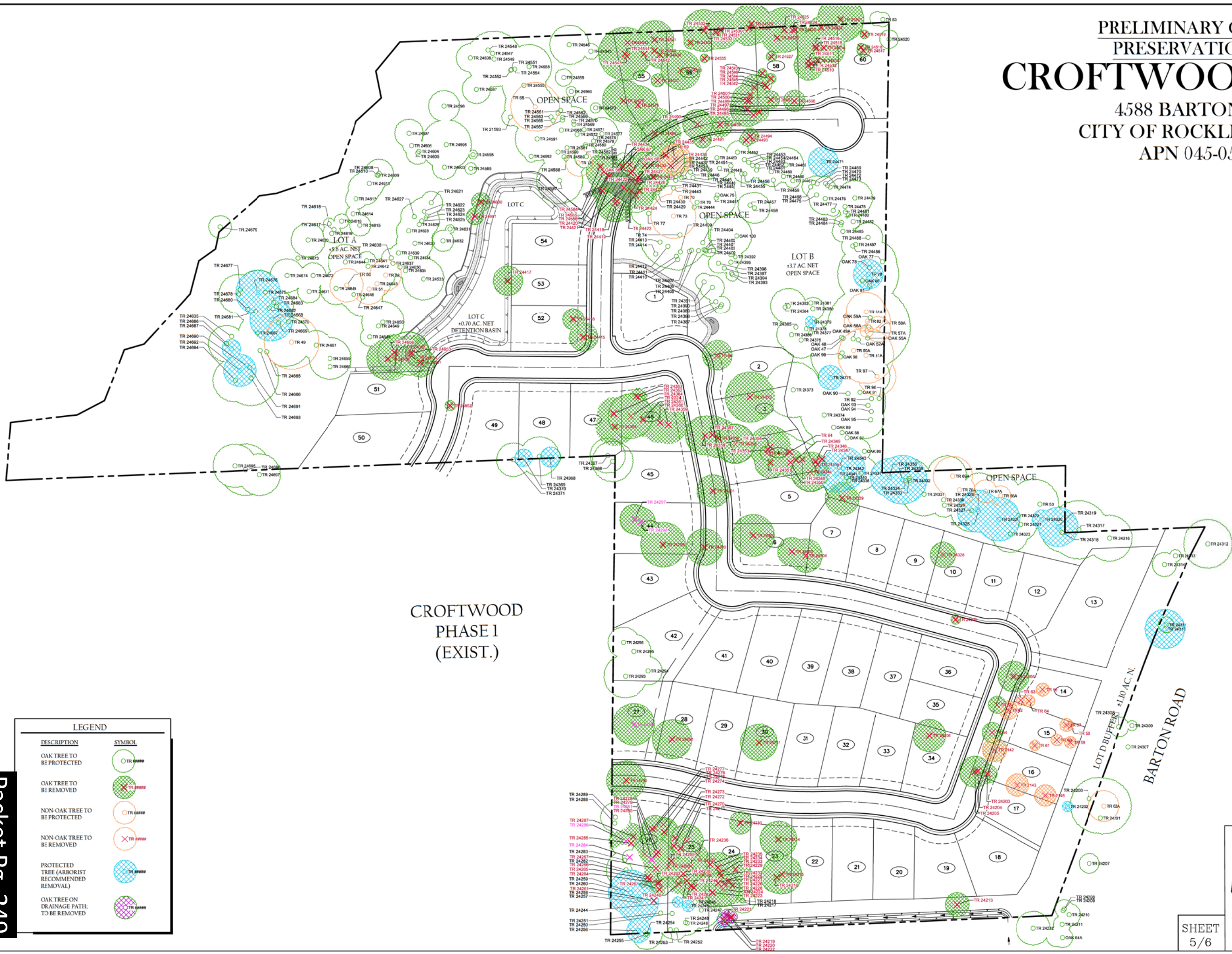
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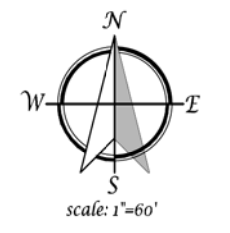
Agenda Item #8.c.



PRELIMINARY OAK TREE  
PRESERVATION PLAN  
**CROFTWOOD UNIT 2**  
4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650  
APN 045-053-015



CROFTWOOD  
PHASE 1  
(EXIST.)



PRELIMINARY OAK TREE  
PRESERVATION PLAN  
NOVEMBER 02, 2017



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Folsom, CA 95630  
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SHEET  
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DESCRIPTION	SYMBOL
OAK TREE TO BE PROTECTED	
OAK TREE TO BE REMOVED	
NON-OAK TREE TO BE PROTECTED	
NON-OAK TREE TO BE REMOVED	
PROTECTED TREE (ARBORIST RECOMMENDED REMOVAL)	
OAK TREE ON DRAINAGE PATH TO BE REMOVED	

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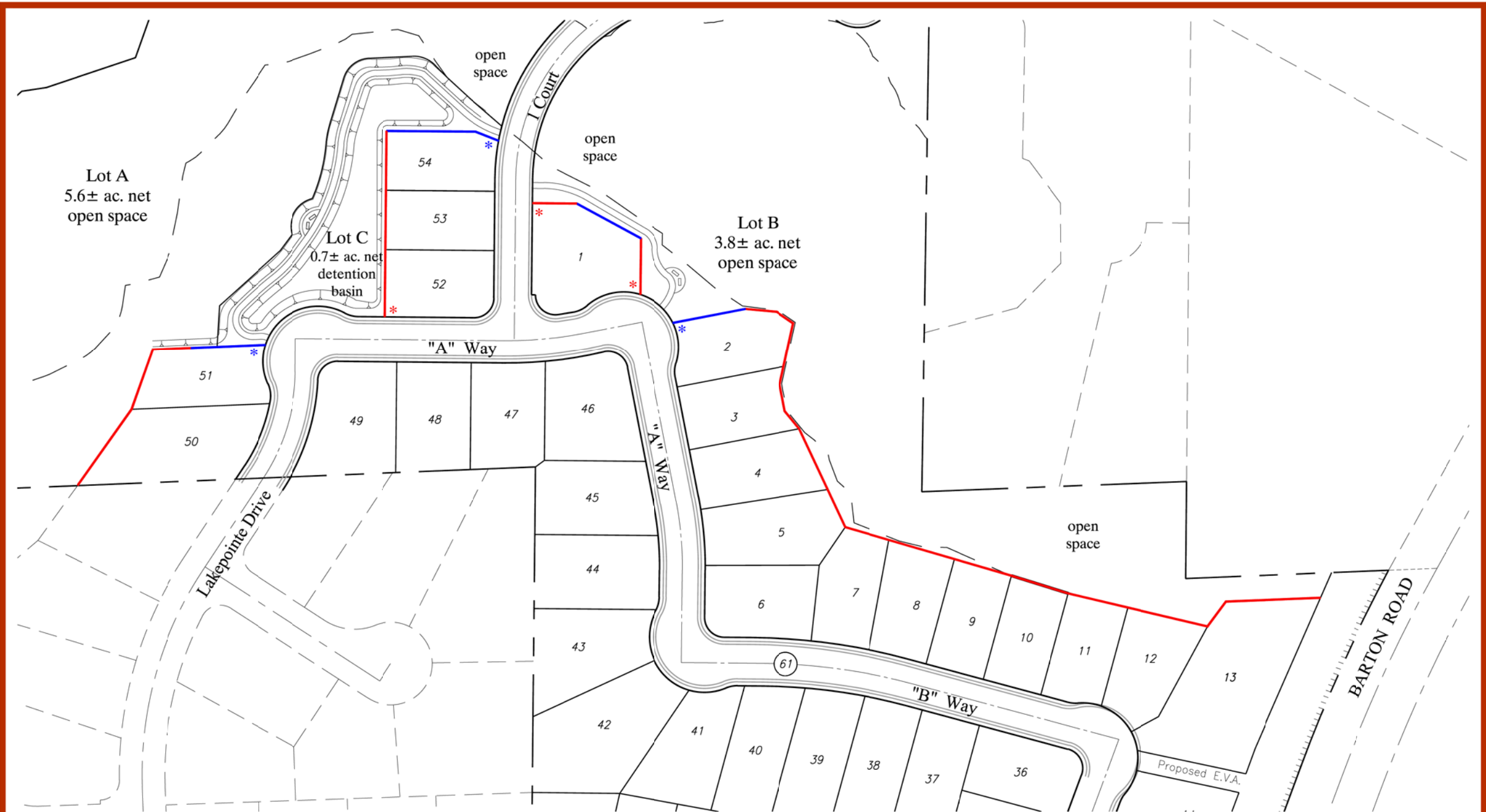
Agenda Item #8.c.



PRELIMINARY OAK TREE PRESERVATION PLAN  
**CROFTWOOD UNIT 2**  
 4588 BARTON ROAD  
 CITY OF ROCKLIN, CA 95650  
 APN 045-053-015

TREE#	COMMON NAME	SPECIES	TOTAL DBH (in.)	DLR (ft.)	REMOVE
47	Valley Oak	(Quercus lobata)	13	24	
48	Valley Oak	(Quercus lobata)	10	15	
49	Willow sp.	(Salix sp.)	10	38	
19A	Valley Oak	(Quercus lobata)	10	38	
50	Willow sp.	(Salix sp.)	12	24	
50A	Willow sp.	(Salix sp.)	15	28	
51	Willow sp.	(Salix sp.)	15	28	
51A	Willow sp.	(Salix sp.)	15	40	
52	Willow sp.	(Salix sp.)	24	22	
52A	Valley Oak	(Quercus lobata)	14	22	
53	Valley Oak	(Quercus lobata)	33	35	
54	Interior Live Oak	(Quercus wislizeni)	18	14	X
55	Black Locust	(Robinia pseudoacacia)	12	13	X
55A	Valley Oak	(Quercus lobata)	10	13	X
56	Black Locust	(Robinia pseudoacacia)	6	9	X
56A	Valley Oak	(Quercus lobata)	14	26	
57	Black Locust	(Robinia pseudoacacia)	14	14	X
57A	Willow sp.	(Salix sp.)	14	14	X
58	Black Locust	(Robinia pseudoacacia)	6	10	X
58A	Willow sp.	(Salix sp.)	11	18	X
59	Black Locust	(Robinia pseudoacacia)	5	8	X
59A	Valley Oak	(Quercus lobata)	15	28	
60	Black Locust	(Robinia pseudoacacia)	7	8	X
61	Black Locust	(Robinia pseudoacacia)	7	7	X
61A	Willow sp.	(Salix sp.)	19	25	X
62	Black Locust	(Robinia pseudoacacia)	7	13	X
62A	Ironwood Shrub	(Alnus incana)	15	27	
63	Black Locust	(Robinia pseudoacacia)	7	8	X
64	Black Locust	(Robinia pseudoacacia)	7	8	X
64A	Valley Oak	(Quercus lobata)	7	14	X
65	Willow sp.	(Salix sp.)	29	35	
65A	Interior Live Oak	(Quercus wislizeni)	10	22	X
66	Willow sp.	(Salix sp.)	7	14	X
67	Interior Live Oak	(Quercus wislizeni)	6	15	X
67A	Willow sp.	(Salix sp.)	10	16	X
68	Interior Live Oak	(Quercus wislizeni)	6	12	X
69	Willow sp.	(Salix sp.)	10	28	X
69A	Willow sp.	(Salix sp.)	10	28	X
70	Willow sp.	(Salix sp.)	7	14	X
70A	Willow sp.	(Salix sp.)	11	22	X
71	Willow sp.	(Salix sp.)	17	19	X
72	Prunus Pear	(Prunus sp.)	10	17	
73	Willow sp.	(Salix sp.)	22	17	X
77	Valley Oak	(Quercus lobata)	20	25	
78	Valley Oak	(Quercus lobata)	17	20	
79	Willow sp.	(Salix sp.)	49	21	X
80	Valley Oak	(Quercus lobata)	12	17	X
81	Valley Oak	(Quercus lobata)	17	22	X
82	Willow sp.	(Salix sp.)	13	33	X
85	Poplar	(Populus)	12	21	X
88	Valley Oak	(Quercus lobata)	10	17	
87	Interior Live Oak	(Quercus wislizeni)	20	28	X
89	Blue Oak	(Quercus douglasii)	26	35	X
89	Blue Oak	(Quercus douglasii)	11	21	X
90	Valley Oak	(Quercus lobata)	23	28	X
91	Valley Oak	(Quercus lobata)	8	14	X
92	Valley Oak	(Quercus lobata)	8	14	X
94	Valley Oak	(Quercus lobata)	12	16	X
95	Valley Oak	(Quercus lobata)	6	28	X
96	Valley Oak	(Quercus lobata)	7	17	X
96	Valley Oak	(Quercus lobata)	7	28	X
97	Willow sp.	(Salix sp.)	26	28	X
98	Valley Oak	(Quercus lobata)	11	34	X
99	Valley Oak	(Quercus lobata)	15	29	X
102	Mulberry sp.	(Morus sp.)	16	17	X
103	European Oak	(Quercus robur)	11	15	X
104	European Oak	(Quercus robur)	11	20	X
1224	Footst. Pine	(Pinus sabiniana)	34	32	X
24200	Valley Oak	(Quercus lobata)	6	7	X
24201	Valley Oak	(Quercus lobata)	12	14	X
24202	Blue Oak	(Quercus douglasii)	6	14	X
24203	Valley Oak	(Quercus lobata)	12	13	X
24204	Valley Oak	(Quercus lobata)	6	6	X
24205	Valley Oak	(Quercus lobata)	16	22	X
24206	Valley Oak	(Quercus lobata)	25	22	X
24207	Valley Oak	(Quercus lobata)	9	14	X
24208	Interior Live Oak	(Quercus wislizeni)	6	13	X
24209	Blue Oak	(Quercus douglasii)	6	10	X
24210	Interior Live Oak	(Quercus wislizeni)	11	16	X
24211	Valley Oak	(Quercus lobata)	11	12	X
24212	Interior Live Oak	(Quercus wislizeni)	19	19	X
24213	Interior Live Oak	(Quercus wislizeni)	14	17	X
24214	Valley Oak	(Quercus lobata)	24	26	X
24215	Blue Oak	(Quercus douglasii)	24	28	X
24216	Blue Oak	(Quercus douglasii)	11	22	X
24217	Interior Live Oak	(Quercus wislizeni)	15	22	X
24218	Blue Oak	(Quercus douglasii)	15	17	X
24219	Blue Oak	(Quercus douglasii)	7	16	X
24220	Blue Oak	(Quercus douglasii)	14	25	X
24221	Blue Oak	(Quercus douglasii)	10	17	X
24222	Interior Live Oak	(Quercus wislizeni)	12	10	X
24223	Blue Oak	(Quercus douglasii)	8	23	X
24224	Interior Live Oak	(Quercus wislizeni)	14	25	X
24225	Interior Live Oak	(Quercus wislizeni)	8	14	X
24226	Interior Live Oak	(Quercus wislizeni)	13	19	X
24227	Blue Oak	(Quercus douglasii)	8	14	X
24228	Interior Live Oak	(Quercus wislizeni)	10	27	X
24229	Blue Oak	(Quercus douglasii)	16	21	X
24230	Valley Oak	(Quercus lobata)	10	16	X
24231	Valley Oak	(Quercus lobata)	21	28	X
24232	Blue Oak	(Quercus douglasii)	6	15	X
24233	Blue Oak	(Quercus douglasii)	6	7	X
24234	Blue Oak	(Quercus douglasii)	13	21	X
24235	Blue Oak	(Quercus douglasii)	10	16	X
24236	Blue Oak	(Quercus douglasii)	13	13	X
24237	Interior Live Oak	(Quercus wislizeni)	16	21	X
24238	Interior Live Oak	(Quercus wislizeni)	7	3	X
24239	Interior Live Oak	(Quercus wislizeni)	5	9	X
24240	Blue Oak	(Quercus douglasii)	8	15	X
24241	Blue Oak	(Quercus douglasii)	9	19	X
24242	Blue Oak	(Quercus douglasii)	7	11	X
24243	Blue Oak	(Quercus douglasii)	12	24	X
24244	Blue Oak	(Quercus douglasii)	5	7	X
24245	Interior Live Oak	(Quercus wislizeni)	7	8	X
24246	Interior Live Oak	(Quercus wislizeni)	9	28	X
24247	Interior Live Oak	(Quercus wislizeni)	12	26	X
24248	Blue Oak	(Quercus douglasii)	10	17	X
24249	Blue Oak	(Quercus douglasii)	7	16	X
24250	Valley Oak	(Quercus lobata)	11	25	X
24251	Interior Live Oak	(Quercus wislizeni)	5	14	X
24252	Interior Live Oak	(Quercus wislizeni)	5	14	X
24253	Blue Oak	(Quercus douglasii)	7	12	X
24254	Interior Live Oak	(Quercus wislizeni)	12	22	X
24255	Valley Oak	(Quercus lobata)	8	16	X
24256	Interior Live Oak	(Quercus wislizeni)	11	28	X
24257	Interior Live Oak	(Quercus wislizeni)	7	9	X
24258	Blue Oak	(Quercus douglasii)	7	9	X
24259	Blue Oak	(Quercus douglasii)	8	15	X
24260	Interior Live Oak	(Quercus wislizeni)	12	25	X
24261	Interior Live Oak	(Quercus wislizeni)	11	12	X
24262	Interior Live Oak	(Quercus wislizeni)	10	18	X
24263	Interior Live Oak	(Quercus wislizeni)	15	32	X
24264	Interior Live Oak	(Quercus wislizeni)	8	19	X
24265	Interior Live Oak	(Quercus wislizeni)	12	25	X
24266	Interior Live Oak	(Quercus wislizeni)	12	25	X
24267	Interior Live Oak	(Quercus wislizeni)	7	9	X
24268	Blue Oak	(Quercus douglasii)	7	9	X
24269	Blue Oak	(Quercus douglasii)	7	15	X
24270	Blue Oak	(Quercus douglasii)	7	15	X
24271	Blue Oak	(Quercus douglasii)	12	23	X
24272	Blue Oak	(Quercus douglasii)	11	12	X
24273	Blue Oak	(Quercus douglasii)	11	21	X
24274	Blue Oak	(Quercus douglasii)	11	16	X
24275	Blue Oak	(Quercus douglasii)	10	21	X
24276	Interior Live Oak	(Quercus wislizeni)	12	23	X
24277	Interior Live Oak	(Quercus wislizeni)	12	23	X
24278	Interior Live Oak	(Quercus wislizeni)	12	23	X
24279	Interior Live Oak	(Quercus wislizeni)	12	23	X
24280	Interior Live Oak	(Quercus wislizeni)	12	23	X
24281	Interior Live Oak	(Quercus wislizeni)	12	23	X
24282	Interior Live Oak	(Quercus wislizeni)	12	23	X
24283	Interior Live Oak	(Quercus wislizeni)	12	23	X
24284	Interior Live Oak	(Quercus wislizeni)	12	23	X
24285	Interior Live Oak	(Quercus wislizeni)	12	23	X
24286	Interior Live Oak	(Quercus wislizeni)	12	23	X
24287	Interior Live Oak	(Quercus wislizeni)	12	23	X
24288	Interior Live Oak	(Quercus wislizeni)	12	23	X
24289	Interior Live Oak	(Quercus wislizeni)	12	23	X
24290	Interior Live Oak	(Quercus wislizeni)	12	23	X
24291	Interior Live Oak	(Quercus wislizeni)	12	23	X
24292	Interior Live Oak	(Quercus wislizeni)	12	23	X
24293	Interior Live Oak	(Quercus wislizeni)	12	23	X
24294	Interior Live Oak	(Quercus wislizeni)	12	23	X
24295	Interior Live Oak	(Quercus wislizeni)	12	23	X
24296	Interior Live Oak	(Quercus wislizeni)	12	23	X
24297	Interior Live Oak	(Quercus wislizeni)	12	23	X
24298	Interior Live Oak	(Quercus wislizeni)	12	23	X
24299	Interior Live Oak	(Quercus wislizeni)	12	23	X
24300	Interior Live Oak	(Quercus wislizeni)	12	23	X
24301	Interior Live Oak	(Quercus wislizeni)	12	23	X
24302	Interior Live Oak	(Quercus wislizeni)	12	23	X
24303	Interior Live Oak	(Quercus wislizeni)	12	23	X
24304	Interior Live Oak	(Quercus wislizeni)	12	23	X
24305	Interior Live Oak	(Quercus wislizeni)	12	23	X
24306	Interior Live Oak	(Quercus wislizeni)	12	23	X
24307	Interior Live Oak	(Quercus wislizeni)	12	23	X
24308	Interior Live Oak	(Quercus wislizeni)	12	23	X
24309	Interior Live Oak	(Quercus wislizeni)	12	23	X
24310	Interior Live Oak	(Quercus wislizeni)	12	23	X
24311	Interior Live Oak	(Quercus wislizeni)	12	23	X
24312	Interior Live Oak	(Quercus wislizeni)	12	23	X
24313	Interior Live Oak	(Quercus wislizeni)	12	23	X
24314	Interior Live Oak	(Quercus wislizeni)	12	23	X
24315	Interior Live Oak	(Quercus wislizeni)	12	23	X
24316	Interior Live Oak	(Quercus wislizeni)	12	23	X
24317	Interior Live Oak	(Quercus wislizeni)	12	23	X
24318	Interior Live Oak	(Quercus wislizeni)	12	23	X
24319	Interior Live Oak	(Quercus wislizeni)	12	23	X
24320	Interior Live Oak	(Quercus wislizeni)	12	23	X
24321	Interior Live Oak	(Quercus wislizeni)	12	23	X
24322	Interior Live Oak	(Quercus wislizeni)	12	23	X
24323	Interior Live Oak	(Quercus wislizeni)	12	23	X
24324	Interior Live Oak	(Quercus wislizeni)	12	23	X
24325	Interior Live Oak	(Quercus wislizeni)	12	23	X
24326	Interior Live Oak	(Quercus wislizeni)	12	23	X
24327	Interior Live Oak	(Quercus wislizeni)	12	23	X
24328	Interior Live Oak	(Quercus wislizeni)	12	23	X
24329	Interior Live Oak	(Quercus wislizeni)	12	23	X
24330	Interior Live Oak	(Quercus wislizeni)	12	23	X
24331	Interior Live Oak	(Quercus wislizeni)	12	23	X
24332	Interior Live Oak	(Quercus wislizeni)	12	23	X
24333	Interior Live Oak	(Quercus wislizeni)	12	23	X
24334	Interior Live Oak	(Quercus wislizeni)	12	23	X
24335	Interior Live Oak	(Quercus wislizeni)	12	23	X
24336	Interior Live Oak	(Quercus wislizeni)	12	23	X
24337	Interior Live Oak	(Quercus wislizeni)	12	23	X
24338	Interior Live Oak	(Quercus wislizeni)	12	23	X
24339	Interior Live Oak	(Quercus wislizeni)	12	23	X
24340	Interior Live Oak	(Quercus wislizeni)	12	23	X
24341	Interior Live Oak	(Quercus wislizeni)	12	23	X
24342	Interior Live Oak	(Quercus wislizeni)	12	23	X
24343	Interior Live Oak	(Quercus wislizeni)	12	23	X
24344	Interior Live Oak	(Quercus wislizeni)	12	23	X
24345	Interior Live Oak	(Quercus wislizeni)	12	23	X
24346	Interior Live Oak	(Quercus wislizeni)	12	23	X
24347	Interior Live Oak	(Quercus wislizeni)	12	23	X
24348	Interior Live Oak	(Quercus wislizeni)	12	23	X
24349	Interior Live Oak	(Quercus wislizeni)	12	23	X
24350	Interior Live Oak	(Quercus wislizeni)	12	23	X
24351	Interior Live Oak	(Quercus wislizeni)	12	23	X
24352	Interior Live Oak	(Quercus wislizeni)	12	23	X
24353	Interior Live Oak	(Quercus wislizeni)	12	23	X
24354	Interior Live Oak	(Quercus wislizeni)	12	23	X
24355	Interior Live Oak	(Quercus wislizeni)	12	23	X
24356	Interior Live Oak	(Quercus wislizeni)	12	23	X
24357	Interior Live Oak	(Quercus wislizeni)	12	23	X
24358	Interior Live Oak	(Quercus wislizeni)	12	23	X
24359	Interior Live Oak	(Quercus wislizeni)	12	23	X
24360	Interior Live Oak	(Quercus wislizeni)	12	23	X
24361	Interior Live Oak	(Quercus wislizeni)	12	23	X
24362	Interior Live Oak	(Quercus wislizeni)	12	23	X
24363	Interior Live Oak	(Quercus wislizeni)	12	23	X
24364	Interior Live Oak	(Quercus wislizeni)	12	23	X
24365	Interior Live Oak	(Quercus wislizeni)	12	23	X
24366	Interior Live Oak	(Quercus wislizeni)	12	23	X</





Lot A  
5.6± ac. net  
open space

Lot C  
0.7± ac. net  
detention  
basin

Lot B  
3.8± ac. net  
open space

# Open Space Fencing Croftwood Unit #2

Scale: 1"=150'  
(when printed 8.5" x 11") February 12, 2018



Note; All information  
shown is preliminary  
and subject to change.

### LEGEND

- Open Fencing
- Solid Fencing
- Step-down to street \* \*

