



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: May 17, 2016
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

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

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

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

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

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

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

COURT CHALLENGES AND APPEAL PERIOD

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

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

FURTHER INFORMATION

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

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

INTRODUCTION

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

CONSENT ITEMS

PUBLIC HEARINGS

7. **4453 GREENBRAE FENCE HEIGHT DEVIATION USE PERMIT, U2016-0002**

This application is a request for approval of a Use Permit to allow an existing 6-foot high fence to encroach approximately 22- feet into the required 25-foot front yard setback. The subject site is at 4453 Greenbrae Road. APN 454-070-037. The property is zoned Planned Development 1.5 (PD-1.5). The General Plan designation is Business Low Density Residential (LDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15303 New Construction or Conversion of Small Structures has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant and property owner is Sean and Darcy Fujioka.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (4453 Greenbrae Road Fence Use Permit/U2016-0002)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Fence Height Deviation (4453 Greenbrae Fence Use Permit/ U2016-0002)

8. **WEST OAKS SELF STORAGE DESIGN REVIEW, DR2015-0014 CONDITIONAL USE PERMIT, U2015-0007**

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction and operation of a new 5-building, storage facility including a two-story office/caretaker unit. The subject site is located at 5800 West Oaks Boulevard. APN 017-081-062. The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The General Plan designation is Business Professional/Commercial/Light Industrial (BP/C/LI).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration began on April

28, 2016 and ends at 5:00 p.m. on May 17, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at www.rocklin.ca.us/depts/develop/planning/currentenvirodocs. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The applicant is Ryan Smith. The property owner is Stanford Ranch I, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (West Oaks Self Storage / (DR2015-0014, U2015-0007)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review (West Oaks Self Storage / (DR2015-0014)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit (West Oaks Self Storage / (U2015-0007)

**9. ROCKLIN ACADEMY PHASE II
DESIGN REVIEW, DR2015-0019
CONDITIONAL USE PERMIT, U2015-0010**

This application is a request for approval of a Design Review and Conditional Use Permit to modify the existing Rocklin Academy entitlements to allow the expansion of the campus to incorporate an existing two-story commercial office building. The expansion will include additional classrooms, a two-story gym/multipurpose space, and site modifications to accommodate a traffic circulation. The subject site is generally located at 6554 Lonetree Boulevard. APN 365-310-024. The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The General Plan designation is Retail Commercial (RC).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration began on April 28, 2016 and ends at 5:00 p.m. on May 17, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at www.rocklin.ca.us/depts/develop/planning/currentenvirodocs. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to planner@rocklin.ca.us.

The applicant is Steven Merck with BCA Architects. The property owner is John Foggy.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Mitigated Negative Declaration (Rocklin Academy Phase II / DR2015-0019 and U2015-0010)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Design Review to Modify Existing Landscaping and Parking Lot Areas in the Rocklin 65 Commerce Center (Rocklin Academy Phase II / DR2015-0019)
- c. Resolution of the Planning Commission of the City of Rocklin Approving a Conditional Use Permit to Allow the Operation of a Preschool Through Eighth Grade Charter School in a PD-BP/C Zone (Rocklin Academy Phase II / U2015-0010)

NON PUBLIC HEARINGS

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

**CITY OF ROCKLIN
MINUTES OF THE PLANNING COMMISSION MEETING**

**May 3, 2016
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

1. **Meeting Called to Order at 6:31 p.m.**
2. **Pledge of Allegiance was led by Commissioner Sloan.**
3. **Roll Call**

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

Others Present:

DeeAnne Gillick, Deputy City Attorney
Bret Finning, Interim Planning Services Manager
Marc Mondell, Director of Economic & Community Development
Dara Dungworth, Associate Planner
Travis Jacobs, Assistant Planner
Terry Stemple, Planning Commission Secretary

About 5 others

4. **Minutes** – Minutes of April 19, 2016 were approved as submitted.
5. **Correspondence** - Blue Memo regarding Item 8
6. **Citizens Addressing the Commission on Non Agenda Items** - None

CONSENT ITEMS – None

PUBLIC HEARINGS

7. **STANFORD RANCH PARCEL 56 TIME EXTENSION
TENTATIVE PARCEL MAP, DL2016-0002**

This application is a request for approval of a one-year extension of time for the previously approved project: Stanford Ranch Parcel 56 (DL-2011-01) – A tentative parcel map to allow the subdivision of 9.24 ± acres into 2 approximately equal lots. The proposed project site is generally located on the southeast corner of West Stanford Ranch Road and Sunset Blvd. The Assessor's Parcel Number is 017-081-025.

The project was previously found to be categorically exempt pursuant to the California Environmental Quality Act (CEQA) Guidelines through resolution PC-2012-03.

The property owner and applicant is 1400 Stanford Ranch Properties, LLC.

Travis Jacobs, Assistant Planner, presented the staff report and noted that there were two errors in the staff report.

1. Staff recommendation at the very end should reference the new application number, DL2016-0002
2. The original approval date should read February 21, 2012.

The Commission had questions for staff regarding:

- Confirmation that the noticing had correct file numbers.

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

Commission Deliberation/Discussion:

The Commission agreed that the project is consistent and they support the approval of the time extension.

On a motion by Commissioner Martinez and seconded by Commissioner Broadway, Resolution of the Planning Commission of the City of Rocklin Approving a One-Year Time Extension For a Tentative Parcel Map, DL-2011-01, (PC-2012-04) Approving a Tentative Parcel Map (Stanford Ranch Parcel 56 / DL2016-0002) was approved by the following vote:

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

NON PUBLIC HEARINGS

8. SUNSET WEST LOT 2A APARTMENTS PAINT COLOR SUBSTANTIAL COMPLIANCE

A request for substantial compliance approval of paint colors for Sunset West Lot 2A Apartments. The Planning Commission requested the applicant return for final approval of paint colors for the project at the April 1, 2014 hearing at which the Commission conditionally approved a substantial compliance request to remove previously approved stone from the exterior of the buildings.

Dara Dungworth, Associate Planner, presented the staff report.

The Commission had questions for staff regarding:

- Roof Color
- Paint Color

Applicant, David Alptekin, addressed the commission and presented material samples for review by the Commission.

The Commission had questions for the applicant regarding:

- Shift from original project to new colors
- Consideration of contemporary cultured stone
- Sign Colors
- Enhanced ledge treatments
- Hand troweled 3 coat stucco system

Commission Discussion/Deliberations:

Commissioner Whitmore stated he was on the Commission at the time of the original approval and the proposed colors are much improved and a more sophisticated look. He likes the hand troweled finish. He supports the project.

Commissioner Broadway expressed some concern with the beige colors and lack of variation; however, after hearing Commissioner Whitmore’s comments, he can support the project.

Commissioner Martinez stated he was also on the Commission at the time of the original approval. He relies on Commissioner Whitmore’s expertise and supports the project.

Commissioner Sloan feels the changes are consistent with the direction given previously by the Planning Commission and supports the project.

Chairman McKenzie concurred with the other Commissioners. He would like clear direction that the sign colors must be consistent with the building colors.

On a Motion by Commissioner Whitmore and seconded by Commissioner Sloan, Sunset West Lot 2A Apartments Paint Color Substantial Compliance was approved by the following vote: (get exact language from Dara) with the added condition of approval that the monument sign colors to be to the satisfaction of the Community Development Director

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

9. Informational Items and Presentations - None

10. Reports and Discussion Items from Planning Commissioners

- Seating changes at the Dais
- 2nd Street residence historic status

11. Reports from City Staff

- Bret Finning noted that there will be a meeting on May 17, 2016
 - Ken Broadway stated that he will not be at the June 7, 2016 meeting
 - Gregg McKenzie stated that he also will not be at the June 7, 2016 meeting

12. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 7:09 p.m.

Respectfully submitted,

Terry Stemple
Assistant City Clerk

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



City of Rocklin Economic and Community Development Department

**Planning Commission
STAFF REPORT**

**4453 Greenbrae Fence Deviation
Use Permit, U2016-0002**

May 12, 2016

Proposal/Application Request

This application is a request for approval of a conditional use permit entitlement to allow a fence height deviation:

4453 Greenbrae Fence (U2016-0002) – A fence height deviation.

Staff Findings

Staff finds the proposed project, subject to the recommended conditions of approval, consistent with the existing General Plan designation and zoning; and further finds the proposed project to be compatible with existing and anticipated development of surrounding designated properties.

Recommendation

Staff recommends that the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (4453 Greenbrae Road Fence Deviation/U2016-0002)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT ALLOWING A FENCE HEIGHT DEVIATION, (4453 Greenbrae Fence Deviation / U2016-0002)

Planning Commission Staff Report
4453 Greenbrae Fence Deviation
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Location

The proposed project site is located at 4453 Greenbrae Road. The Assessor's Parcel Number is 454-070-037.



Location Map

Owner/Applicant

The property owner and applicants are Sean and Darcy Fujioka.

Background and Site Characteristics

The project site is a triangular shaped 14,515 square foot lot developed with a 3,632 square foot single family home. Surrounding properties are zoned Planned Development 1.5 dwelling units per acre (PD-1.5). Properties to the south and west have been developed with single family homes and the adjacent property to the northeast is an undeveloped open space parcel owned by the Granite Lake Estates Home Owners Association. The project site is fully developed and slopes to the northeast toward the open space area. There are four native oak trees on the site which are to remain and would not be impacted by the proposed project.

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Environmental

The project is categorically exempt from review under per Section 15303, “New Construction or Conversion of Small Structures” of the California Environmental Quality Act (CEQA) Guidelines.

Conditional Use Permit

Rocklin Municipal Code (RMC) Section 17.76.010.A requires that fences located within the front yard setback area on residential lots may not exceed 30 inches in height. On the project site, an existing six foot high fence around the property’s side and rear yard areas was installed within the required 25-foot front setback, approximately three feet behind the property’s Greenbrae Road property line. The applicant is requesting approval of a conditional use permit granting a fence height deviation, as permitted by RMC Section 17.76.030.B, to allow a portion of the existing fence to remain in place.

The applicants proposal would move an approximately a 50 foot portion of the existing fence to angle from the 25 foot setback line near the corner of the house and connect to the existing side yard fence along Greenbrae Road to improve visibility and enhance safety from the existing driveway onto the street. The proposed and existing fencing to remain would not exceed the 6 foot maximum height limit allowed for residential fencing in side and rear yard areas by the RMC. Staff has analyzed the proposed project and determined that the proposed fencing would be compatible with existing properties in the neighborhood and provide for adequate lines of site to ensure the safety of pedestrians and vehicle traffic.

Prepared by Travis Jacobs, Assistant Planner

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RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN
APPROVING A NOTICE OF EXEMPTION
(4453 Greenbrae Road Fence Use Permit/U2016-0002)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the 4453 Greenbrae Road Fence Use Permit project (U2016-00002)(“Project”) and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15303 – New Construction or Conversion of Small Structures; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

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

Section 1. Based on the review and determination of the Environmental Coordinator, the Planning Commission of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is approved for the Project.

Section 3. Upon approval of the Project by the Planning Commission, the Environmental Coordinator may file the Notice of Exemption 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(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

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

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
 2954 Richardson Blvd.
 Auburn, CA 95604-5228

FROM: City of Rocklin
 Planning Department
 3970 Rocklin Road
 Rocklin, CA 95677

Project Title: 4453 Greenbrae Road Fence Use Permit Project (U2016-0002)

Project Location - Specific: The subject property is located at 4453 Greenbrae Road, Rocklin, CA, APN 454-070-037.

Project Location - City: Rocklin, CA; **County:** Placer

Description of Nature, Purpose and Beneficiaries of Project: The project consists of a request for approval of a Use Permit entitlement (U2016-0002) to allow an existing six-foot high fence to encroach approximately 22 feet into the required 25-foot front yard setback.

Name of Public Agency Approving Project:
 City of Rocklin Planning Commission

Name of Person or Agency Carrying Out Project
 The applicants are Sean and Darcy Fujioka, 4453 Greenbrae Road, Rocklin, CA 95677, (916) 963-7741.

Exempt Status (Check one)
 x Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15303 – New Construction or Conversion of Small Structures

Reasons why the project is exempt. This project consists of a request to allow a 6-foot high fence to encroach into the required front yard setback, as further described above. Class 3 exemptions consist of the construction and location of limited numbers of new, small facilities or structures, including accessory structures. The project as proposed is consistent with the exemption class descriptions noted above and is exempt pursuant to Class 3 of the CEQA Guidelines.

Contact Person: Marc Mondell, Economic & Community Development Department Director

Date received for Filing: _____

Signature: _____
 Marc Mondell, Economic & Community Development Department Director

RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN
APPROVING A CONDITIONAL USE PERMIT ALLOWING A FENCE HEIGHT DEVEATION
(4453 Greenbrae Road Fence Deviation/ U2016-0002)

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. Conditional Use Permit (U2016-0002) allows a 6 foot high fence to encroach approximately 22 feet into the required 25 foot front yard setback of a single family residence located at 4453 Greenbrae Road.

B. A Notice of Exemption prepared for this project has been approved via Planning Commission Resolution No. .

C. The proposed fence height deviation is approved consistent with the provisions of Rocklin Municipal Code (RMC) Section 17.76.030.B which allows the height limits for fences specified in RMC Sections 17.76.010 and 17.76.020 to be exceeded when authorized by an approved conditional use permit.

D. The construction of a fence to the height and in the location proposed in this particular circumstance will create a traffic/pedestrian interface that is substantially similar to typical residential lots.

E. The establishment, maintenance, and operation of the proposed uses and buildings or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to the property and improvements in the neighborhood, or to the general welfare of the city.

F. The establishment, operation, and maintenance of the uses and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property except as modified herein.

Section 2. The conditional use permit 4453 Greenbrae Road Fence Deviation /DL2016-0002 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved, subject to the terms and 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 within 45 days of approval. 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. The existing fencing shall be modified to comply with Exhibit A within 45 days from the date of approval. Upon completion of work the applicant shall notify the Planning Services Manager.
2. Validity
 - a. This entitlement shall expire 60 days from the date of approval unless prior to that date the fence has been relocated to comply with Exhibit A or a time extension has been granted by the Economic and Community Development Director.

PASSED AND ADOPTED this 17th day of May, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Gregg McKenzie, Chairman

ATTEST:

Secretary

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EXHIBIT A

Available at the Economic and Community Development Department, Planning Division



GRANITE LAKE ESTATES - LOT 37
 4453 GREENBRAE ROAD
 ROCKLIN, CALIFORNIA
 APN 454-070-037



Spec.	Revision	Date

Plot Plan

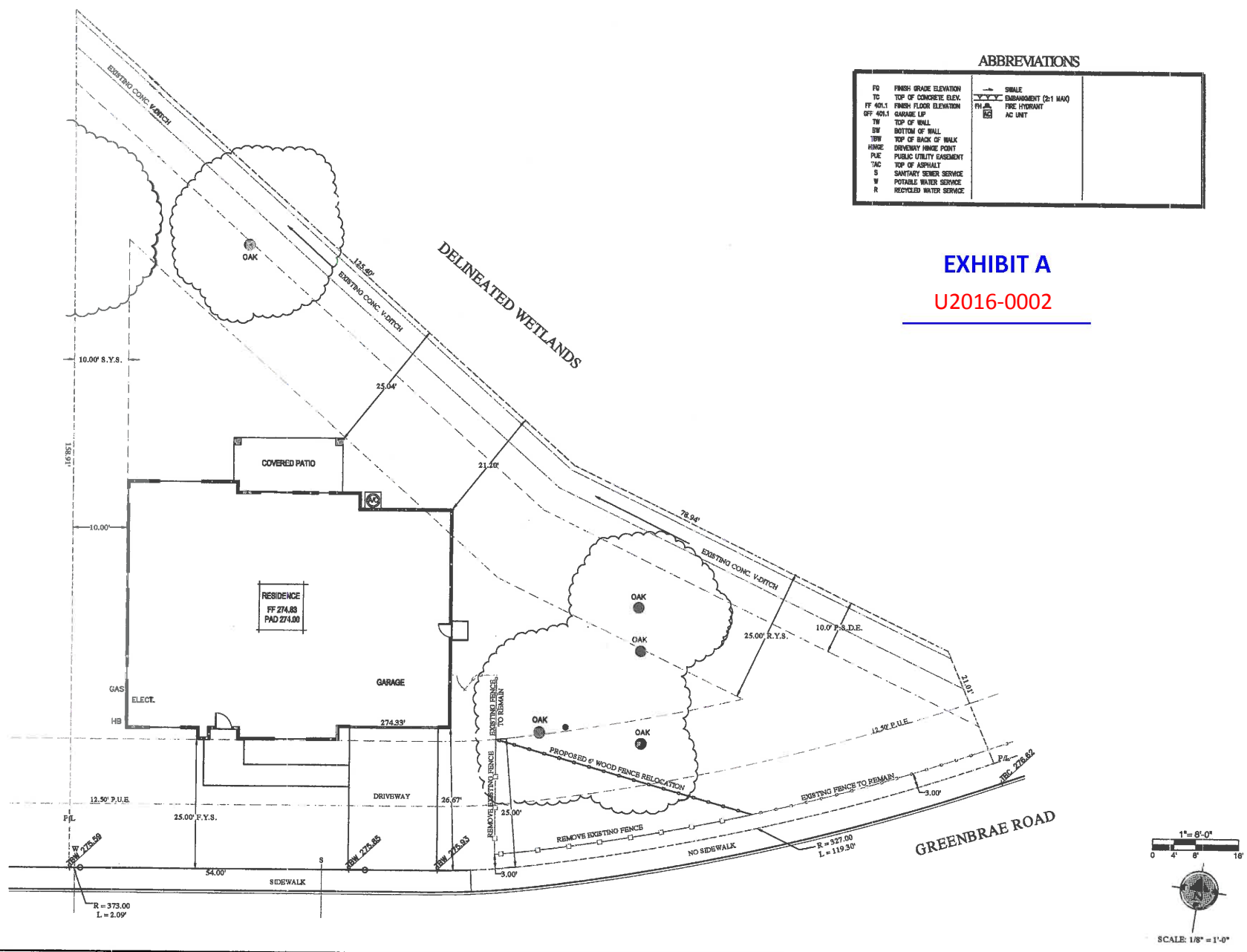
Date: MARCH 14, 2016
 Drawn by: JL
 Scale: 1/8" = 1'-0"

Agenda Item #7.b

ABBREVIATIONS

FG	FINISH GRADE ELEVATION	EM	EMBANKMENT (2:1 MAX)
TC	TOP OF CONCRETE ELEV.	FH	FIRE HYDRANT
S	FINISH FLOOR ELEVATION	AC	AC UNIT
FF 401.1	FINISH FLOOR ELEVATION		
GL	GARAGE LIP		
TW	TOP OF WALL		
BW	BOTTOM OF WALL		
TBW	TOP OF BACK OF WALL		
HP	DRIVEWAY HINGE POINT		
PUE	PUBLIC UTILITY GASEMENT		
TA	TOP OF ASPHALT		
S	SEWAGE SERVICE		
W	POTABLE WATER SERVICE		
R	RECYCLED WATER SERVICE		

EXHIBIT A
U2016-0002



RECEIVED
 MAR 21 2016
 BY: AC



City of Rocklin Economic & Community Development Department

Planning Commission STAFF REPORT

**West Oaks Self Storage
Design Review, DR2015-0014
Conditional Use Permit, U2015-0007**

May 17, 2016

Recommendation

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

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (West Oaks Self Storage / (DR2015-0014, U2015-0007))

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (West Oaks Self Storage / (DR2015-0014))

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A SELF STORAGE FACILITY IN A PD-BP/C/LI ZONE (West Oaks Self Storage / (U2015-0007))

Application Request/Project Description

This application is a request for approval of a Design Review and condition use permit to construct and operate a five-building, approximately 116,100 square foot storage facility, on an approximately 5.6 acre site. The project includes a separate two-story manager's office/apartment building of approximately 3,750 square feet (a combined total of 119,850 square feet), and associated landscaping and site work.

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Location

The subject property is located at 5800 West Oaks Boulevard. APN 017-081-062.



Vicinity Map

Owner/Applicant

The property owner is Stanford Ranch I, LLC and the applicant is Ryan Smith of Thomastown Builders.

Background and Site Characteristics

The project site and surrounding acreage was annexed into the City of Rocklin as a part of the Rocklin West Annexation in 1980. The subject site is located within the Stanford Ranch General Development Plan area approved and adopted by the City in 1987. The site is a portion of Stanford Ranch Parcel 52 and was created when part of the original parcel was transferred through a lot line adjustment to facilitate an expansion of the adjacent United Natural Foods warehouse approved in 2012.

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

Surrounding Land Uses

	General Plan	Zoning	Existing Land Use
Site:	Business Professional/ Commercial/Light Industrial (BP/COMM/LI)	Planned Development Business Professional/ Commercial/Light Industrial (PD- BP/C/LI)	Vacant
North:	Medium Density Residential (MDR) Recreation-Conservation (R-C)	Planned Development- 6 units per acre (PD-6) Open Space (OS)	Single Family Residential Two Oaks Subdivision Park
East:	BP/COMM/LI	PD- BP/C/LI	KLOVE Office Buildings
South:	R-C	Park	Vacant
West:	BP/COMM/LI	Planned Development Light Industrial (PD-LI)	United Natural Foods, Inc. Distribution Warehouse

Environmental Determination

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

General Plan and Zoning Compliance

The property is located in the Stanford Ranch General Development Plan area and zoned Business Professional/Commercial/Light Industrial (PD- BP/C/LI). The underlying General Plan designation is Business Professional/Commercial/Light Industrial

Planning Commission Staff Report

Re: West Oaks Self Storage

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(BP/COMM/LI). The proposed self-storage facility is considered acceptable upon approval of a conditional use permit. Staff reviewed the proposed project and found that, subject to approval of a conditional use permit, it is consistent with both the Stanford Ranch General Development Plan and the General Plan.

Design Review

Facility Design and Site Layout

The proposed 119,850 square foot facility is comprised of five storage buildings plus the separate manager's office/apartment building. The facility is laid out with two perimeter buildings, A and B that form the front/side and rear/side of the facility. Three buildings, C, D, and E make up the interior of the site. The two-story manager's office/apartment building is approximately 3,750 square feet and is located next to Building B at the southwest corner of the site.

Access and Parking

Access from the street is provided from a driveway off of West Oaks Boulevard. Due to the sloping site, the driveway traverses most of the project frontage to minimize the steepness of the driveway and ensure adequate access is provided. A second point of access is provided on the northeast side of the project through the adjacent KLOVE parking lot. Staff has included a draft condition of approval that would require the secondary access to remain as an emergency vehicle access only.

Five on-site visitor parking spaces are provided near the office. The manager's apartment includes a two-car garage. The City of Rocklin's Zoning Ordinance does not include off-street parking standards for self storage facilities, but does include a provision that allows the Planning Commission to determine parking requirements for a use not listed in the Ordinance through the entitlement approval. The proposed parking for this project is consistent with the parking that has been approved for other self storage projects in the City including Rocklin Commercial and Storage (Del Rio Storage off of Del Mar Avenue) and Rocklin Self Storage (on Fairway Drive). Therefore, Staff is satisfied that this project is providing adequate parking.

Architecture and Signage

The proposed buildings are a mix of split-face CMU block and stucco. Areas of the storage building walls and the office/apartment are accented with traditional brick. The storage building walls are broken up by brick pilasters, some with light fixtures, and in three areas with a section enhanced with a tandem trellis feature on a stucco wall. The applicant added the stucco sections with trellis features in response to Staff's concerns that landscaping and pilasters would not be enough to break up the west wall that is visible from east-bound West Oaks Boulevard and the east wall that faces the KLOVE parking lot and is visible from west-bound West Oaks Boulevard. The storage building

Planning Commission Staff Report

Re: West Oaks Self Storage

May 17, 2016

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walls and pilasters also include a stucco cap. The office/apartment building employs a mix of colors and materials, and varying rooflines, wall planes, and window patterns to provide interest and scale. The project is consistent with the Design Review Criteria for architecture.

A monument sign is proposed at approximately the mid-point of the project street frontage. It is consistent with the Sign Ordinance and the Design Review Guidelines with respect to location, height, and materials.

Landscaping

Consistent with the Design Review Guidelines, the project proposes a mix of trees, shrubs and groundcovers throughout the site. The proposed landscaping will provide screening and interest along the West Oaks Boulevard frontage and trees along the west and east sides will help further break up the long walls of the storage buildings. Trees and groundcover consistent with that required for Two Oaks Subdivision behind the KLOVE office buildings is proposed on the on the existing fill slope at the rear of the facility. The proposed landscaping is consistent with the standards set forth in the Rocklin Design Review Guidelines.

Walls and Fencing

Much of the project's south (front), east and west sides are walled by the storage buildings themselves. The entire north side of the facility is the rear wall of Building B. A sound wall was constructed as a part of the Two Oaks Subdivision along the project site's north property line.

Staff was concerned about the storage building walls creating spaces between existing and future walls and fences that would be generally accessible but hidden from public view and could become nuisance areas. For that reason, Staff has included draft conditions of approval that provide for tubular steel fencing and gates at the rear corners of Building B that will allow for authorized access to perform maintenance and for emergency personnel.

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

Prepared by Dara Dungworth, Associate Planner

DD/

P:\PUBLIC PLANNING FILES__ PROJECT FILES\West Oaks Self Storage\Meeting Packets\01 West Oaks Self Storage PC SR (DR2015-0014) - final.doc

RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF ROCKLIN APPROVING A MITIGATED NEGATIVE
DECLARATION OF ENVIRONMENTAL IMPACTS
West Oaks Self Storage
(DR2015-0014 and U2015-0007)

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an Initial Study on the West Oaks Self-Storage project (DR2015-0014 and U2015-0007) (the "Project") which identified potentially significant effects of the Project; and

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

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

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

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

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

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

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

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

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

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

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

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary



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

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

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

**WEST OAKS SELF-STORAGE
(DR2015-0014 AND U2015-0007)**

Project Name and Description

The West Oaks Self-Storage project proposes the construction and operation of a five-building, approximately 116,100 square foot storage facility on a 5.5 +/- acre site in the City of Rocklin. The project also includes a separate manager's office/apartment building totaling approximately 3,750 square feet (a combined total of 119,850 square feet). This project will require Design Review and Conditional Use Permit entitlements. For a more detailed project description, please refer to the Project Description set forth in Section 3 of this Initial Study.

Project Location

The project site is generally located on the north side of West Oaks Boulevard, between Stanford Ranch Road and Sunset Boulevard (5800 West Oaks Boulevard), in the City of Rocklin. The Assessor's Parcel Number is 017-081-062.

Project Proponent's Name

The applicant is Ryan Smith, West Oaks Self-Storage and the property owner is Stanford Ranch I, LLC.

Basis for Mitigated Negative Declaration Determination

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

by a Project, Section 15065 – Mandatory Findings of Significance, and 15070 – Decision to Prepare a Negative Declaration or Mitigated Negative Declaration, and the mitigation measures described in the Mitigation Monitoring Plan for this Project.

Date Circulated for Review: _____ March 17, 2016 _____

Date Adopted: _____

Signature: _____
Marc Mondell, Economic and Community Development Department Director

**MITIGATION MONITORING PROGRAM
WEST OAKS SELF-STORAGE
(DR2015-0014 AND U2015-0007)**

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

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

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

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

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

MITIGATION MEASURES:**Biological Resources:**

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

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

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

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

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

IMPLEMENTATION:

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

RESPONSIBILITY

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

MITIGATION MEASURES:**Cultural Resources:**

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

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

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

IMPLEMENTATION:

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

RESPONSIBILITY

Applicant

Public Services Department (Environmental Services Manager)

MITIGATION MONITORING REPORT FORMS

Project Title:

Mitigation Measures:

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

Responsible Person:

(Insert name and title)

Monitoring/Reporting:

Community Development Director

Effectiveness Comments:



ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN
3970 Rocklin Road
Rocklin, California 95677
(916) 625-5160

ATTACHMENT 1

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

West Oaks Self-Storage

DR2015-0014 and U2015-0007

North side of West Oaks Boulevard, between Stanford Ranch Road and Sunset Boulevard (5800 West Oaks Boulevard), in the City of Rocklin

APN 017-081-062

April 28, 2016

PREPARED BY:

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

CONTACT INFORMATION:

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

APPLICANT/OWNER:

The applicant is Ryan Smith, West Oaks Self-Storage and the property owner is Stanford Ranch I, LLC.

Initial Study Page 1 Reso. No.	<u>West Oaks Self-Storage</u> <u>DR2015-0014 and U2015-0007</u>
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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 West Oaks Self-Storage project. The document relies on a combination of a previous environmental document and site-specific studies to address in detail the effects or impacts associated with the proposed project. In particular, this Initial Study assesses the extent to which the impacts of the proposed project have already been addressed in the certified Final Environmental Impact Report for the Rocklin General Plan, as adopted by the Rocklin City Council on October 9, 2012 (the “General Plan EIR”).

B. Document Format

This Initial Study is organized into five sections as follows:

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

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

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

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

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

C. CEQA Process

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

SECTION 2. INITIAL STUDY SUMMARY AND DETERMINATION

A. Summary Information

Project Title:

West Oaks Self-Storage

Lead Agency Name and Address:

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

Contact Person and Phone Number:

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

Project Location:

The project site is generally located on the north side of West Oaks Boulevard, between Stanford Ranch Road and Sunset Boulevard (5800 West Oaks Boulevard), in the City of Rocklin. The Assessor’s Parcel Number is 017-081-062.

Project Sponsor’s Name:

The applicant is Ryan Smith, West Oaks Self-Storage and the property owner is Stanford Ranch I, LLC.

Current and Proposed General Plan Designation: Business Professional/Commercial/Light Industrial (BP/COMM/LI)

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Current and Proposed Zoning: Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI)

Description of the Project:

The West Oaks Self-Storage project proposes the construction and operation of a five-building, approximately 116,100 square foot storage facility on a 5.5 +/- acre site in the City of Rocklin. The project also includes a separate manager’s office/apartment building totaling approximately 3,750 square feet (a combined total of 119,850 square feet). This project will require Design Review and Conditional Use Permit entitlements. For a more detailed project description, please refer to the Project Description set forth in Section 3 of this Initial Study.

Surrounding Land Uses and Setting:

The proposed project site is vacant and bound by West Oaks Boulevard to the south and a newly developing single-family residential subdivision to the north and northeast. To the east are two single-story office buildings and to the west is the United Natural Foods Incorporated (UNFI) warehouse storage and distribution facility.

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

- Rocklin Engineering Division approval of Improvement Plans
- Rocklin Building Inspections Division issuance of Building Permits
- Placer County Water Agency construction of water facilities
- South Placer Municipal Utility District construction of sewer facilities

B. Environmental Factors Potentially Affected:

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

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

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C. Determination:

On the basis of this Initial Study:

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

Marc Mondell
 Director of Economic and Community Development

Date

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SECTION 3. PROJECT DESCRIPTION

A. Project Location

The project site is generally located on the north side of West Oaks Boulevard, between Stanford Ranch Road and Sunset (5800 West Oaks Boulevard), in the City of Rocklin. The Assessor’s Parcel Number is 017-081-062 (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 West Oaks Self-Storage project proposes the construction and operation of a five-building, approximately 116,100 square foot storage facility on a 5.5 +/- acre site in the City of Rocklin. The five buildings will be one story and constructed from CMU block and metal, and will be sized at 16,600 square feet, 23,400 square feet, 23,600 square feet and 26,250 square feet (two buildings). The project also includes a separate two story manager’s office /apartment building totaling approximately 3,750 square feet (2,109 square feet first floor office and 1,641 square feet second floor apartment) which will be constructed from wood, stucco and metal and be located on the southwest corner. The project will build an eleven foot-four inch CMU block wall with pilasters around the perimeter of the site. This project will require the following entitlements from the City of Rocklin: Design Review to ensure that the design makes the most efficient use of available resources and harmonizes with existing and proposed residential development, as well as with existing development of like character, and Conditional Use Permit that, because of unusual characteristics, requires special consideration so that a project may be located and developed properly with respect to the objectives of a conditional use permit and the project’s effect on surrounding property.

Access to the project would be via a driveway connection from southwest-bound West Oaks that would allow right-in/right-out movements, and a new median break on West Oaks Boulevard would be created with the project to allow northeast bound left-in movements.

The project site is vacant with the exception of some retaining and sound walls built in association with the adjacent residential subdivision, and it is anticipated that site development will involve clearing and grading of the site, trenching and digging for underground utilities and infrastructure, and ultimately the construction of new driveways, buildings, and landscaping.

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SECTION 4. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

Section 15168 sets forth the legal requirements for preparing “program EIRs” and for reliance upon program EIRs in connection with “[s]ubsequent activities” within the approved program. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego Redevelopment Agency* (2005) 134 Cal.App.4th 598, 614-617.) The General Plan EIR was a program EIR with respect to its analysis of impacts associated with eventual buildout of future anticipated development identified by the General Plan. Subdivision (c) of section 15168 provides as follows:

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

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

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

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declaration would be appropriate. If in the course of analysis, the City identified potentially significant impacts that could be reduced to less than significant levels through mitigation measures to which the applicant agrees, the impact would be considered to be reduced to a less than significant level, and adoption of a mitigated negative declaration would be appropriate.

B. Significant Cumulative Impacts; Statement of Overriding Considerations

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

1. Air Quality:

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

2. Aesthetics/Light and Glare:

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

3. Traffic and Circulation:

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

4. Noise

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

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.

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6. Biological Resources

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

7. Climate Change and Greenhouse Gases

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

C. Mitigation Measures Required and Considered

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

D. Evaluation of Environmental Checklist:

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

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- 4) Answers of “Less than Significant with Mitigation Incorporated” describe the mitigation measures agreed to by the applicant and briefly explain how they reduce the effect to a less than significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.

- 5) Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or negative declaration, and the City intends to use tiering. All prior EIRs and Negative Declarations and certifying resolutions are available for review at the Rocklin Economic and Community Development Department. In this case, a brief discussion will identify the following:
 - a) Which effects are within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects are addressed by mitigation measures based on the earlier analysis; and

 - b) For effects that are “Less than Significant with Mitigation Measures Incorporated,” the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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E. Environmental Checklist

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The development of a new self-storage facility totaling approximately 119,850 +/- square feet (storage facility and manager’s office/residence) on a 5.5 +/- acre site will change the existing visual nature or character of the project site and area. The development of the project site would create new sources of light and glare typical of urban development. As discussed below, impacts to scenic vistas or viewsheds would not be anticipated.

Prior Environmental Analysis:

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

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

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

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

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

There are no specific features within the proposed project that would create unusual light and glare. Implementation of existing City Design Review Guidelines and the General Plan policies addressing light and glare would also ensure that no unusual daytime glare or nighttime lighting is produced. However, the impacts associated with increased light and glare would not be eliminated entirely, and the overall level of light and glare in the Planning Area would increase in general as urban development occurs and that increase cannot be fully mitigated.

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

The development and construction of an 119,850 +/- square foot self-storage facility (storage facility and manager’s office/residence) is consistent with the type of development contemplated and analyzed for this area of Rocklin. The building structures proposed are of

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

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

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

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

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

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

Significance:

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

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II.

AGRICULTURAL RESOURCES

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

As discussed below, impacts are not anticipated.

Conclusion:

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

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

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

Significance:

There are no impacts to Agricultural and forestry resources.

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

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

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

As discussed below, self-storage facility developments of this type would not be expected to create objectionable odors.

Prior Environmental Analysis:

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

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

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Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Project Level Environmental Analysis:

The vehicle trips generated by the proposed self-storage facility project would be less than the number of trips that could be generated if the project site was developed per the existing Business Professional/Commercial/Light Industrial land use and zoning designations (that existed at the time that the analysis for the 2011 General Plan Environmental Impact Report was conducted). Based on trip generation rates from the Rocklin Traffic Model and the Institute of Transportation Engineers Trip Generation Manual (9th edition), the proposed Self-storage facility project would generate 291 daily trips (116,100 square feet X 2.5 daily trips/1000 gross square feet). Conversely, development of the same 5.5 acres per the existing Business Professional/Commercial/Light Industrial designation would be expected to generate between 637 daily trips (5.5 acres X 43,560 sf/acre = 239,580 sf X 0.35 floor-to-area ratio X 7.6 trips/1000 sf for a Light Industrial use) to 2,096 daily trips if the site were developed with a commercial use (5.5 acres x 43,560 sf/acre = 239,580 sf X 0.25 floor-to-area ratio X 35 trips/1000 sf for a Commercial use). Thus, the proposed project would generate 346 to 1,805 fewer daily trips on local roads and the project would result in fewer overall emissions as compared to the emissions that would be generated by a light industrial project allowed by the Business Professional/Commercial/Light Industrial land use and zoning designations.

Conclusion:

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

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the Plan, the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 SIP Revisions)*, has been prepared and was approved and adopted on September 26, 2013. The *2013 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 Plan)* have been submitted to the U.S. Environmental Protection Agency (EPA) as a revision to the SIP. Accordingly, the 2013 Plan is the applicable air quality plan for the proposed site.

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

A conflict with, or obstruction of, implementation of the 2013 Plan could occur if a project generates greater emissions than what has been projected for the site in the emission inventories of the 2013 Plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on the City's General Plan and zoning designations for the region. The proposed project is consistent with the Rocklin General Plan and zoning designations (subject to a Conditional Use Permit), and given that the 2013 Plan accounts for planned land uses consistent with adopted plans, this project will not conflict with or obstruct implementation of the 2013 Plan.

Additionally, the vehicle trips generated by the proposed self-storage facility project would be less than the number of trips that could be generated if the project site was built out per the Business Professional/Commercial/Light Industrial land use designation that existed on the project site at the time that the emissions inventories were developed for the 2013 Plan. Based on trip generation rates from the Rocklin Traffic Model and the Institute of Transportation Engineers Trip Generation Manual (9th edition), the proposed self-storage facility project would generate 291 daily trips (116,100 square feet X 2.5 daily trips/1000 gross square feet). Conversely, the existing Business Professional/Commercial/Light Industrial designation would be expected to generate between 637 daily trips (5.5 acres X 43,560 sf/acre = 239,580 sf X 0.35 floor-to-area ratio X 7.6 trips/1000 sf for a Light Industrial use) to 2,096 daily trips if the site were developed with a commercial use (5.5 acres x 43,560 sf/acre = 239,580 sf X 0.25 floor-to-area ratio X 35 trips/1000 sf for a Commercial use). Thus, the proposed project would generate 346 to 1,805 fewer daily trips on local roads and the project would result in fewer overall emissions than anticipated in the 2013 Plan. It should be noted that construction-related emissions associated with the proposed project would be consistent with what was included in emissions inventories for the site, as the same assumptions for construction activities and area

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of disturbance would occur. Therefore, the project would result in a reduction of the anticipated emissions inventories of the 2013 Plan.

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

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

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

Compliance with the PCAPCD rules and regulations would help to ensure that the project’s emissions would not substantially contribute to the PCAPCD’s non-attainment status for ozone or PM. Therefore, construction activities associated with development of the proposed project

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would not substantially contribute to the PCAPCD’s non-attainment status for ozone or PM. Because construction of the proposed project would comply with the rules and regulations for construction, development of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and a less than significant short-term construction air quality impact would be anticipated.

As demonstrated by the vehicle trip generation comparison presented above, the proposed project’s operational emissions are anticipated to be lower than that which could be generated by the level of development that was anticipated by the City of Rocklin General Plan and evaluated in the City of Rocklin General Plan EIR. In addition compliance with the PCAPCD rules and regulations noted above, as well as Rule 501 related to stationary sources or processes, and Rule 246 related to water heaters, would help to ensure that the project’s emissions would not substantially contribute to regional air quality. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, and a less than significant operational air quality impact would be anticipated.

Placer County is classified as a severe non-attainment area for the federal ozone standards. In order to improve air quality and attain health-based standards, reductions in emissions are necessary within non-attainment areas. The project is part of a pattern of urbanization occurring in the greater Sacramento ozone non-attainment area. The growth and combined population, vehicle usage, and business activity within the non-attainment area from the project, in combination with other past, present and reasonably foreseeable projects within Rocklin and surrounding areas, would either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset project-related emission increased. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants and would also contribute to the non-attainment status of the local air basin. 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 less intensive land use (from an air quality emissions perspective) than what was anticipated by and analyzed within the General Plan EIR.

The proposed project involves the development of a self-storage facility with a manager’s residence; thus, the project would introduce a sensitive receptor (on-site manager) to the area. As discussed above, the proposed project would generate fewer vehicle trips than allowed for the site developed as a light industrial, office or commercial use under the existing land use and zoning designations, which in turn would lead to decreased delays at nearby intersections. Concentrations of CO along roadways and particularly at intersections are associated with the number of vehicles and the level of traffic congestion. Slow-moving vehicles result in elevated concentrations of CO at sensitive receptors adjacent to the roadways. In suburban or urban

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areas, traffic congestion at intersections can result in elevated CO concentrations. It should be noted that as older, more polluting vehicles are retired and replaced with newer, cleaner vehicles, the overall rate of emissions of CO for vehicle fleet throughout the State has been, and is expected to continue, decreasing. Therefore, emissions of CO would likely decrease from current levels over the lifetime of the project.

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

Emissions of TACs resulting from construction equipment and vehicles are minimal and temporary, affecting a specific receptor for a period of days or perhaps weeks. Vehicle trips associated with the proposed project would not be expected to be comprised of a significant number of diesel-fueled engines, and heavy use of stationary diesel engines on a permanent basis on-site would not result with implementation of the proposed project. The nearest freeway is State Route 65, which is located over one mile from the project site (and beyond CARB’s recommended separation distance of 500 feet). However, the site is located immediately to the east of an existing United Natural Foods, Inc. (UNFI) food distribution facility that produces TACs in the form of diesel particulate matter (DPM) associated with delivery and distribution truck usage and idling on the site. Thus, sensitive receptors (on-site manager) proposed for the project site could be subjected to DPM emissions from operations at the nearby food distribution facility. It should be noted that State law restricts the idling by delivery trucks to less than five minutes, with which the nearby facility complies along with other applicable standards and regulations related to DPM emissions.

A prior analysis of the potential health risk to from exposure to DPM emissions associated with the nearby UNFI facility determined that the UNFI facility would be ranked as “low” for both carcinogenic and non-carcinogenic risk, which indicates that the emissions of DPM from the facility would not lead to significant cancer or non-cancer risk to future adjacent sensitive receptors (*Raney Planning and Management, Air Quality and Greenhouse Gas Analysis, Stanford Ranch – Phases IV, Parcels 54, 55, 57 and 71 (West Oaks) Project, January 2013*).

It should be noted that the expansion of the UNFI facility has been approved, but has not yet been built. The approved expansion consists of an expansion to the existing building to include

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a new cold storage area in the northeastern portion of the parcel and the relocation of the parking area to along the eastern border of the parcel. The approved expansion would place the new parking area closer to the proposed West Oaks Self-storage project. The number of or location of loading docks would not change with the approved expansion. An analysis of the potential health risk to future adjacent sensitive receptors from exposure to DPM emissions associated with the expanded UNFI facility concluded that the prioritization score for the expanded facility was determined to be “low” for both carcinogens and non-carcinogenic risk.

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

Typical odor sources include industrial or intensive agricultural uses. The project is not located adjacent to any substantial industrial, agricultural odor-producing facilities and Self-Storage facilities are not typically associated with the creation of objectionable odors. The proposed project does not involve any process or activity that would generate an objectionable odor. Construction of the project, particularly diesel fumes from construction equipment, could cause objectionable odors. However construction emissions are minimal and temporary, and would likely only affect a specific receptor for a period of days or perhaps weeks. Diesel fumes from delivery trucks are often found to be objectionable. Thus truck deliveries and idling at the adjacent UNFI facility could result in objectionable odors related to the associated diesel fumes. Such odors could create the potential for annoyance and/or discomfort to nearby non-industrial land uses. As stated above, the UNFI facility is required by State law to restrict idling by delivery trucks to less than five minutes, and it must also comply with other applicable standards and regulations related to DPM emissions. Due to the separation of the West Oaks Self-storage site from the UNFI facility, odors associated with the UNFI facility would not be expected to substantially affect future sensitive receptors (on-site manager) associated with the project.

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

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

Significance:

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Analysis

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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Conclusion:

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

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

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

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

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

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

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

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

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

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

The West Oaks Self-Storage site does not contain any oak trees that are regulated by the City of Rocklin Oak Tree Preservation Ordinance and Oak Tree Preservation Guidelines; oak tree removal will not occur with the proposed project.

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

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

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

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

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Conclusion:

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

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

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

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

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

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

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

As of the writing of this document, the United Auburn Indian Community (UAIC) and the Lone Band of Miwok Indians (IBMI) are traditionally and culturally affiliated with the project area and have requested notification. Consistent with Public Resources Code (PRC Section 21080.3.1 (d)) and AB-52, the City of Rocklin provided formal notification of the West Oaks Self-Storage project and the opportunity to consult on it to the designated contacts of the UAIC and IBMI in a letter received by those organizations on January 11, 2016 and March 18, 2016, respectively. The UAIC and IBMI had 30 days to request consultation on the project pursuant to AB-52 and they did not respond prior to February 9, 2016, and April 18, 2016, respectively, the end of the

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30-day periods. As such, the City of Rocklin has complied with AB-52 and may proceed with the CEQA process for this project consistent with PRC Section 21082.3 (d) (3). Given that the UAIC and IBMI did not submit a formal request for consultation on the proposed project within the required 30 day period, that no other tribes have submitted a formal request to receive notification from the City of Rocklin pursuant to PRC Section 21080.3.1, and that there have been no other concerns expressed regarding tribal cultural resources in the project area, the project is not anticipated to cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in PRC Section 21074. Therefore, the project’s impact on tribal cultural resources is considered less than significant.

Significance:

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

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VI. <u>GEOLOGY AND SOILS</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. 			X		X
ii) Strong seismic ground shaking?					X
iii) Seismic-related ground failure, including liquefaction?					X
iv) Landslides?					X
b) Result in substantial soil erosion or the loss of topsoil?					X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X
d) Be located on expansive soil, as defined in Table I8-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X	

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DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

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

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

Conclusion:

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

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

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

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

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

Sewer service is available to the project site and the proposed project will be served by public sewer. Septic tanks or alternative wastewater disposal systems would not be necessary; therefore impacts associated with the disposal of wastewater are not anticipated.

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is therefore by definition a cumulative impact. A project contributes to this potential cumulative impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases (GHG).

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

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Project Level Environmental Analysis:

The firm of KD Anderson & Associates, Inc., a Sacramento area consulting firm with recognized expertise in air quality, prepared a Greenhouse Gas Study report for the West Oaks Self-Storage project. This analysis was prepared to estimate the project’s greenhouse gas emissions from construction activities, motor vehicle trips, and utility use. Their report, dated November 17, 2015, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that KD Anderson & Associates, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the KD Anderson & Associates, Inc. report, which is summarized below.

Greenhouse Gas Emissions

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

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to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

The analysis found that the overall project’s construction CO₂ emissions would be a total of approximately 561.82 metric tons of CO₂ emissions (MTCO₂e). The analysis also found that the operation of the project would result in 612.02 metric tons of CO₂ emissions on an annual basis.

Conclusion:

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

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

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built upon to maintain and continue economic sector-specific reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050, as required by AB 32.

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

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

The potential for climate change impacts at specific locations remains uncertain, and to assign specific impacts to the project site would be speculative. Some conclusions can be drawn about the potential in general for the project area to be subject to increased likelihood of flooding, drought, and susceptibility to the increased potential for infectious diseases as cited above. An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is a cumulative process. A project contributes to this potential impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases. Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of the proposed project. Estimated GHG emissions attributable to future development would primarily be associated with increases of carbon dioxide (CO₂) and other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O).

The PCAPCD, as part of the Sacramento Regional GHG Thresholds Committee, has recently developed regional GHG emission thresholds. The thresholds were based on project data provided by the PCAPCD and other regional air districts, including the Sacramento Air Quality Management District (SMAQMD). The SMAQMD recently adopted the thresholds, and the PCAPCD recommends using their adopted threshold of 1,100 metric tons of CO₂ equivalent units per year (MTCO₂e/year) for construction and operation. Projects exceeding the 1,100 MTCO₂e/year GHG screening level threshold of significance would be required to perform a further detailed analysis showing whether the project would comply with AB 32 reduction goals. For that further detailed analysis and in accordance with CARB and PCAPCD

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recommendations, the City of Rocklin, as lead agency, requires a quantitative GHG analysis for development projects in order to demonstrate that such a project would promote sustainability and implement operational GHG reduction strategies that would reduce the project’s GHG emissions from BAU levels by 15 percent; that 15 percent reduction threshold is in compliance with AB 32 and CARB’s recommendation from the 2008 Scoping Plan that local governments utilize a 15 percent reduction below 2010 BAU levels by 2020. It should be noted that although CARB’s 2011 Scoping Plan emission reduction target modified the State’s overall emission reduction target from 29 percent to 21.7 percent, the 2011 Scoping Plan did not provide a specific recommendation for emission reductions for local governments and thus the City of Rocklin has chosen to continue to apply the 15 percent emission reduction target from the 2008 Scoping Plan. In accordance with the reduction recommendation set forth in the 2008 Scoping Plan for local governments, the City of Rocklin, as lead agency, utilizes a threshold of a 15 percent reduction from BAU levels, where BAU levels are based on 2010 levels, compared to a project’s estimated 2020 levels. Therefore, if the proposed project does not meet the 1,100 metric tons screening threshold and it also does not show a 15 percent reduction of project-related GHG emissions between BAU levels and estimated 2020 levels, the project would be considered to result in a cumulatively considerable contribution to global climate change. GHG emission reduction measures could include, but are not limited to, compliance with local, State, or federal plans or strategies for GHG reductions, on-site and off-site mitigation recommendations from the Office of the Attorney General, and project design features. It should be noted that the proposed project would be required to comply with the minimum mandated measures of the 2010 California Green Building Standards Code (CalGreen Code), such as a 20 percent mandatory reduction in indoor water use and diversion of 50 percent of construction waste from landfills. A variety of voluntary CalGreen Code measures also exist that would further reduce GHG emissions, but are not mandatory.

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

As noted above, short-term emissions of GHG associated with construction of the proposed project are estimated to be 561.82 MTCO₂e. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Due to the size of the proposed project, the project’s estimated

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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. In addition, as stated above, the one-time release of construction GHG emissions have been included in the annual operational GHG emissions estimate in order to provide a worst-case scenario. As noted above, the annual GHG emissions associated with the proposed project by year 2017 would be 612.02 MTCO₂e. Because the level of emissions is lower than the 1,100 MTCO₂e significance threshold, the proposed project would not hinder the State’s ability to reach the GHG reduction target nor conflict with any applicable plan, policy, or regulation related to GHG reduction and the impact of the West Oaks Self-Storage project on global climate change is considered less than significant and no mitigation measures are required.

This Initial Study evaluates a “subsequent activity” that was already evaluated by the General Plan EIR, and the proposed project is actually a less intense use than which was evaluated by that EIR. The General Plan EIR identified the generation of greenhouse gas emissions as a significant and unavoidable impact, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact. The project does not result in a change to this finding because the development and operation of the proposed project will generate greenhouse gas emissions. It should be noted that the project site is being developed with a land use that is equal to or less intense (from a trip generation and associated emissions standpoint) than the Business Professional/Commercial/Light Industrial land use that was anticipated by and analyzed within the General Plan EIR. The project-specific GHG study confirms that a project of this type falls within the prior General Plan EIR analysis. While the proposed project would cumulatively contribute to the significant and unavoidable impact of the generation of greenhouse gas emissions as recognized in the General Plan EIR, the proposed project itself will not generate enough greenhouse gas emissions to measurably influence global climate change; project-specific impacts related to GHG emission and global climate change would be less than significant as a result of its emissions being less than the 1,100 MTCO₂e significance threshold and through the application of General Plan policies and mitigation measures that encourage the use of alternative modes of transportation and promote mixed use and infill development.

Significance:

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Conclusion:

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

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

The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. The Department of Toxic Substances Control (DTSC) EnviroStor database and State Water Resources Control Board GeoTracker database were searched on March 1, 2016 and no open hazardous sites were identified on the proposed project site.

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There would be no significant hazard to the public or to the environment associated with nearby known hazardous waste sites; therefore there would be no impact in this regard.

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

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

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

Significance:

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

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Analysis:

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

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

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

Conclusion:

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

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

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

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

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

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

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

Approval of the project would allow the construction and operation of a new self-storage facility totaling approximately 119,850 +/- square feet (storage facility and manager’s office/residence) and associated parking and landscaping on a 5.5 +/- acre site. The project site is designated Business Professional/Commercial/Light Industrial (BP/COMM/LI) on the General Plan land use map and is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The project requires Design Review and Conditional Use Permit entitlements to allow for a self-storage facility project such as the one being proposed. As discussed below, land use impacts are not anticipated.

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Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The proposed project site is currently vacant and the entire project is within the City of Rocklin. The proposed project would construct and operate a new self-storage facility totaling approximately 119,850 +/- square feet (storage facility and manager’s office/residence) and associated parking and landscaping at this location, which would not physically divide an established community.

The project site is currently designated as designated Business Professional/Commercial/Light Industrial (BP/COMM/LI) on the General Plan land use map and is currently zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). The purpose of the Business Professional/Commercial/Light Industrial land use designation is to: 1) create employment centers and preserve flexibility in the marketing and development process by making land available for a variety of business/professional office, retail commercial and restricted non-intensive manufacturing and storage facilities, and 2) the use of innovative development and planning techniques to promote flexibility in land use is encouraged. Self-Storage facilities of this type are similar to mini-storage uses that are called out as a conditionally permitted use in the Stanford Ranch General Development Plan PD-BP/C/LI zone.

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The PD-BP/C/LI zoning designation is consistent with the Business Professional/Commercial/Light Industrial (BP/COMM/LI) land use designation; the proposed project is consistent with the site’s land use and zoning designations subject to the issuance of a Conditional Use Permit and the development of the project would not conflict with land use designations and would not be anticipated to have an impact on land use and planning.

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

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

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

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Conclusion:

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

Significance:

No impact is anticipated.

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

DISCUSSION OF DETERMINATION:

Project Impacts:

Development of the proposed project will result in an increase in short-term noise impacts from construction activities. As discussed below, the development and operation of an 119,850 +/- square foot self-storage facility (storage facility and manager’s office/residence) is not anticipated to have significant long-term operational noise impacts.

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Prior Environmental Analysis:

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

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Background Information on Noise

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

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sound levels (expressed as dBA) and the way the human ear perceives sound and for this reason, the A-weighted sound level has become the standard tool of environmental noise assessment.

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

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

The City of Rocklin General Plan includes criteria for stationary (non-transportation) and transportation noise sources. The proposed project does not include any stationary noise sources, nor are there any nearby stationary noise sources that would potentially impact the proposed project; therefore stationary noise source criteria are not applicable. Because the proposed project is located adjacent to West Oaks Boulevard, the project is potentially exposed to roadway noise levels that would exceed transportation noise source criteria. However, the proposed project is a Self-Storage facility which is not recognized as a noise sensitive land use in the City’s General Plan (Table 2-2, Maximum Allowable Noise Exposure, Transportation Noise Sources). Although the proposed project does include a manager’s office/apartment, the apartment does not include a backyard or outdoor recreation area, which is where the City’s maximum allowable exterior noise levels are applied. Lacking such areas, the proposed project is not anticipated to be exposed to transportation noise sources in excess of City outdoor noise level standards.

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

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exceed 70 dB Ldn, the interior noise levels will typically comply with the interior noise level standard of 45 dB Ldn.

Based upon a noise analysis conducted for the West Oaks Residential subdivision that included residential uses along West Oaks Boulevard (*JC Brennan & Associates, Environmental Noise Assessment West Oaks Residential, September 27, 2012*), the building facades closest to West Oaks Boulevard would be exposed to predicted future exterior noise levels of 62 dB Ldn. Therefore, the manager’s office/ apartment will not be exposed to exterior traffic noise levels exceeding 70 dB Ldn or higher and the interior noise levels are predicted to be less than the interior noise level standard of 45 dB Ldn and no noise reduction measures would be required.

Conclusion:

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

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

As noted above, the self-storage facility does not include nor will it be exposed to stationary noise sources, and it is not considered to be a noise sensitive land use that is subject to the City’s transportation noise source standards. Finally, although the proposed project includes a residential component (manager’s office/apartment), there is no outdoor activity area that would be exposed to transportation source noise levels in excess of City standards, and interior noise levels for the residential component would not exceed the City of Rocklin 45 dB interior transportation source noise level standard.

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

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Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project will result in the development and operation of an 119,850 +/- square feet self-storage facility (storage facility and manager’s office/residence), which will provide a small amount of employment opportunities. The proposed project would not induce substantial population growth or displace substantial numbers of people.

Prior Environmental Analysis:

The General Plan EIR analyzed the anticipated population and housing impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included population growth and availability of housing opportunities (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.11-1 through 4.11-13). The analysis found that while development and buildout of the General Plan can result in population and housing impacts, implementation of the General Plan would not contribute to a significant generation of

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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.

Conclusion:

The project site is currently designated on the City’s General Plan land use map as Business Professional/Commercial/Light Industrial (BP/COMM/LI) and is currently zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI); these designations were existing at the time of the General Plan EIR analysis. The addition of an 119,850 +/- square feet self-storage facility (storage facility and manager’s office/residence) is not considered to induce substantial population growth in an area, nor does the addition of a manager’s office/apartment (one dwelling unit) into a City that is projected to have approximately 29,283 dwelling units at the buildout of the General Plan represent a significant addition.

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impact:

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

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

Development of the proposed project could increase the need for fire protection services. The City collects construction taxes for use in acquiring capital facilities such as fire suppression equipment. Operation and maintenance funding for fire suppression is provided through financing districts and from general fund sources. The proposed project would pay construction taxes, participate in any applicable financing districts and contribute to the general fund through property and sales taxes. Participation in these funding mechanisms would ensure fire protection service to the site; therefore fire protection impacts would be anticipated to be less than significant.

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

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

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Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project, the development the development and operation of an 119,850 +/- square feet self-storage facility (storage facility and manager’s office/residence), would not be anticipated to increase the use of, and demand for, recreational facilities in a way that results in a significant impact.

Prior Environmental Analysis:

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

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and policies call for the provision of new park and recreational facilities as needed by new development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized in the General Plan Open Space, Conservation and Recreation Element, which mitigates these impacts to a less than significant level.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The proposed project, a self-storage facility, is not anticipated to significantly increase the use of, and demand for, recreational facilities. The City of Rocklin provides parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments at the time that a parcel or subdivision map is recorded. Employees of the project could utilize City recreational facilities but the use is anticipated to be minimal and is not anticipated to significantly increase the use of existing facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated, nor is the minimal use anticipated to require the construction or expansion of recreational facilities; therefore, the project would have less than significant impacts regarding the increase in use of recreational facilities.

Significance:

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Review:

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

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Project-Level Environmental Analysis:

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

Daily Trip Generation

An estimate of the proposed project’s daily trip generation has been made based on applicable trip generation rates derived from the City of Rocklin traffic model and the Institute of Transportation Engineers Trip Generation Manual (9th edition). This estimate can be compared to an estimate of the project site’s daily trip generation based on assumptions ranging from light industrial development to a more intense use such as commercial that could be developed on the project site if it were maximized and built out per the General Plan land use designation of Business Professional/Commercial/Light Industrial and zoning designation of Planned Development Business Professional/Commercial/Light Industrial which existed at the time the traffic analysis for the General Plan Update was completed.

The vehicle trips generated by the proposed self-storage facility project would be less than the number of trips that could be generated if the project site was developed per the existing Business Professional/Commercial/Light Industrial land use and zoning designations (that existed at the time that the analysis for the 2011 General Plan Environmental Impact Report was conducted). Based on trip generation rates from the Rocklin Traffic Model and the Institute of Transportation Engineers Trip Generation Manual (9th edition), the proposed Self-Storage facility project would generate 291 daily trips (116,100 square feet X 2.5 daily trips/1000 gross square feet). Conversely, development of the same 5.5 acres per the existing Business Professional/Commercial/Light Industrial designation would conservatively be expected to generate between 637 daily trips (5.5 acres X 43,560 sf/acre = 239,580 sf X 0.35 floor-to-area ratio X 7.6 trips/1000 sf for a Light Industrial use) to 2,096 daily trips if the site were developed with a commercial use (5.5 acres x 43,560 sf/acre = 239,580 X 0.25 floor-to-area ratio X 35 trips/1000 sf for Commercial). Thus, the proposed project would generate 346 to 1,805 fewer daily trips on local roads as compared to the daily trips that would be generated by a light industrial project allowed by the Business Professional/Commercial/Light Industrial land use and zoning designations.

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TRIP GENERATION COMPARISON		
Description	Quantity	Daily Trips
Self-Storage Facility	116,100 sf	291
Light Industrial Use	83,853 sf	637
Commercial Use	59,895 sf	2,096
Net Difference (Light Industrial Use and Commercial Use vs. Self-Storage Facility)		- 346 to -1,805

Conclusion:

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

Vehicle Miles of Travel (VMT) is a transportation performance metric that is used as an input to air quality and noise analyses. VMT not only addresses the number of trips generated by a given land use, but also the length of those trips. By doing so, the placement of a given land use in proximity to complementary land uses, and available transit, walking and bicycling facilities are all considered. VMT can also be used to quantify the effects of proposed changes to a roadway network, transportation demand strategies, and investments in non-auto travel modes. VMT may be expressed in absolute numbers of as “per capita” rations, such as VMT per person, household, dwelling unit, employee, or service population (persons plus employees). For information purposes, the proposed West Oaks Self-Storage is projected to generate approximately 310 Vehicle Miles of Travel on an average daily weekday.

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

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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 subject to the payment of such a fee.

Highway 65 Interchange Improvement Fee

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

The development of the proposed project and the resulting addition of an 119,850 +/- square feet self-storage facility (storage facility and manager’s office/residence) would not result in project specific significant effects as demonstrated by the trip generation comparison that is presented above. Payment of traffic impact fees as described above will reduce traffic impacts from the proposed project to a less than significant level.

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

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

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

The proposed project, a self-storage facility with a manager’s office/apartment, does not create a high demand for off-street parking. Customers of the self-storage facility will make trips to and from their specific storage units and will typically not need a parking space as a part of their trips. It is anticipated that the only off-street parking that would be necessary for the proposed project will be for the on-site manager and the occasional visitor to the self-storage facility who comes to the site to inquire about storage opportunities/availabilities. The proposed project is providing a total of 5 off-street parking spaces, composed of four standard stalls and one handicap stall, for general use and two additional parking spaces in a garage for the on-site manager which is considered to be an adequate supply of parking for facilities of this type based upon the City’s experience with existing self-storage facilities elsewhere in the City.

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

Significance:

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed development and operation of an 119,850 +/- square feet self-storage facility (storage facility and manager’s office/residence) will increase the need for utility and service systems, but not to an extent that will impact the ability of the utility and service providers to adequately provide such services.

Prior Environmental Review:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The proposed project site is located within the South Placer Municipal Utility District (SPMUD) service area for sewer. SPMUD has provided a letter regarding the proposed project indicating that the project is within their service area and eligible for service, provided that their condition requirements and standard specifications are met. SPMUD has a Master Plan, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional

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

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

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

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

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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.

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

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

The proposed project is not anticipated to interfere with existing operations or exceed the service capacity of utilities or service systems because the development of this site with urban uses was anticipated in the General Plan. The addition of an 119,850 +/- square feet self-storage facility (storage facility and manager’s office/residence) is not anticipated to have a significant impact on utilities and service.

Significance:

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

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

Conclusion:

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

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

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

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

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

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

The preceding analysis demonstrates that these effects will not occur as a consequence of the project. The construction and operation of the West Oaks Self-Storage project would be consistent with the Rocklin General Plan and the Rocklin General Plan EIR.

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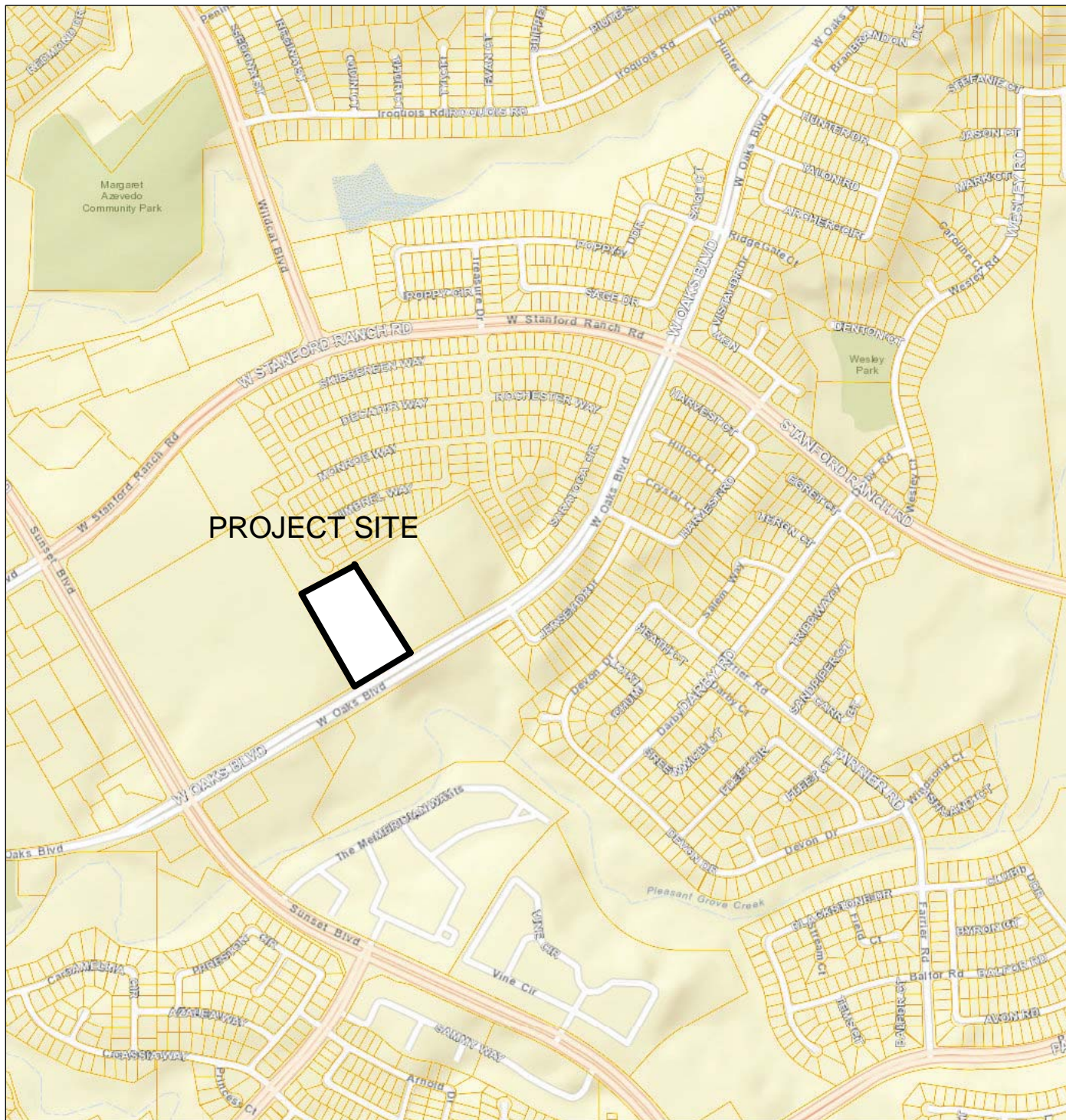
Section 5. References:

- City of Rocklin General Plan, October 2012
- City of Rocklin General Plan, Final Environmental Impact Report, August 2012
- City of Rocklin General Plan, Draft Environmental Impact Report, August 2011
- City of Rocklin Zoning Ordinance, Title 17 of the Rocklin Municipal Code
- City of Rocklin Design Review Guidelines
- JC Brennan & Associates, Environmental Noise Assessment, West Oaks Residential, September 27 and December 20, 2012
- KD Anderson & Associates, Inc., West Oaks Self Storage Greenhouse Gas Study, November 17, 2015
- Raney Planning and Management, Air Quality and Greenhouse Gas Analysis, Stanford Ranch – Phases IV, Parcels 54, 55, 57 and 71 (West Oaks) Project, January 2013

Attachments

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

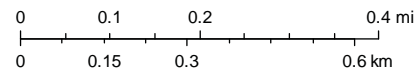
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April 15, 2016

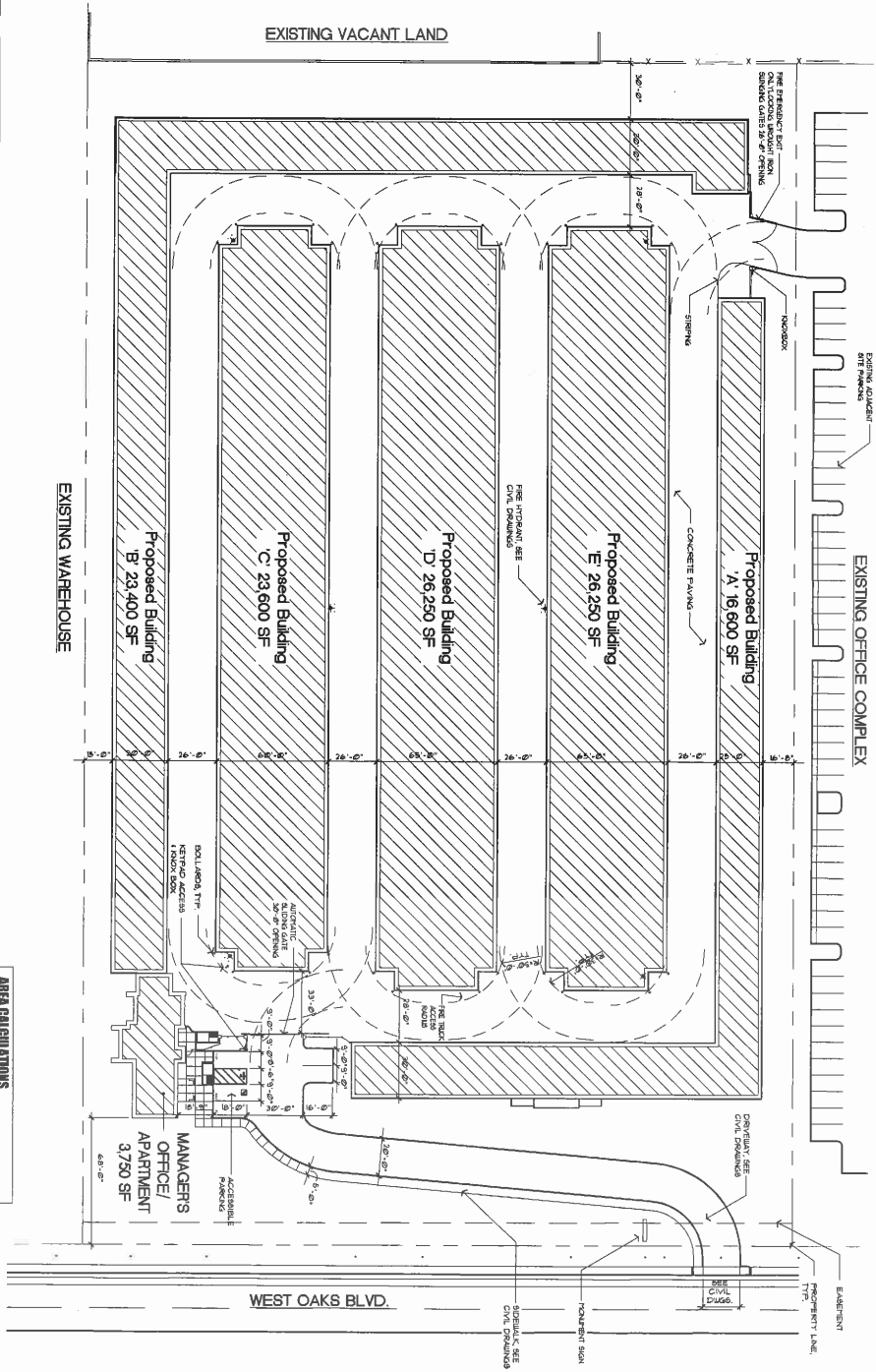
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- City of Rocklin Boundary
- Parcels

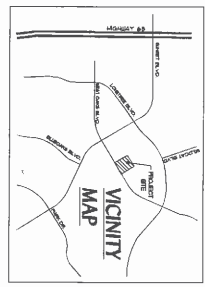


Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 City of Rocklin

ATTACHMENT B – PROJECT SITE PLAN



OWNER/APPLICANT
 THOMASTOWN BUILDERS, INC
 RYAN SMITH
 11711 QUARTZ DRIVE
 ALBUQUEN, CA 95602
 PHONE: 916-591-1993



TABULATION
 SITE AREA: 241,739 SF (+/- 5,550 AC)
 F.A.R. COVERAGE: 49.5%
 ZONING: MI
 APN: 017-081-062

PARKING PROVIDED:
 STANDARD: 4 STALLS
 ACCESSIBLE: 1 STALLS
 TOTAL PROVIDED: 5 STALLS

AREA CALCULATIONS

BUILDING A	16,600 SF
BUILDING B	23,400 SF
BUILDING C	23,600 SF
BUILDING D	26,250 SF
BUILDING E	116,700 SF
STORAGE AREA	1,641 SF
MANAGERS OFFICE	2,100 SF
MANAGERS OFFICE	3,750 SF
TOTAL	319,850 SF

WEST OAKS SELF STORAGE

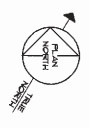
ROCKLIN, CA
 CARLO DEVELOPMENT

JAMES BRIDH
 P.O. BOX 5637
 SHERMAN OAKS, CA 91413
 (818) 989-6200
 (818) 989-0715 FAX

SITE PLAN

P1

DATE: 6-11-15



Stark Designs
ARCHITECTURE
 2871 TOWN CENTER DRIVE
 SUITE 100
 ROCKLIN, CA 95765
 916-288-2286
 11000000@starkdesign.com

PLANNING COMMISSION RESOLUTION PC-2016-
RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW
(West Oaks Self Storage / DR2015-0014)

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

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

A. Design Review (DR2015-0014) allows the construction of an approximately 119,850 square foot self storage facility, including a manager's office/ apartment and associated site work and landscaping. (APN 017-081-062)

B. A Mitigated Negative Declaration of environmental impacts has been approved for this project via Planning Commission Resolution No. PC-2016- .

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

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

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

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

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

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

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

Section 2. The Design Review for the West Oaks Self Storage (DR2015-0014) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved 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 prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

B. Conditions

1. Utilities

- a. All utilities, including but not limited to water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the project in compliance with all applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)
- b. Prior to issuance of a Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Officer. (FINANCE, ENGINEERING, PUBLIC WORKS)

2. Schools

At the time of issuance of a Building Permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

3. Improvements / Improvement Plans

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

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

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

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) 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 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 and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (Building, Public Services)
 - b. Prior to issuance of improvement plans (or building permit if no improvement plans and still applicable), unless waived by the City Engineer and Environmental Services Manager, 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.
 - f. 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.

- 2) 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.
 - 3) 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.
- b. All on-site standard improvements, including but not limited to:
- i. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants, retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

- ii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
- iii. To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
- c. A detailed parking lot striping plan designed per City standards, which indicates all parking spaces, aisles, entrances, and exits.
- d. The following off-site improvements:

A left turn pocket into the project driveway from eastbound West Oaks Boulevard and associated modifications to the median and the construction of the driveway in the existing sidewalk, curb and gutter as shown on Sheet C1 of Exhibit A to the satisfaction of the City Engineer.
- e. Improvement plans shall include landscape and irrigation plans for changes and modifications to landscaping in the public right-of-way (medians and back of sidewalk) in / along West Oaks Boulevard.
 - i) The right-of-way landscape plans shall conform with the requirements of Condition 7, below, to the satisfaction of the Director of Public Services.
 - ii) The existing trees and understory plantings shall be retained and protected during construction to the extent feasible. Trees removed for improvements (e.g. turn pocket and driveway cut) shall be replaced one-for-one, same species or approved equal, elsewhere within the corresponding right-of-way (median or back of sidewalk). Existing understory plantings shall be replaced and additional plants added to restore the right-of-way landscaping.
- f. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin shall be included in the project notes on the improvement plans, including but not limited to the following:
 - i) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime

contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.

- ii) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- iii) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- iv) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- v) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- viii) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x) All construction equipment shall be maintained in clean condition.
- xi) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii) All exposed surfaces shall be revegetated as quickly as feasible.
- xiii) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- xiv) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control

fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

- xv) Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- xvi) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
- xvii) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- xviii) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- xix) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.

- g. The following shall be included in the project notes on the improvement plans:

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

guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

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

- k. The following shall be included in the project notes on the improvement plans:

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

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

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

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

5. 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)

6. Landscaping Maintenance Agreement

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

7. Landscaping

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

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

1. A legend of the common and botanical names of specific plant materials to be used. The legend shall indicate the size of plant materials and appropriate numbers of plants and spacing for groundcovers.

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.

2. A section diagram of proposed tree staking.
3. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
4. Granite or moss rock boulders along the planting strips.
5. A permanent landscape barrier shall be installed along the boundary between the project site and the adjacent vacant parcel (APN 017-081-066) to provide a clear visual edge for maintenance purposes and a physical barrier to retard the spread of plants between the groomed landscaping and the adjacent non-groomed vegetation. Said barrier could consist of a concrete mow strip, concrete curbing, or other durable method / material, to the satisfaction of the Economic and Community Development Director.

ii) The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.

b. The parking/site lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking and circulation areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)

c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

8. Special Condition

Tubular steel fencing, constructed of powder-coated black, medium gauge or better steel or aluminum, consistent with Exhibit A (no chain link is approved) shall be installed as follows, to the satisfaction of the Economic and Community Development Director and the Fire Chief: (PLANNING, FIRE)

a. At such time as the UNFI expansion site is developed and a wall constructed along the shared property line, the developer/owner shall install an 8 foot tall gate and fence section between the southwest corner of Building B and the (future) wall to control access to the project area between Building B and the UNFI facility. Said fence shall match the fencing installed between Building B and the Two Oaks masonry sound wall

- b. The fence sections between Building B and the existing sound wall that enclose the back of the site at the rear of Building B shall include gates.
- c. Fencing and access gates at the main entrance and at the emergency only east entrance shall be as shown in Exhibit A.
- d. All access gates shall include Knox Boxes for emergency access. The main entry gate and the emergency only east entry shall be equipped with OptiCom systems.

9. Lighting

The lighting design plan shall comply with the following and be approved by the Economic and Community Development Director. (PLANNING)

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off decorative lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground.
- b. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light.
- c. Building-mounted lighting shall be decorative, down-lit, and to the satisfaction of the Economic and Community Development Director.

10. Signs

All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign design and location as shown on Exhibit A, except as modified herein. (PLANNING)

- a. The monument sign shall be located outside of any public utility easements.
- b. Prior to building permit issuance the freestanding entry sign shall be modified to include the project site address, to the satisfaction of the Economic and Community Development Director.

11. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground or roof mounted shall be screened from view from all public rights of way to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)

- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

12. Air Quality

- a. Electrical receptacles shall be installed in the exterior walls of the building(s) in this project to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. Low nitrous oxide (NO_x) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

13. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

14. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City’s Planning Commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action

or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the entitlement shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

15. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent conditional use permit, U2015-0007, has been approved. (PLANNING)

PASSED AND ADOPTED this 17th day of May, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Gregg McKenzie, Chairman

ATTEST:

Secretary

P:\PUBLIC PLANNING FILES__ PROJECT FILES\West Oaks Self Storage\Meeting Packets\04 West Oaks Self Storage DR Reso (DR2015-0014) - final.docx

EXHIBIT A

West Oaks Self Storage Design Review, DR2015-0014

Available at the Economic and Community Development Department, Planning Division



AERIAL CONTEXT VIEW

N.T.S.

OWNER/ APPLICANT

CARLO DEVELOPMENT, LLC & THOMASTOWN BUILDERS, INC.
 RYAN SMITH
 11711 QUARTZ DRIVE
 AUBURN, CA 95602
 PHONE: 916-591-1993

ARCHITECT

STARK DESIGNS ARCHITECTURE
 7351 GALILEE ROAD, SUITE 190
 ROSEVILLE, CA 95678
 DAVID W. STARK, ARCHITECT
 (916) 749-4426
 (916) 390-2236 MOBILE
 (916) 749-4426 FAX

CIVIL

GREG COOK
 P.O. BOX 18442
 SOUTH LAKE TAHOE, CA 96151
 GREG COOK
 (530) 544-7774
 (530) 544-1283 FAX

LANDSCAPE ARCHITECT

YAMASAKI LANDSCAPE ARCHITECTURE
 1223 HIGH STREET AUBURN, CA 95603
 JEFF AMBROSIA
 (530) 885-0040
 (530) 885-0042 FAX

SERVICE PROVIDERS

GAS & ELECTRIC
 PACIFIC GAS & ELECTRIC COMPANY
 (530) 889-3270

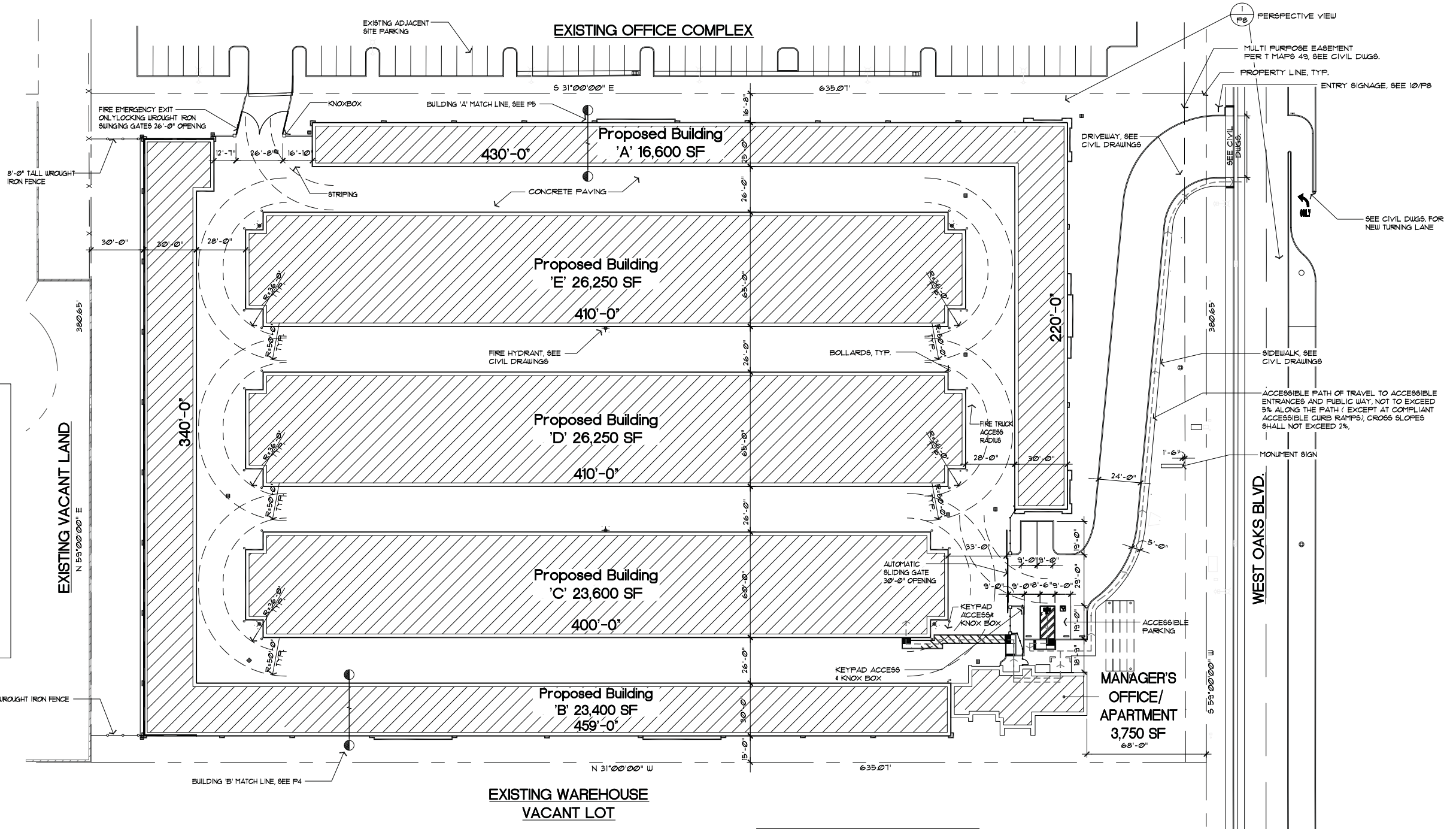
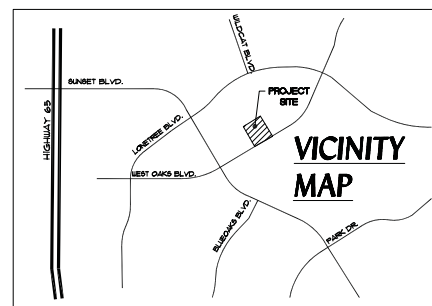
WATER
 PLACER COUNTY WATER AGENCY
 (530) 823-4850

SEWER
 SOUTH MUNICIPAL UTILITY DISTRICT
 (916) 786-8555

DISPOSAL
 RECOLOGY AUBURN PLACER
 (530) 88503735

TELEPHONE COMPANIES
 AT&T
 1 (800) 750-2355
 SUREWEST
 (916) 786-6141

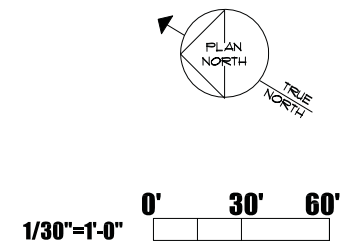
CABLE TV
 SUREWEST
 (916) 652-9479



TABULATION	
SITE AREA :	241,739 SF (+/- 5.550 AC)
F.A.R. COVERAGE	49.5%
GENERAL PLAN:	PD/COMM/LI
ZONING:	PD-BP/C/LI
APN:	017-081-062

PARKING PROVIDED:	
STANDARD	4 STALLS
ACCESSIBLE	1 STALLS
TOTAL PROVIDED:	5 STALLS

AREA CALCULATIONS	
BUILDING A	16,600 SF
BUILDING B	23,400 SF
BUILDING C	23,600 SF
BUILDING D	26,250 SF
BUILDING E	26,250 SF
STORAGE AREA	116,100 SF
"MANAGERS APT."	1,641 SF
"MANAGERS OFFICE"	2,109 SF
TOTAL	3,750 SF
TOTAL AREA	119,850 SF



Packet Pg. 130

WEST OAKS SELF STORAGE
 ROCKLIN, CA
 CARLO DEVELOPMENT

JAMES GROH
 P.O. BOX 5637
 SHERMAN OAKS, CA 91413
 (818) 989-6200
 (818) 989-0175 FAX

EXHIBIT A
 DR2015-0014

SITE PLAN

P1

~~DATE: 8-11-15~~
~~DATE: 11-6-15~~
 DATE: 2-23-16

Stark Designs ARCHITECTURE

2411 Saint Andrews Dr.
 Rocklin, CA 95765
 916 390-2236
 © 2015 t1dws@sbcbglobal.net

Agenda Item #8.b.

Stark Designs ARCHITECTURE

David M. Stark

2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2236
www.starkdesigns.com

"BASALITE" #246
SPLIT FACE



"H.C. MUDDOCK" MERRA SLATE
BRICK



Sierra Stone

"ASP SPAN" COOL PARACHUTE
METAL ROOFING



WEST OAKS SELF STORAGE
CARLO DEVELOPMENT, LLC. &
THOMASTOWN BUILDERS INC.
Rocklin, California
Color & Material Board 1

8-18-2015

Stark Designs ARCHITECTURE

David M. Stark

2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2236
www.starkdesigns.com

DARK BRONZE ANODIZED
ALUMINUM STOREFRONT



"GLIDDEN" PAINTS SEVERE SWIRLPLAY
3050 45/045
@ TRIM AND PARAPET CAPS



"GLIDDEN" PAINTS EUCALYPTUS TREE
1507 20/16
@ METAL WORK AND WINDOW FRAMES

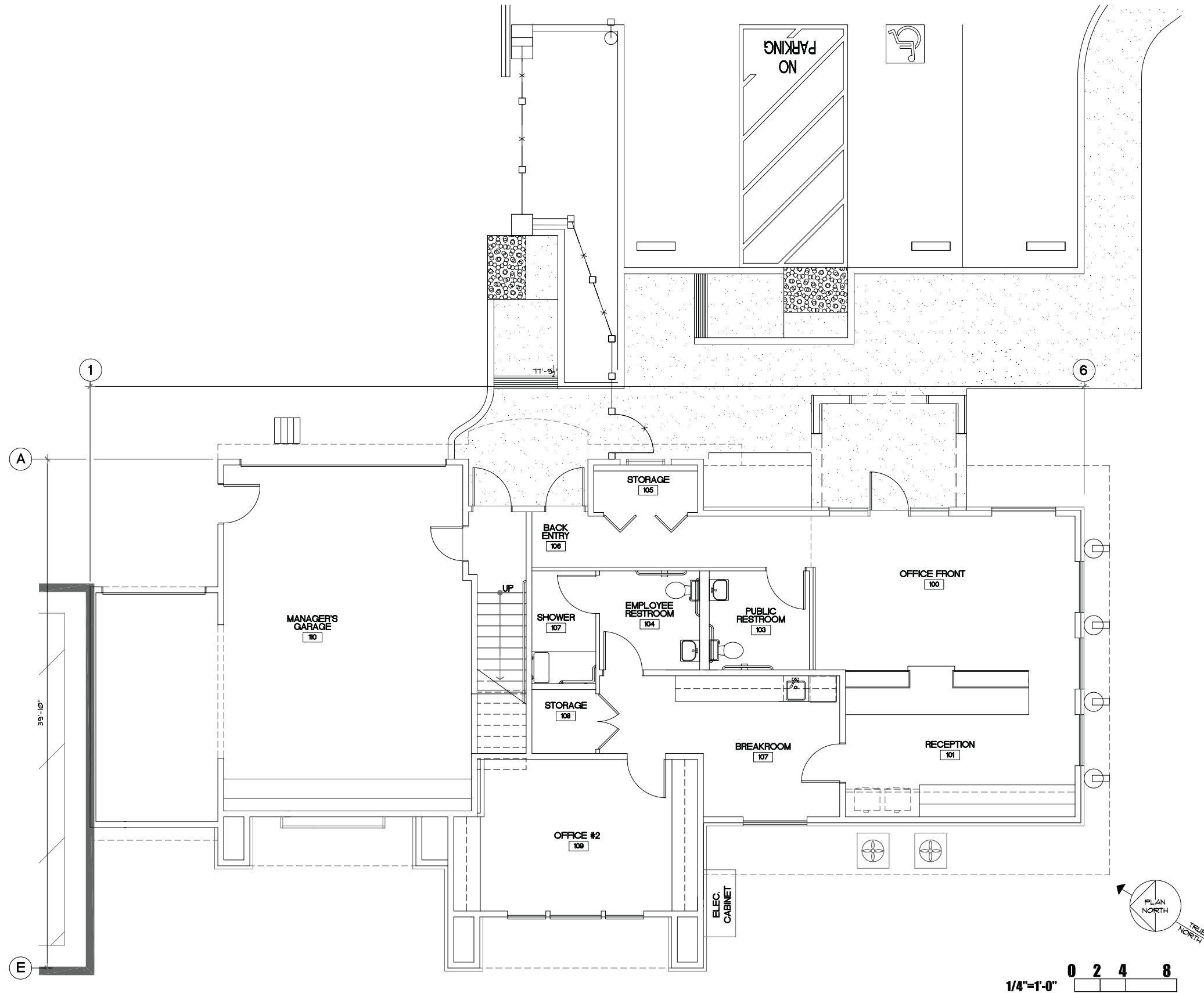


"GLIDDEN" PAINTS TANNY GREY
4571 65/18
@ PLASTER

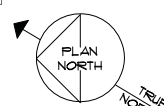


WEST OAKS SELF STORAGE
CARLO DEVELOPMENT, LLC. &
THOMASTOWN BUILDERS INC.
Rocklin, California
Color & Material Board 2

11-20-2015



1/4"=1'-0" 0 2 4 8



Packet Pg. 131

WEST OAKS SELF STORAGE
ROCKLIN, CA
CARLO DEVELOPMENT

JAMES GROH
P.O. BOX 5637
SHERMAN OAKS, CA 91413
(818) 989-6200
(818) 989-0175 FAX

~~DATE: 8-11-15~~
~~DATE: 11-6-15~~
DATE: 2-23-16

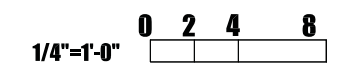
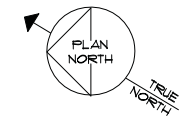
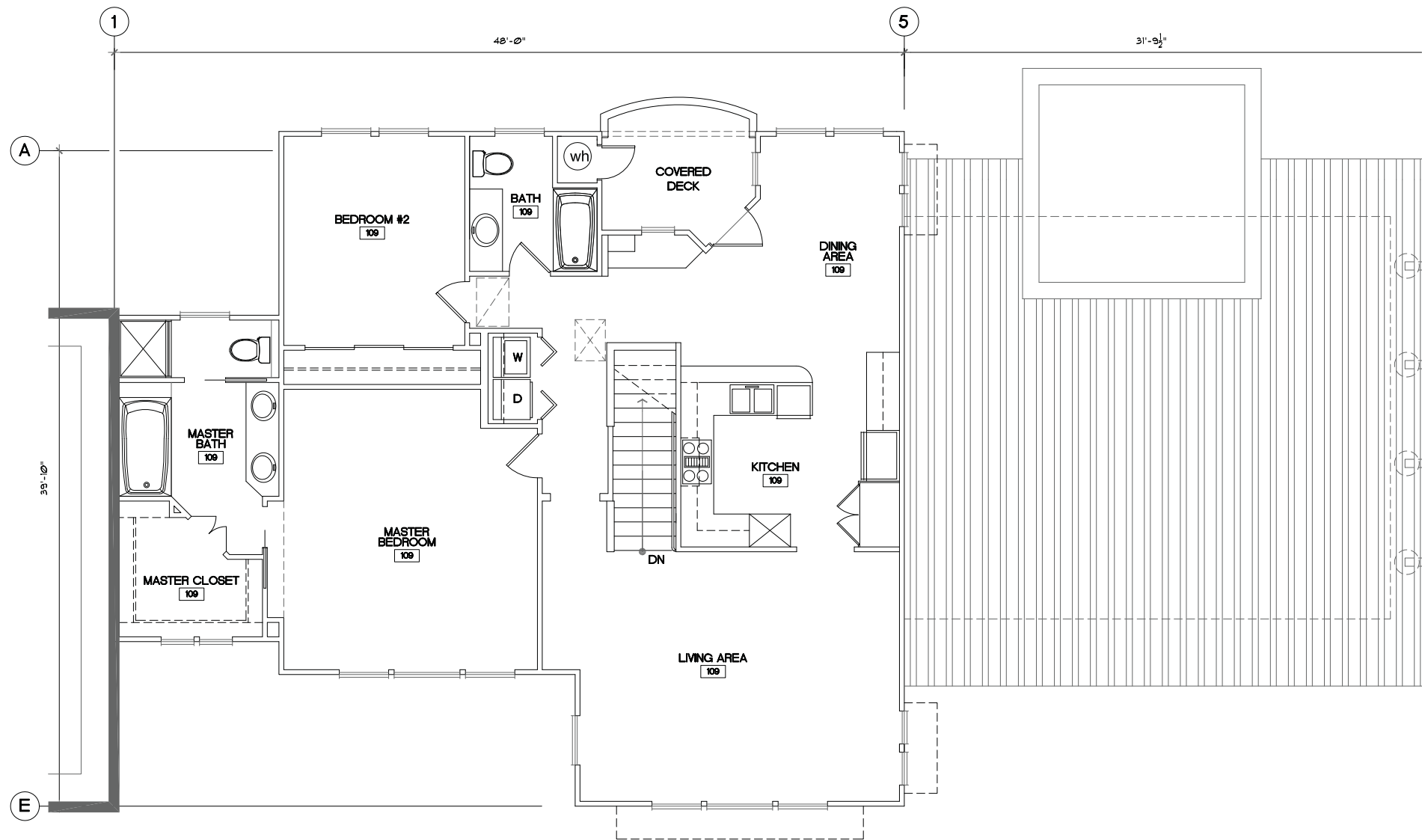
Stark Designs
ARCHITECTURE

2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2236

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MANAGER'S OFFICE FIRST FLOOR PLAN P2

Agenda Item #8.b.



~~DATE: 8-11-15~~
~~DATE: 11-6-15~~
 DATE: 2-23-16

P3

MANAGER'S APARTMENT SECOND FLOOR PLAN

WEST OAKS SELF STORAGE
 ROCKLIN, CA
 CARLO DEVELOPMENT

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Stark Design
ARCHITECTURE

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 Rocklin, CA 95752
 916 390-2400

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WEST OAKS SELF STORAGE
ROCKLIN, CA
CARLO DEVELOPMENT

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(818) 989-0175 FAX

PERSPECTIVE FROM WEST OAKS BLVD.

DATE: 2-23-16

P8

**Stark Designs
ARCHITECTURE**

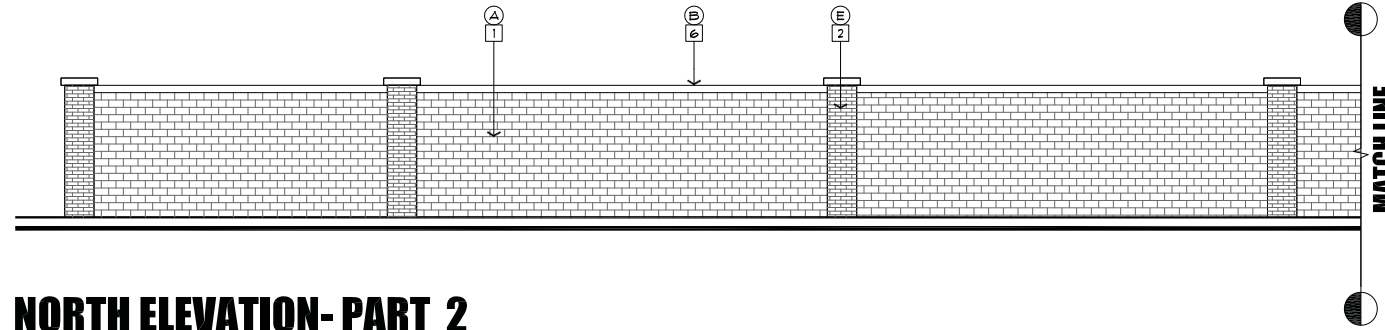
2411 Saint Andrews Dr.
Rocklin, CA 95765
916 390-2236

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MANAGER'S APARTMENT/ OFFICE- EAST ELEVATION



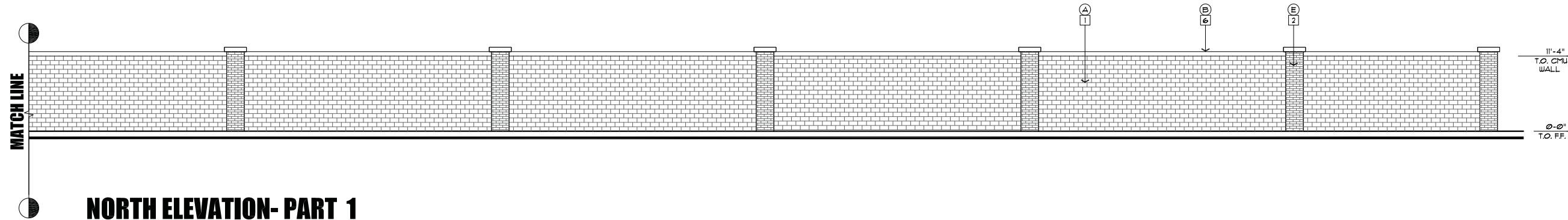
NORTH ELEVATION- PART 2

KEYNOTES

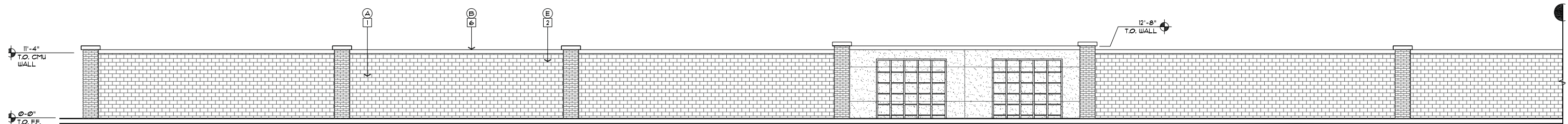
- 1 BLOCK WALL
- 2 BLOCK WALL PILASTER WITH BRICK VENEER
- 3 PLASTER WALL
- 4 AWNING BRACE ON CONCRETE COLUMN BASE
- 5 BRICK VENEER
- 6 FOAM PARAPET CAP
- 7 TINTED GLAZING IN WINDOW SYSTEM
- 8 METAL AWNING
- 9 METAL LATTICE WORK
- 10 LIGHT FIXTURE
- 11 METAL ROOFING
- 12 HORIZONTAL/ VERTICAL REVEAL
- 13 LOCATION FOR ELECTRICAL GEAR BOX

FINISH SCHEDULE

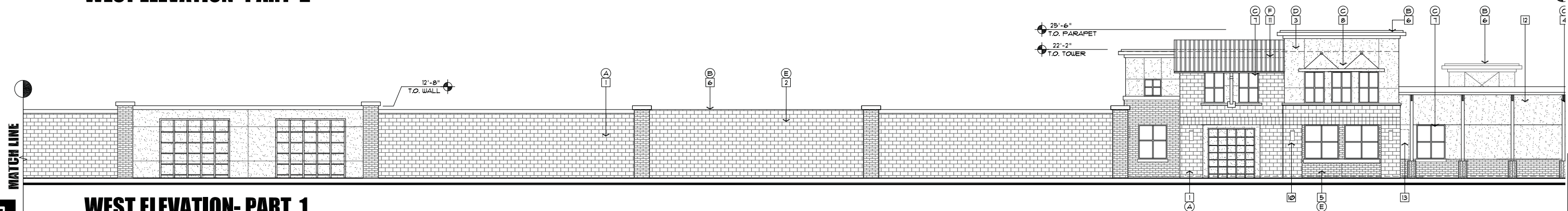
- A CMU BLOCK WALL - BASALITE 346, 8PLIT FAC
- B 'GLIDDEN' SILVER SWORDFLAY 30BB 45/104
• TRIM AND PARAPET CAPS
- C 'GLIDDEN' EUCALYPTUS TREE 10GY 30/104
• METAL WORK AND WINDOW FRAMES
- D 'GLIDDEN' TAWNY GREY 45YY 51/105
• PLASTER
- E BRICK 'H.C. MUDDOX' SIERRA SLATE
- F METAL ROOF 'AEP SPAN' COOL PARCHMENT
- G WROUGHT IRON
- H DARK ANODIZED ALUMINUM W/ LIGHT TINT GLAZING



NORTH ELEVATION- PART 1



WEST ELEVATION- PART 2



WEST ELEVATION- PART 1

1/8"=1'-0"
0 4 8 16

Packet Pg. 134

WEST OAKS SELF STORAGE

ROCKLIN, CA
CARLO DEVELOPMENT

JAMES GROH
P.O. BOX 5637
SHERMAN OAKS, CA 91413
(818) 989-6200
(818) 989-0175 FAX

~~DATE: 8-11-15~~
~~DATE: 11-6-15~~
DATE: 2-23-16

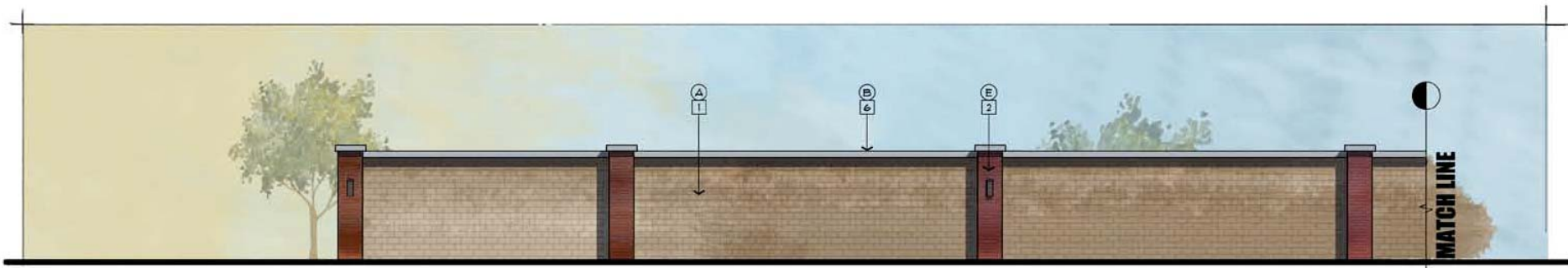
**Stark Designs
ARCHITECTURE**

P4

ELEVATIONS

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Rocklin, CA 95765
916 390-2236
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Agenda Item #8.b.



NORTH ELEVATION- PART 2

FINISH SCHEDULE

- (A) CMU BLOCK WALL - BASALITE 346, SPLIT FACE
- (B) 'GLIDDEN' SILVER SWORDPLAY 3088 45/049 # TRIM AND PARAPET CAPS
- (C) 'GLIDDEN' EUCALYPTUS TREE 10GY 30/104 # METAL WORK AND WINDOW FRAMES
- (D) 'GLIDDEN' TAINY GREY 45TY 51/025 # PLASTER
- (E) BRICK, 'H.C. MUDDOX' SIERRA SLATE
- (F) METAL ROOF, 'AEP SPAN' COOL PARCHMENT
- (G) WROUGHT IRON
- (H) CLEAR ANODIZED ALUMINUM W/ LIGHT TINT GLAZING

KEYNOTES

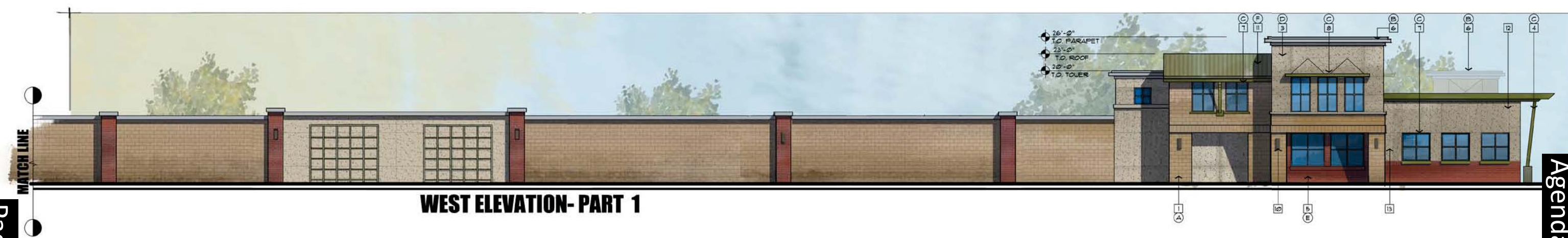
- 1 BLOCK WALL
- 2 BLOCK WALL PILASTER WITH BRICK VENEER
- 3 PLASTER WALL
- 4 AWNING BRACE ON CONCRETE COLUMN BASE
- 5 BRICK VENEER
- 6 FOAM PARAPET CAP
- 7 TINTED GLAZING IN WINDOW SYSTEM
- 8 METAL AWNING
- 9 METAL LATTICE WORK
- 10 LIGHT FIXTURE
- 11 METAL ROOFING
- 12 HORIZONTAL/ VERTICAL REVEAL
- 13 LOCATION FOR ELECTRICAL GEAR BOX



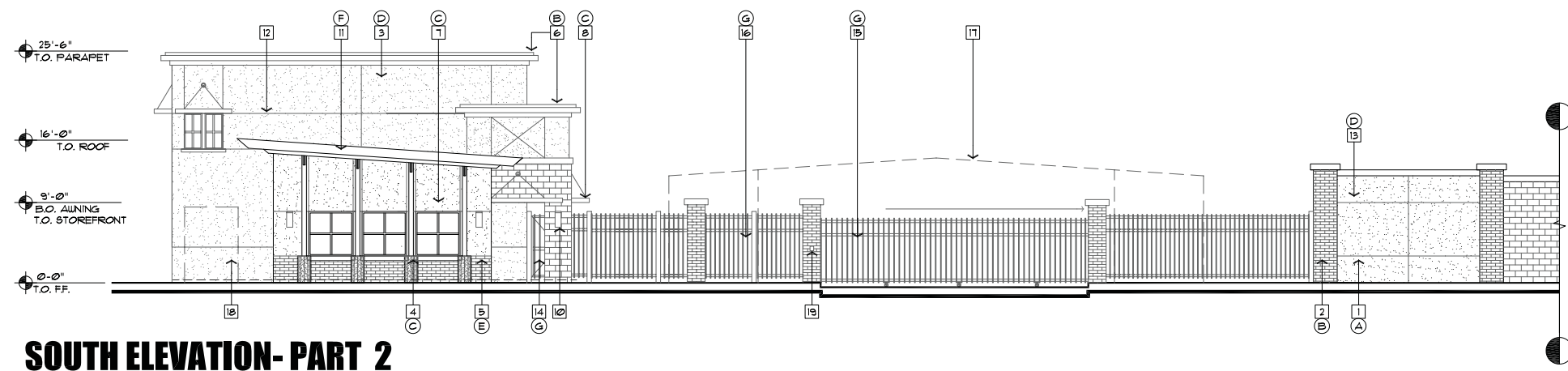
NORTH ELEVATION- PART 1



WEST ELEVATION- PART 2



WEST ELEVATION- PART 1



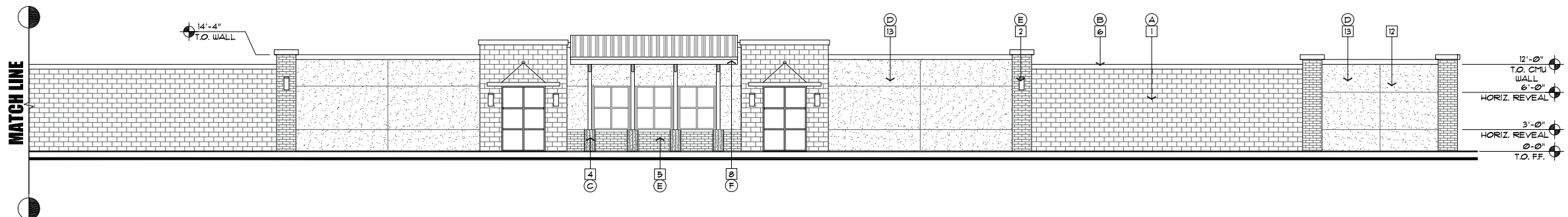
SOUTH ELEVATION- PART 2

FINISH SCHEDULE

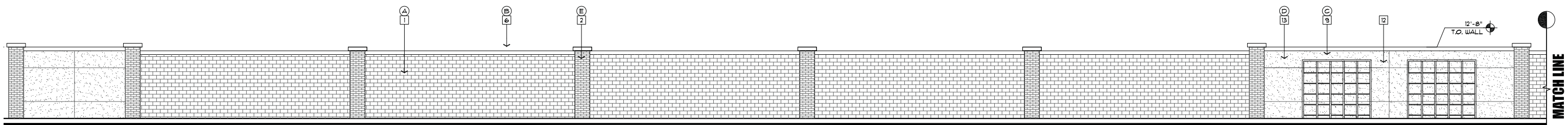
- (A) CMU BLOCK WALL - BASALITE 346, SPLIT FACE
- (B) 'GLIDDEN' SILVER SWORDBLAY 308B 45/049
• TRIM AND PARAPET CAPS
- (C) 'GLIDDEN' EUCALYPTUS TREE 10GY 30/104
• METAL WORK AND WINDOW FRAMES
- (D) 'GLIDDEN' TAINY GREY 45TY 51/105
• PLASTER
- (E) BRICK, 'H.C. MUDDOX' SIERRA SLATE
- (F) METAL ROOF, 'AEP SPAN' COOL PARCHMENT
- (G) WROUGHT IRON
- (H) DARK ANODIZED ALUMINUM W/ LIGHT TINT GLAZING

KEYNOTES

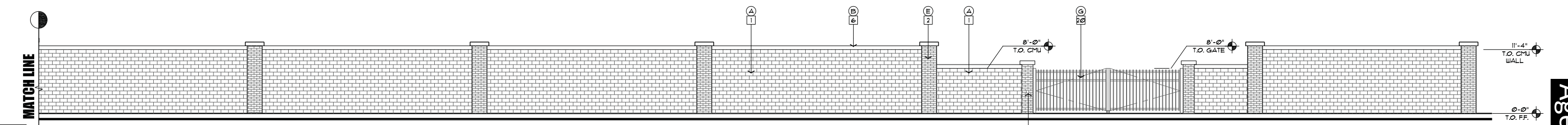
- 1 BLOCK WALL
- 2 BLOCK WALL PLASTER WITH BRICK VENEER
- 3 PLASTER WALL
- 4 AWNING BRACE ON CONCRETE COLUMN BASE
- 5 BRICK VENEER
- 6 FOAM PARAPET CAP
- 7 TINTED GLAZING IN WINDOW SYSTEM
- 8 METAL AWNING
- 9 METAL LATTICE WORK
- 10 LIGHT FIXTURE
- 11 METAL ROOFING
- 12 HORIZONTAL / VERTICAL REVEAL
- 13 BLOCK WALL WITH CEMENT PLASTER FINISH
- 14 WROUGHT IRON MAN GATE
- 15 WROUGHT IRON SLIDING GATE
- 16 WROUGHT IRON FENCE
- 17 STORAGE BUILDING BEYOND
- 18 LOCATION FOR ELECTRICAL GEAR BOX
- 19 KNOX BOX AT ALL LOCKED AT GATES
- 20 WROUGHT IRON SWINGING GATE



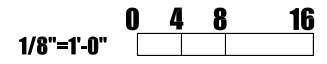
SOUTH ELEVATION- PART 1



EAST ELEVATION- PART 2



EAST ELEVATION- PART 1



Packet Pg. 136

WEST OAKS SELF STORAGE
 ROCKLIN, CA
 RLO DEVELOPMENT

JAMES GROH
 P.O. BOX 5637
 SHERMAN OAKS, CA 91413
 (818) 989-6200
 (818) 989-0175 FAX

~~DATE: 8-11-15~~
~~DATE: 11-6-15~~
 DATE: 2-23-16

Stark Designs
ARCHITECTURE

2411 Saint Andrews Dr.
 Rocklin, CA 95765
 916 390-2236
 © 2015 tds@sbcglobe.net

ELEVATIONS

P5

Agenda Item #8.b.



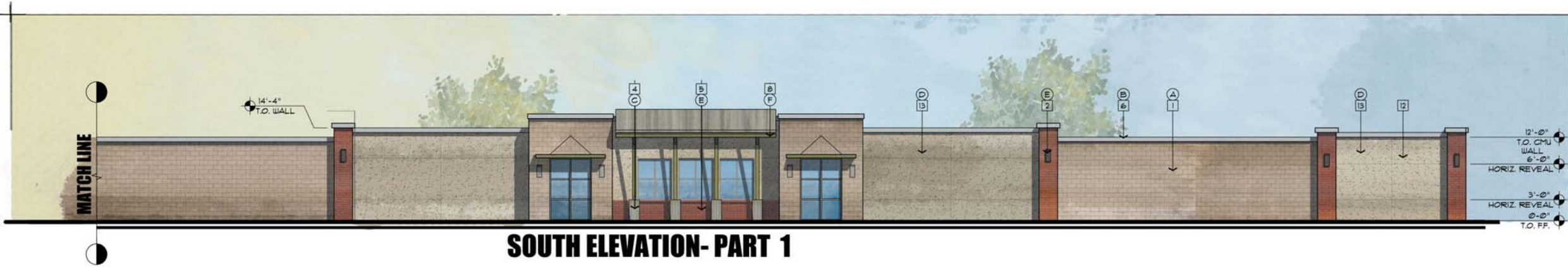
SOUTH ELEVATION- PART 2

FINISH SCHEDULE

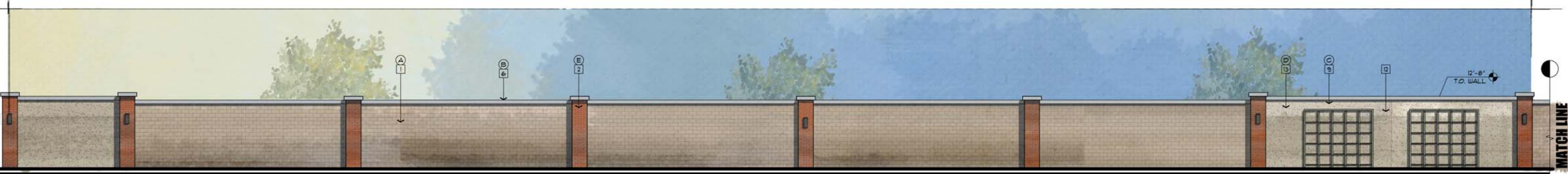
- (A) CMU BLOCK WALL - BASALITE 346, SPLIT FACE
- (B) 'GLIDDEN' SILVER SWOROPLAY 30BB 45/049
• TRIM AND PARAPET CAPS
- (C) 'GLIDDEN' EUCALYPTUS TREE 10GY 30/104
• METAL WORK AND WINDOW FRAMES
- (D) 'GLIDDEN' TAINY GREY 45YY 51/05
• PLASTER
- (E) BRICK 'H.C. MUDDOX' SIERRA SLATE
- (F) METAL ROOF 'AEP SPAN' COOL PARCHMENT
- (G) WROUGHT IRON
- (H) CLEAR ANODIZED ALUMINUM W/ LIGHT TINT GLAZING

KEYNOTES

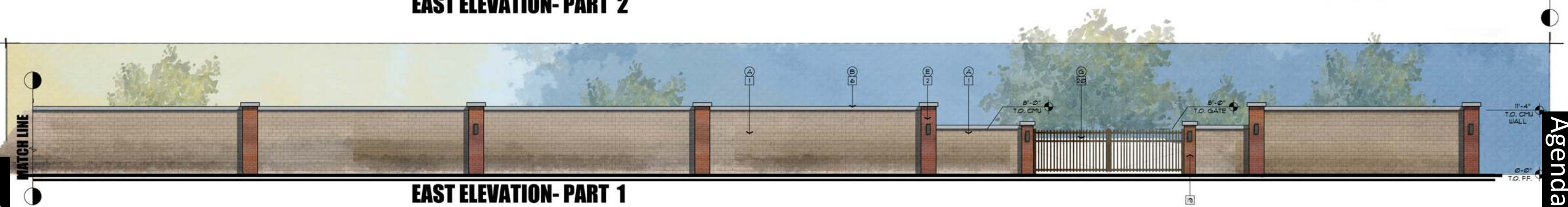
- 1 BLOCK WALL
- 2 BLOCK WALL PLASTER WITH BRICK VENEER
- 3 PLASTER WALL
- 4 AWNING BRACE ON CONCRETE COLUMN BASE
- 5 BRICK VENEER
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- 17 STORAGE BUILDING BEYOND
- 18 LOCATION FOR ELECTRICAL GEAR BOX
- 19 KNOX BOX AT ALL LOCKED AT GATES
- 20 WROUGHT IRON SWINGING GATE



SOUTH ELEVATION- PART 1



EAST ELEVATION- PART 2



EAST ELEVATION- PART 1

Packet Pg. 137

WEST OAKS SELF STORAGE
 ROCKLIN, CA
 CARLO DEVELOPMENT

JAMES GROH
 P.O. BOX 5637
 SHERMAN OAKS, CA 91413
 (818) 989-6200
 (818) 989-0175 FAX

DATE: 8-5-15

Stark Designs
ARCHITECTURE

2411 Saint Andrews Dr.
 Rocklin, CA 95765
 916 390-2236
 © 2015 tdws@sbcglobal.net

ELEVATIONS

P5

Agenda Item #8.b.

Stark Designs ARCHITECTURE

David W. Stark
ARCHITECT

2411 Saint Andrews Dr.
Rocklin, CA 95765

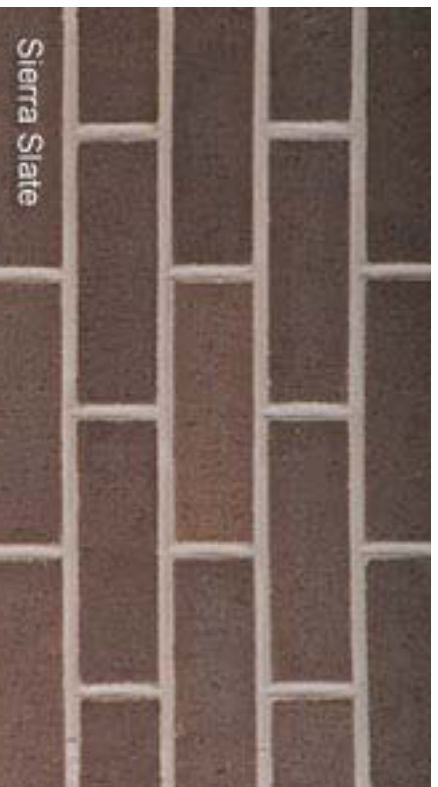
916 390-2236
tdws@stbcjlohal.net



“BASALITE” #346
SPLIT FACE



“H.C. MUDDOX” SIERRA SLATE
BRICK



“AEP SPAN” COOL PARCHMENT
METAL ROOFING



**WEST OAKS SELF STORAGE
CARLO DEVELOPMENT, LLC. &
THOMASTOWN BUILDERS INC.**

Rocklin, California

Color & Material Board 1

8-18-2015

innovation

creativity

sustainability

Stark Designs ARCHITECTURE

David W. Stark
ARCHITECT

2411 Saint Andrews Dr.
Rocklin, CA 95765

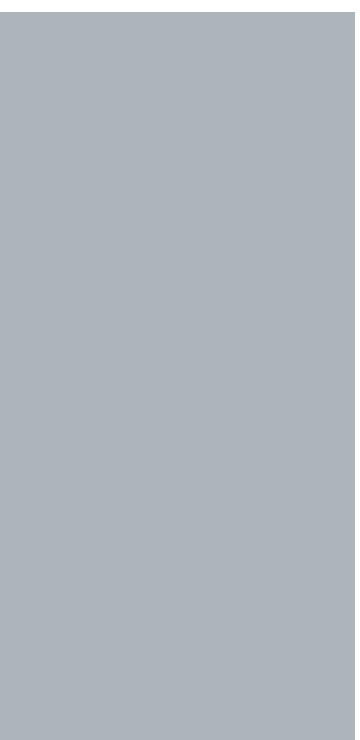
916 390-2236
1dws@stcglobel.net



CLEAR ANODIZED ALUMINUM
STOREFRONT



“GLIDDEN” PAINTS SILVER SWORDPLAY
30BB 45/049
@ TRIM AND PARAPET CAPS



“GLIDDEN” PAINTS EUCALYPTUS TREE
10GY 30/104
@ METAL WORK AND WINDOW FRAMES

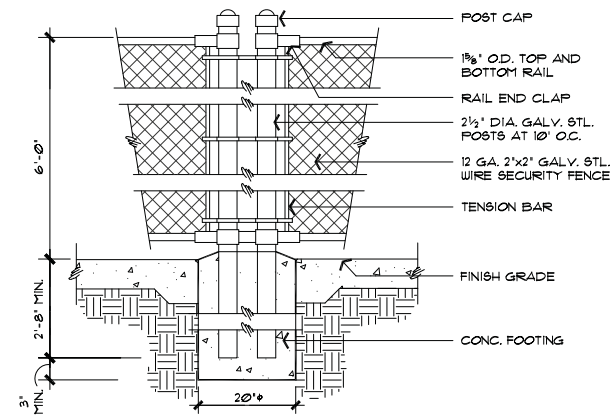


“GLIDDEN” PAINTS TAWNY GREY
45YY 51/105
@ PLASTER

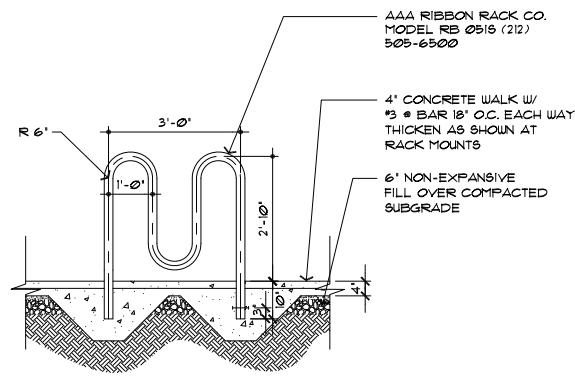


WEST OAKS SELF STORAGE
CARLO DEVELOPMENT, LLC. &
THOMASTOWN BUILDERS INC.
Rocklin, California
Color & Material Board 2

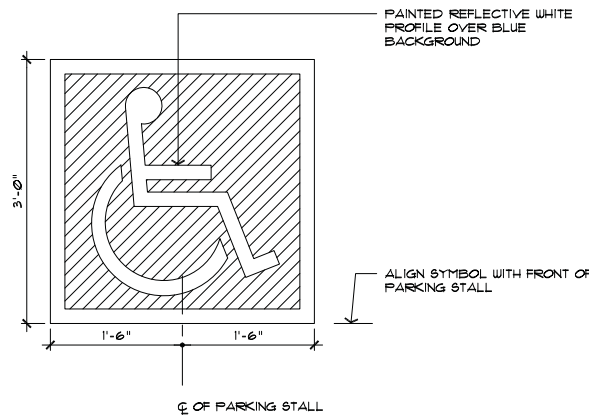
8-18-2015



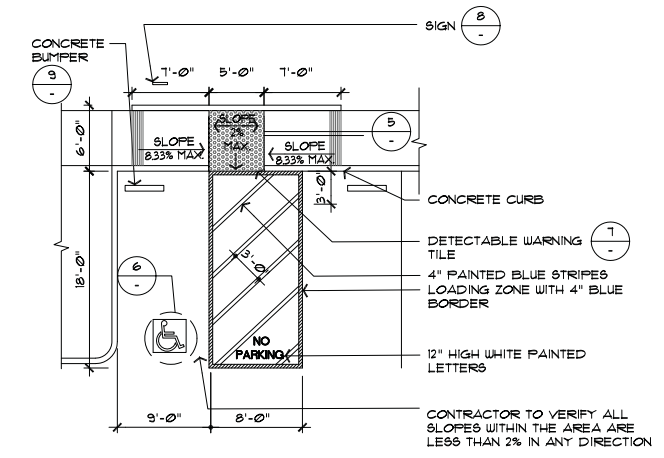
12 CHAIN LINK FENCE 1"



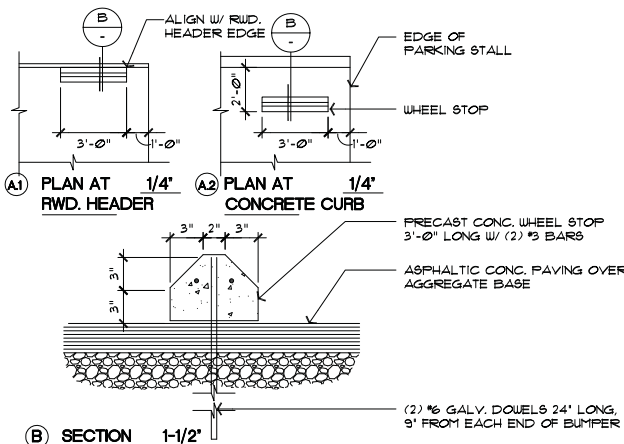
9 BIKE RACK 1/2"



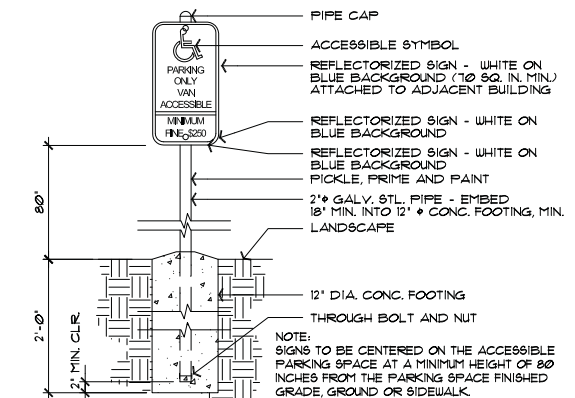
6 ACCESSIBLE SYMBOL 1"



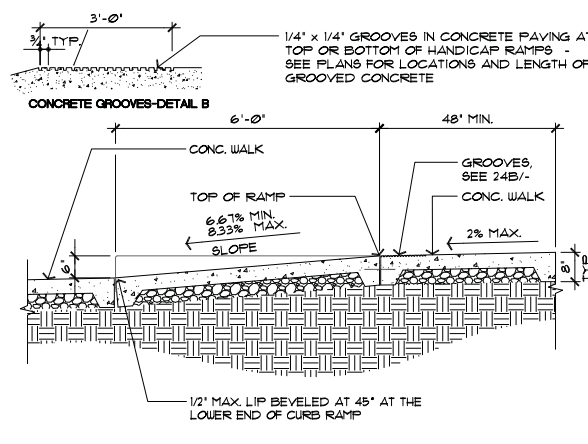
3 ACCESSIBLE STALL 1/8"



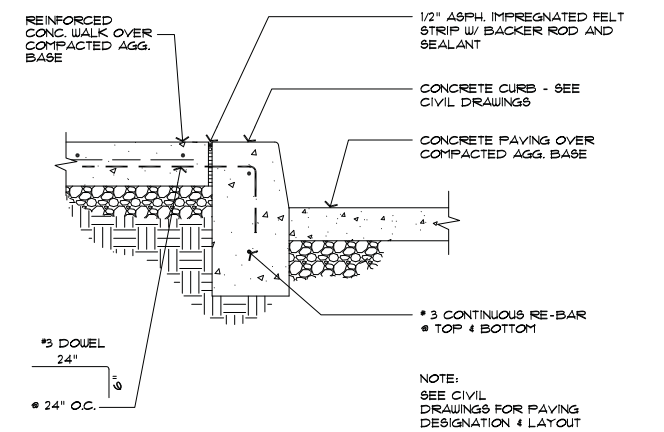
11 CONCRETE WHEEL STOP 1-1/2"



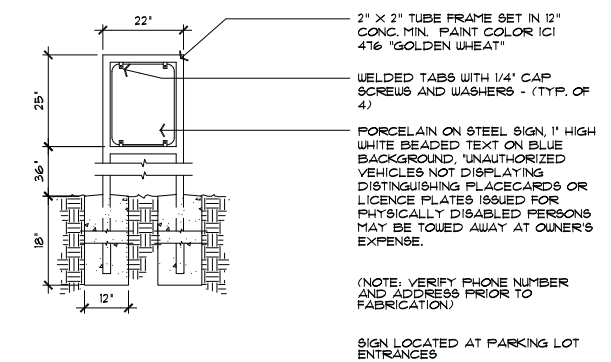
8 ACCESSIBLE SIGNAGE 3/4"



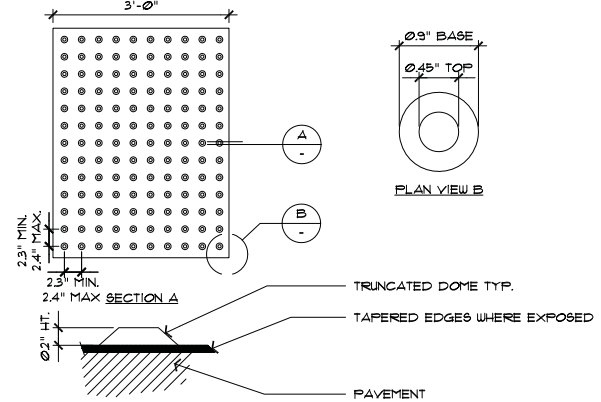
5 RAMP SECTION 1/2"



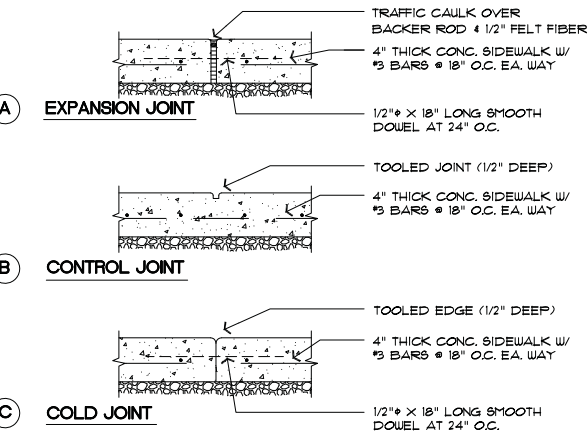
2 CURB AND WALK 1-1/2"



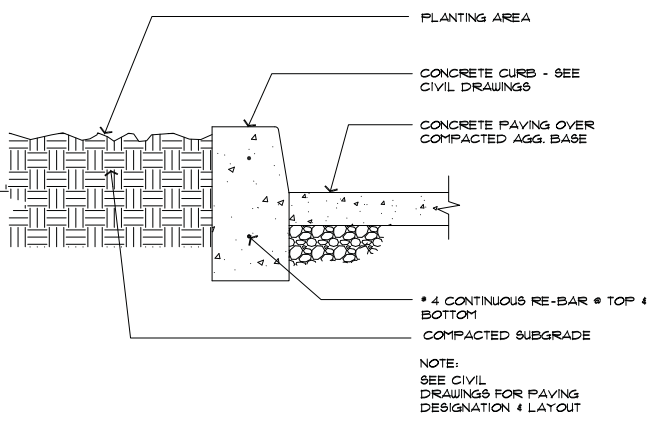
10 ENTRY SIGNAGE 1/2"



7 DETECTABLE WARNING 1"



4 CONCRETE JOINTS 1-1/2"



1 CURB @ LANDSCAPE 1-1/2"

ENERTRON LED ADA POLYCARBONATE WALL

LEADING THE INDUSTRY WITH QUALITY YOU CAN DEPEND ON



- ADA Compliant Outside Or Inside Vertical Or Horizontal - Vandal Resistant, Used For Pathway, Wall, Ceiling, Step-Light, Corridor, Condo, Porch Or Closet - Dimmable And Programmable 120 - 277V HPF
- UL Wet In Wall Mount
- UL Damp In Ceiling Mount
- Housing And Lens Molded Inside Our Facility, White Powder Coated Reflector, Polycarbonate Lens In Black (LB) White (LW) Polycarbonate Lens Standard Clear Prismatic For Opaque White (OP) Adhesive Photocell (PC) Gasket (GAS)
- Osram Sylvania Distributed Array Panels With Multiple Low - Power LEDs In A Precise Layout Uniform Grid Pattern, Parallel Design For Serial Wiring - Fuse In Wire Connectors, Operates On Single Or Multi Channel Power Supply
- Osram Sylvania Optoelectronic Programmable Constant Current Dimmable LED Power Supply Max Power 40W - AC 50/60 Hz Programmable Between 150-1400 mA With 1mA Resolution Thermally Protected - UL Class 2 Output, With Ambient Operating Temperature -35°C To 50°C (31°F To 122°F) PF >0.9 THD<20% (HPF) Sound Rated A
- 5000K Color Standard, Other Color Options Listed Below Replaceable Panels! 80+ CR!

70LED1X7BOP-50
Opaque White Lens Cuts Glare



STANDARD Polycarbonate Clear Lens - Not Shown Here

LED 70 Poly Wall

Model	LED Panels Systems Watts	Initial Lumens	Driver Voltage	Rated Life	D	W	H
70LED1X7B-50	1x7 = 8W	800	120-277V	60K	4"	4.625"	8.562"
70LED2X7W-50	2x7 = 16W	1600	120-277V	60K	4"	4.625"	8.562"

Colors Available: * Standard 5000K - For Others, Add To End Of Part Number Above (-40K, -35K, -30K, 27K) Color Variations Within 3 MacAdam Steps



Vertically Integrated Manufacturer Made In USA

ENERTRON
3030-D Enterprise Court
Vista, CA 92081
800-537-7949
Fax 877-708-7777
www.enertron.com

9 EXTERIOR WALL LIGHT



D-Series Size 0 LED Area Luminaire

Specifications

Size:	24" x 18"
Length:	24"
Width:	18"
Height:	7"
Weight (each):	13 lbs

Introduction
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.
The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 65% and expected service life of over 100,000 hours.

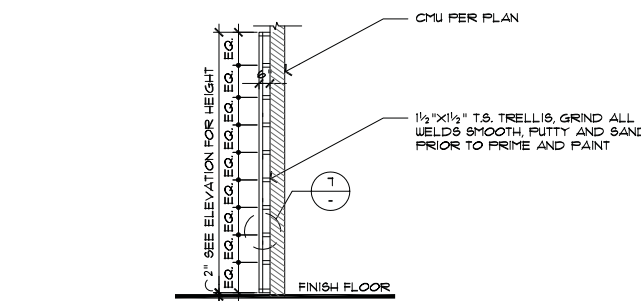
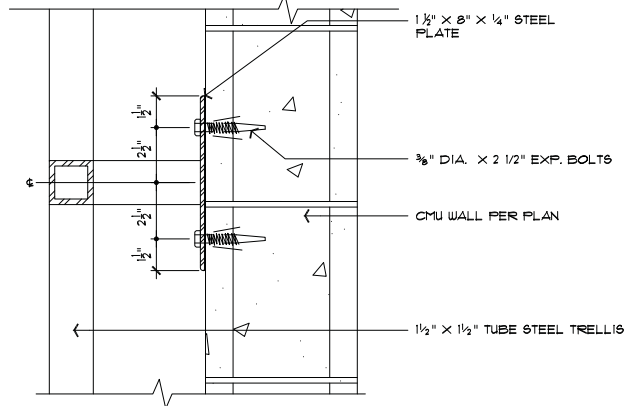
Ordering Information EXAMPLE: DSX0 LED ADC 1000 40K T3M MVOLTS SPA DORX0

Order Code	LED	Color	Beam Spread	Mounting	Finish	Notes
DSX000	DSX000	40K	30°	Surface	White	Standard luminaire
DSX001	DSX000	40K	30°	Surface	Black	Standard luminaire
DSX002	DSX000	40K	30°	Surface	White	Standard luminaire with 10' cable
DSX003	DSX000	40K	30°	Surface	Black	Standard luminaire with 10' cable
DSX004	DSX000	40K	30°	Surface	White	Standard luminaire with 10' cable and 10' riser
DSX005	DSX000	40K	30°	Surface	Black	Standard luminaire with 10' cable and 10' riser

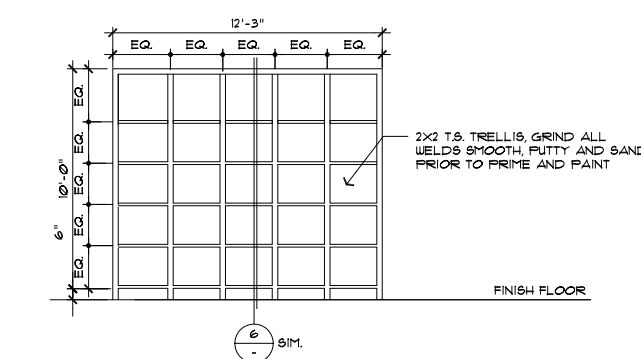
Controls & Shields

Order Code	LED	Color	Beam Spread	Mounting	Finish	Notes
DSX006	DSX000	40K	30°	Surface	White	Standard luminaire with photocell
DSX007	DSX000	40K	30°	Surface	Black	Standard luminaire with photocell
DSX008	DSX000	40K	30°	Surface	White	Standard luminaire with photocell and 10' cable
DSX009	DSX000	40K	30°	Surface	Black	Standard luminaire with photocell and 10' cable
DSX010	DSX000	40K	30°	Surface	White	Standard luminaire with photocell and 10' riser
DSX011	DSX000	40K	30°	Surface	Black	Standard luminaire with photocell and 10' riser

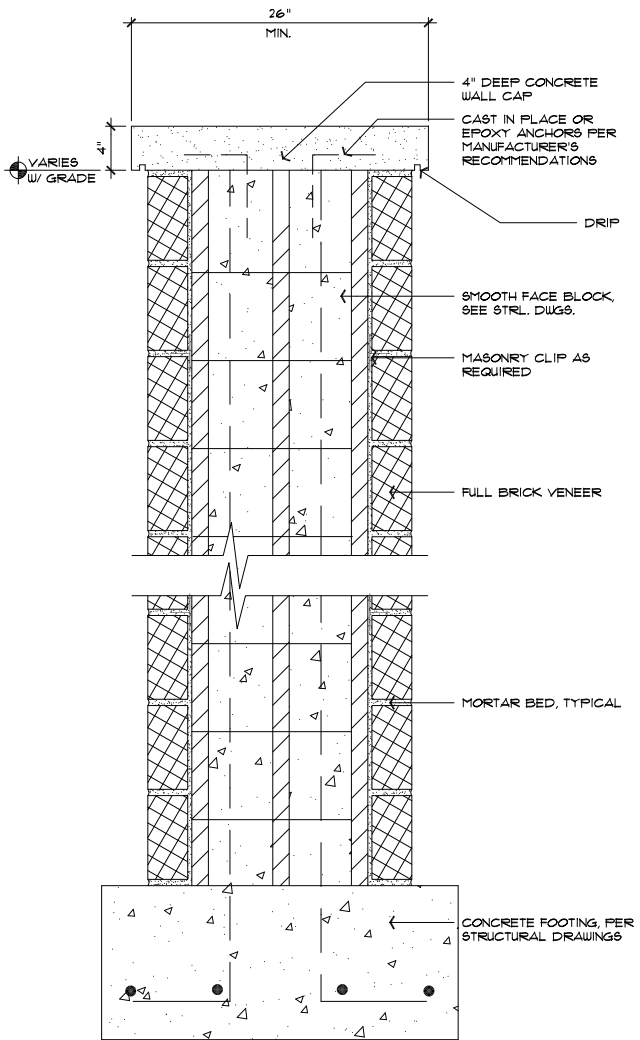
7 TRELLIS DETAIL AT CONCRETE 3"



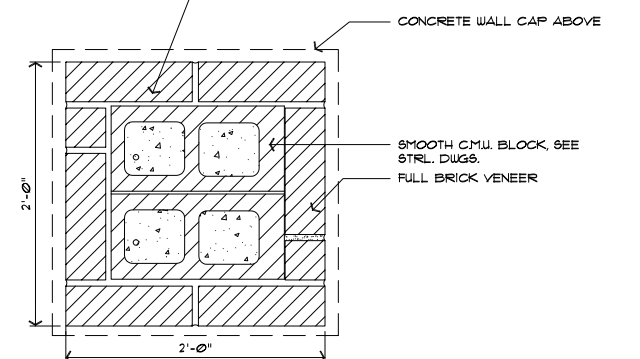
6 TRELLIS SECTION PROFILE 1/4"



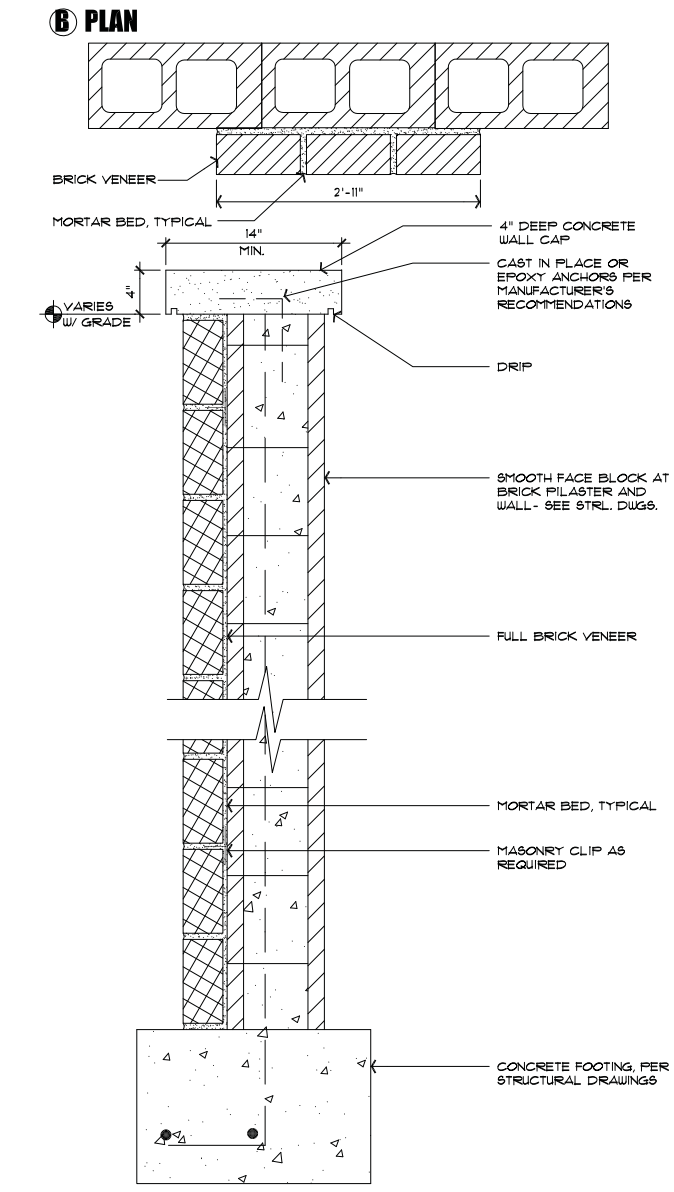
5 TRELLIS ELEVATION 1/4"



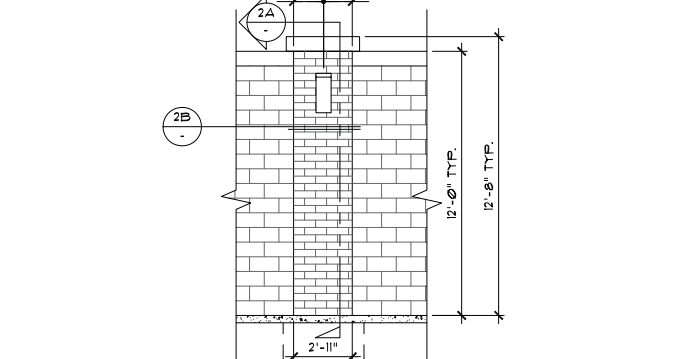
4 COLUMN SECTION 1-1/2"



3 COLUMN DETAIL 1-1/2"



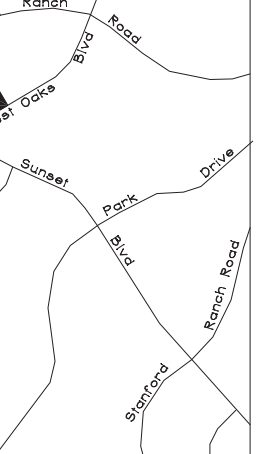
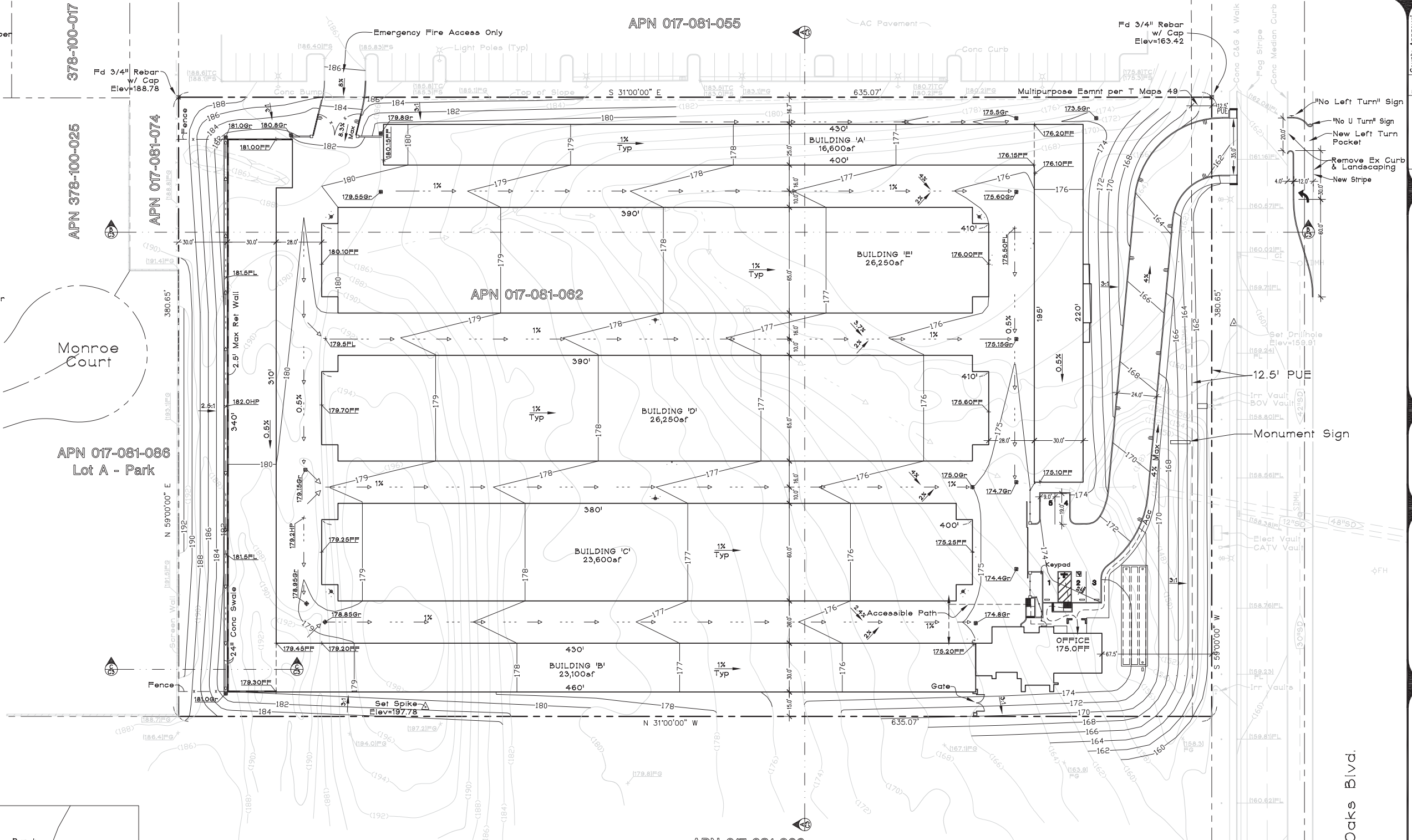
2 PILASTER AND BRICK DETAIL 1-1/2"



1 PILASTER DETAIL 1/4"

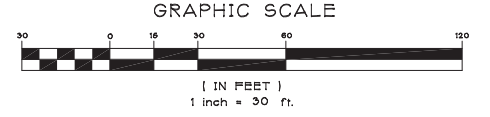
ABBREVIATIONS

AC	Asphaltic Concrete
APN	Assessor's Parcel Number
BFP	Backflow Preventer
BOV	Blow Off Valve
BW	Back of Walk
C&G	Curb and Gutter
CATV	Cable TV
CF	Curb Face
CI	Curb Inlet
CIP	Capped Iron Pipe
CL	Center Line
Conc	Concrete
DI	Drop Inlet
Elev	Elevation
EP	Edge of Pavement
Easmt	Easement
Ex	Existing
Fd	Found
FF	Finish Floor
FG	Finish Grade
FH	Fire Hydrant
FL	Flowline
FR	Fire Riser
FS	Finish Surface
FT	Foot, Feet
Inv	Invert
IP	Iron Pipe
IR	Irrigation
LS	Land Surveyor
MH	Manhole
PL	Property Line
PLS	Public Land Surveyor
PUE	Public Utility Easement
RCE	Registered Civil Engineer
Ret	Retaining
ROW	Right of Way
RW	Retaining Wall
SD	Storm Drain
SF	Square Feet
SS	Sanitary Sewer
SW	Sidewalk
TC	Top of Curb
TW	Top of Wall
Vit	Vault
W	Water
Wd	Wood
WV	Water Valve



SYMBOL & LINE LEGEND

EXISTING	PROPOSED



APN 017-081-066

ZONING: PD-BP-C-LI

EARTHWORK:
 Cut 30,000 cy
 Fill 35,500 cy
 Import 5,500 cy

GRADING PLAN

Scale: 1"=30' Boundary info from Record Data

Eng'g	County	Approval	Date
Int	By		

ENGINEER
GREGORY J. COOK scs
 P.O. BOX 18442
 SOUTH LAKE TAHOE, CA 96151
 530-544-7774

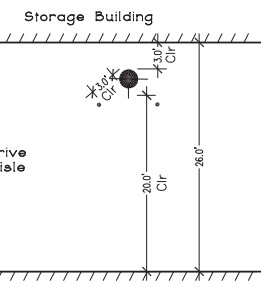
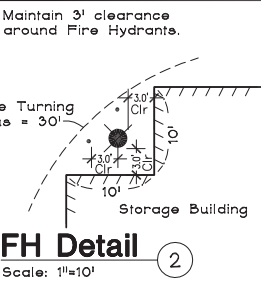
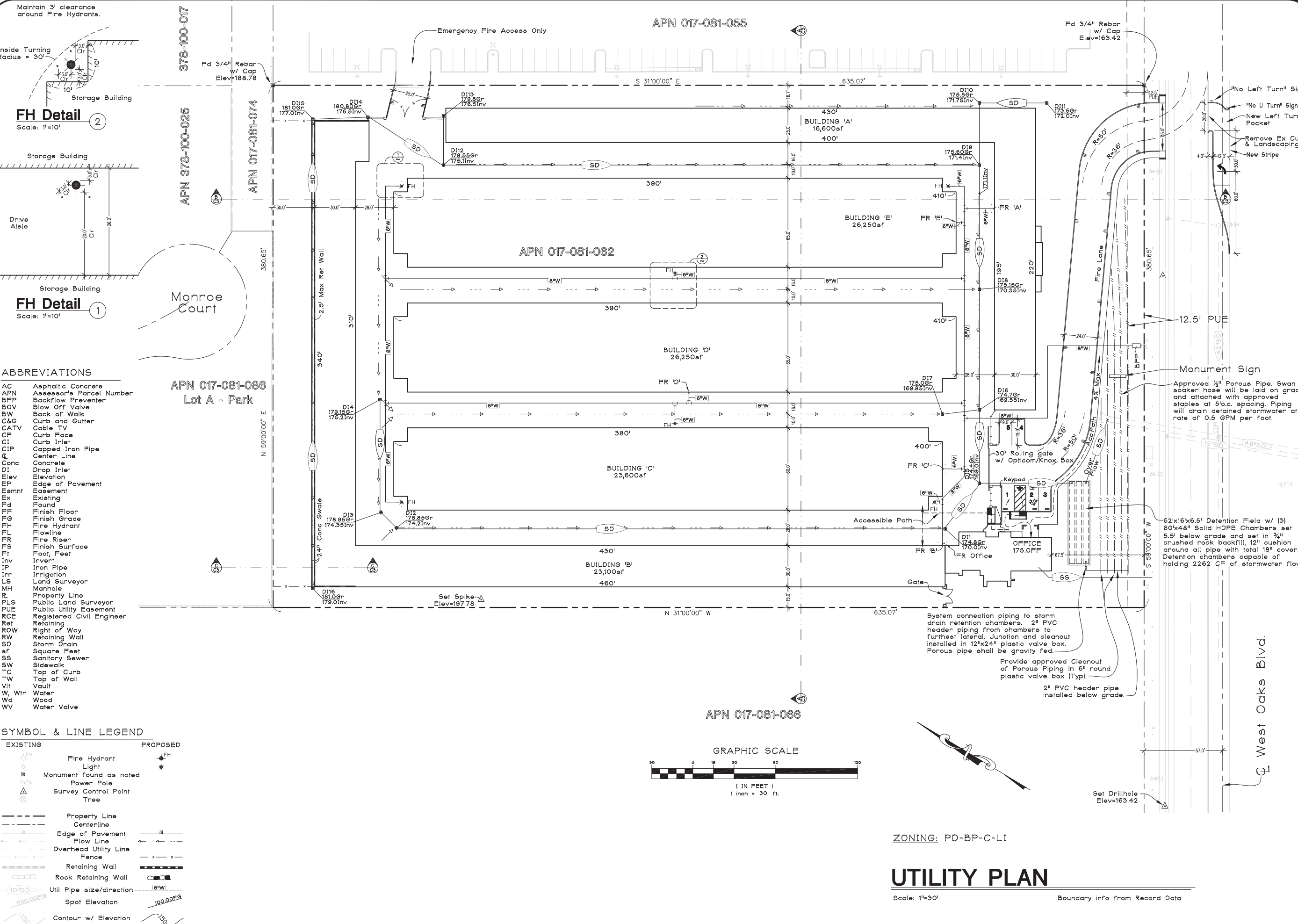
Grading Plan

Self Storage Facility for:
Tom Smith
 West Oaks Blvd.
 Rocklin, CA
 APN: 017-081-062

project no. SMIT-42
 drawn S.A.M.
 date April 14, 2016
 scale 1"=30'

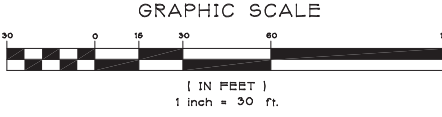
sheet
C1
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E:\Projects\2016\2016-08-01\2016-08-01-062\2016-08-01-062.dwg, C:\Utility, 4/15/2016 1:53:26 PM, Scott, PDF, 4x3, 24x36, 1:1



- ABBREVIATIONS**
- AC Asphaltic Concrete
 - APN Assessor's Parcel Number
 - BFP Backflow Preventer
 - BOV Blow Off Valve
 - BW Back of Walk
 - C&G Curb and Gutter
 - CATV Cable TV
 - CF Curb Face
 - CI Curb Inlet
 - CIP Capped Iron Pipe
 - C Center Line
 - Conc Concrete
 - DI Drop Inlet
 - Elev Elevation
 - EP Edge of Pavement
 - Easmt Easement
 - Ex Existing
 - Fd Found
 - FF Finish Floor
 - FG Finish Grade
 - FH Fire Hydrant
 - FL Flowline
 - FR Fire Riser
 - FS Finish Surface
 - ft Foot, Feet
 - Inv Invert
 - IP Iron Pipe
 - IR Irrigation
 - LS Land Surveyor
 - MH Manhole
 - PL Property Line
 - PLS Public Land Surveyor
 - PUE Public Utility Easement
 - RCE Registered Civil Engineer
 - Ret Retaining
 - ROW Right of Way
 - RW Retaining Wall
 - SD Storm Drain
 - sf Square Feet
 - SS Sanitary Sewer
 - SW Sidewalk
 - TC Top of Curb
 - TW Top of Wall
 - Vt Vault
 - W, Wtr Water
 - Wd Wood
 - WV Water Valve

- SYMBOL & LINE LEGEND**
- | | | | |
|--|-----------------------------------|--|-----------------------|
| | EXISTING Fire Hydrant | | PROPOSED Fire Hydrant |
| | EXISTING Light | | PROPOSED Light |
| | EXISTING Monument found as noted | | |
| | EXISTING Power Pole | | |
| | EXISTING Survey Control Point | | |
| | EXISTING Tree | | |
| | PROPOSED Property Line | | |
| | PROPOSED Centerline | | |
| | PROPOSED Edge of Pavement | | |
| | PROPOSED Flow Line | | |
| | PROPOSED Overhead Utility Line | | |
| | PROPOSED Fence | | |
| | PROPOSED Retaining Wall | | |
| | PROPOSED Rock Retaining Wall | | |
| | PROPOSED Util Pipe size/direction | | |
| | PROPOSED Spot Elevation | | |
| | PROPOSED Contour w/ Elevation | | |



ZONING: PD-BP-C-LI

UTILITY PLAN

Scale: 1"=30' Boundary info from Record Data

Engr	County	Approval	Date
Int	By		

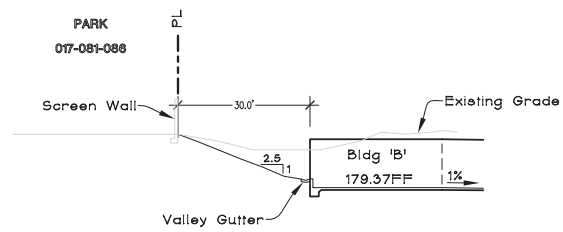
ENGINEER J. COOK
 GREGORY J. COOK
 P.O. BOX 18442
 SOUTH LAKE TAHOE, CA 96151
 530-544-7774

Utility Plan

Self Storage Facility for:
Tom Smith
 West Oaks Blvd.
 Rocklin, CA
 APN: 017-081-062

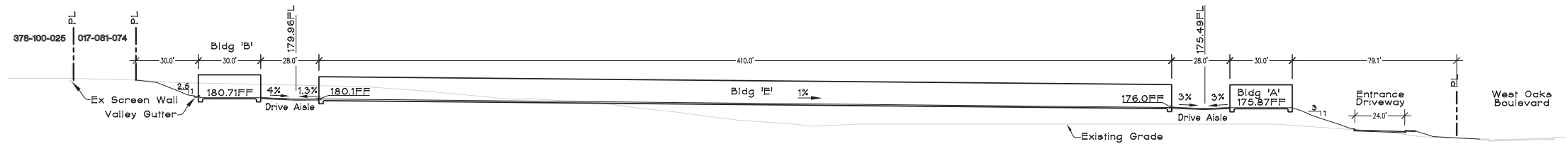
project no. SMIT-42
 drawn S.A.M.
 date April 14, 2016
 scale 1"=30'

sheet **C2** of sheets



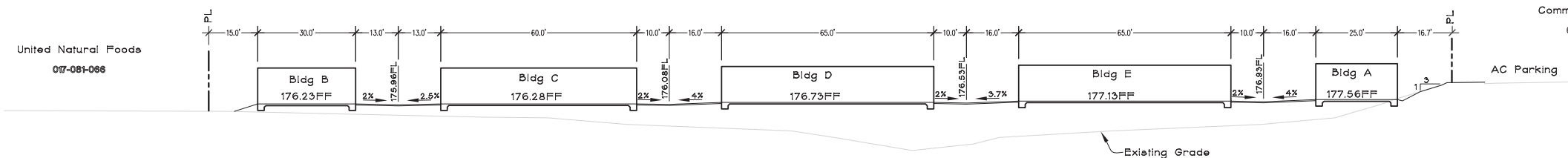
SECTION C-C

Scale: 1"=20'



SECTION B-B

Scale: 1"=30'



SECTION A-A

Scale: 1"=20'

No	Description	Eng'g Init	County Approval By	Date

ENGINEER
GREGORY J. COOK SEALED
 P.O. BOX 18442
 SOUTH LAKE TAHOE, CA 96151
 530-544-7774

Sections

Self Storage Facility for:

Tom Smith
 West Oaks Blvd.
 Rocklin, CA
 APN: 017-081-062

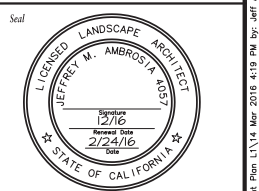
project no.
 SMIT-42
 drawn
 S.A.M.
 date
 March 15, 2016
 scale
 As Noted

sheet
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 of sheets

**WEST OAKS SELF STORAGE
LANDSCAPE DEVELOPMENT PLANS**
WEST OAKS BLVD.
CITY OF ROCKLIN, CALIFORNIA

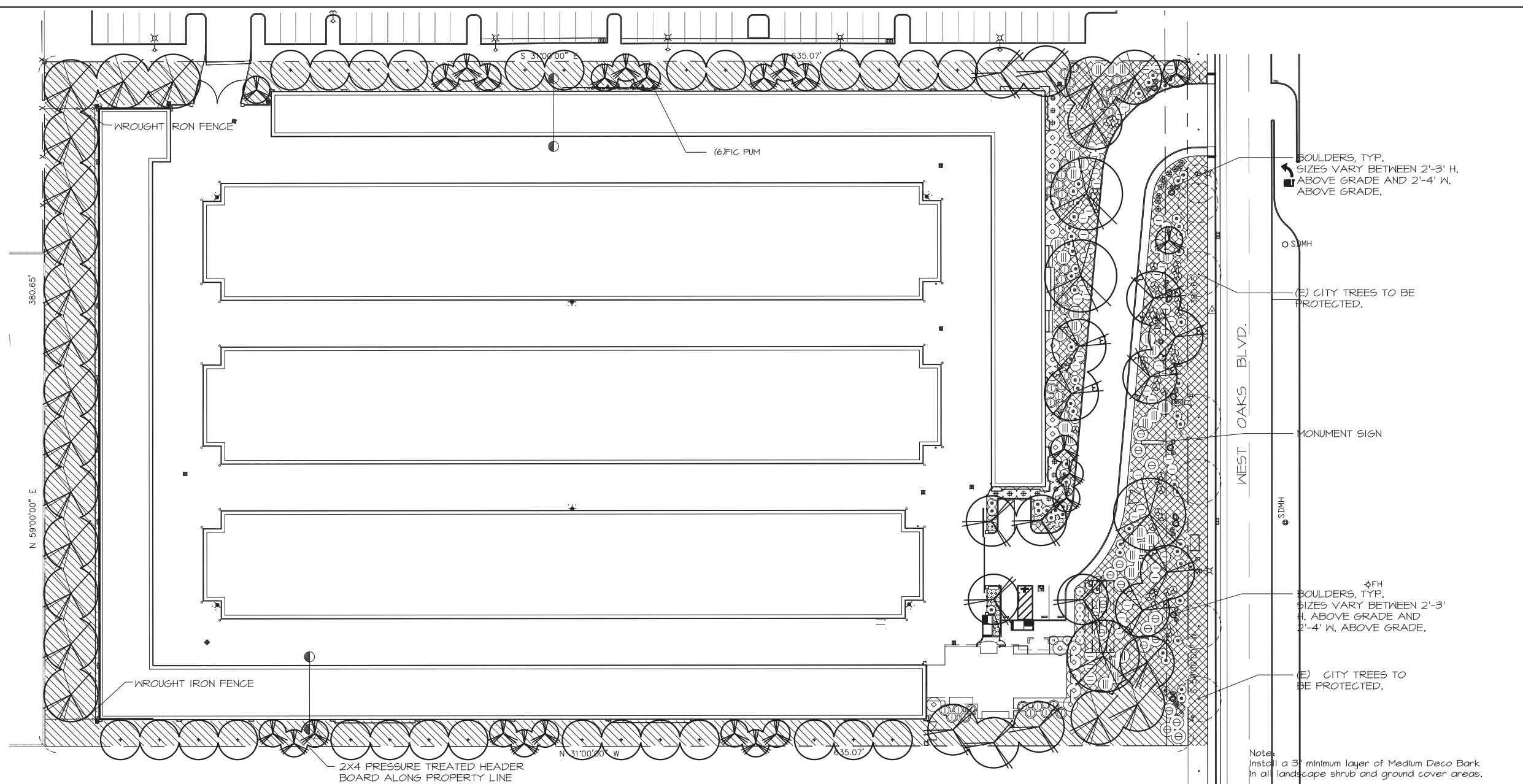
These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Short Title
PLANTING PLAN



No.	Date	Revision
△		
△		
△		
△		

Project Mgr.: JMA Sheet No.:
Drawn By: SPG L-1
Scale: 1"=30'
Date: JULY 2015
File Name: WOSSLPLNT of 1 sheets



Note:
Install a 3" minimum layer of Medium Deco Bark in all landscape shrub and ground cover areas.

PLANT SCHEDULE

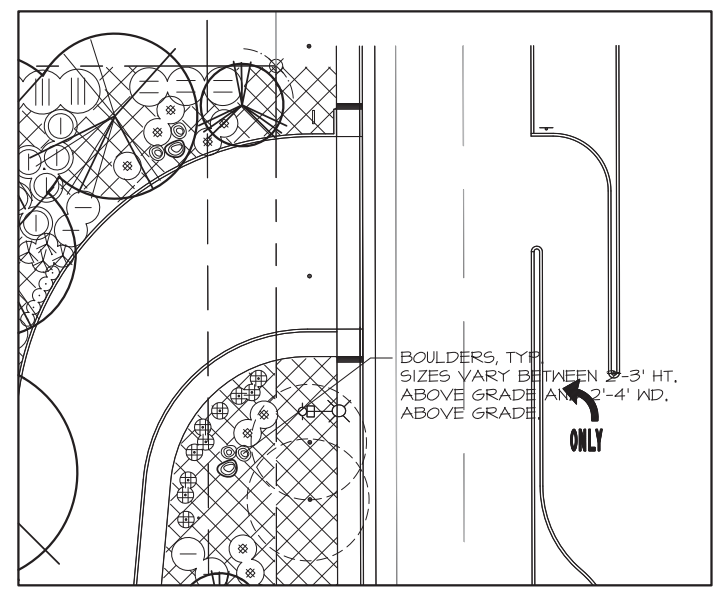
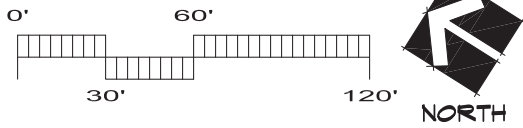
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HT.
	CED DEO	21	<i>Cedrus deodara</i> / Deodar Cedar	15 gal	50'
	CEL RET	7	<i>Celtis reticulata</i> / Western Hackberry	15 gal	28'
	LAG NAT	24	<i>Lagerstroemia indica</i> x <i>faurei</i> 'Natchez' / Natchez Crape Myrtle	15 gal	25'
	PIS KEI	4	<i>Pistacia chinensis</i> 'Keith Davey' / Keith Davey Chinese Pistache	15 gal	35'
	QUE WIS	4	<i>Quercus wislizenii</i> / Interior Live Oak	15 gal	50'
	RHU LAN	27	<i>Rhus lancea</i> / African Sumac	15 gal	25'
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	ARC HON	4	<i>Arctostaphylos densiflora</i> 'Howard McMinn' / Howard McMinn Manzanita	5 gal	
	CAL DWA	65	<i>Callistemon viminalis</i> 'Little John' / Dwarf Weeping Bottlebrush	5 gal	
	CHA SCS	17	<i>Chaenomeles</i> x 'Scarlet Storm' / Flowering Quince	5 gal	
	GRE NOE	40	<i>Grevillea</i> x 'Noellii' / Grevillea	5 gal	
	NAN GUL	42	<i>Nandina domestica</i> 'Gulf Stream' TM / Heavenly Bamboo	5 gal	
	PRU BRI	11	<i>Prunus caroliniana</i> 'Bright 'N Tight' / Bright 'N Tight Carolina Laurel	5 gal	
	RHA PIN	8	<i>Rhaphtolepis indica</i> 'Pink Dancer' / Indian Hawthorne	5 gal	
	SAL ALL	31	<i>Salvia</i> x 'Allen Chickering' / Sage	5 gal	

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	XYL CON	21	<i>Xylosma congestum</i> / Compact Xylosma	5 gal	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	DIE BIG	10	<i>Diets bicolor</i> / Fortnight Lily	1 gal	
	MUH RMI	42	<i>Muhlenbergia capillaris</i> 'Regal Mist' / Muhly	1 gal	
	MUH RIG	44	<i>Muhlenbergia rigens</i> / Deer Grass	1 gal	
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
	FIG PUM	6	<i>Ficus pumila</i> / Creeping Fig	5 gal	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
	ACA RED	1,460	<i>Acacia redolens</i> 'Desert Carpet' / Bank Catclaw	1 gal	54" o.c.
	ARC UVA	1,005	<i>Arctostaphylos uva-ursi</i> / Kinnikinnick	1 gal	36" o.c.

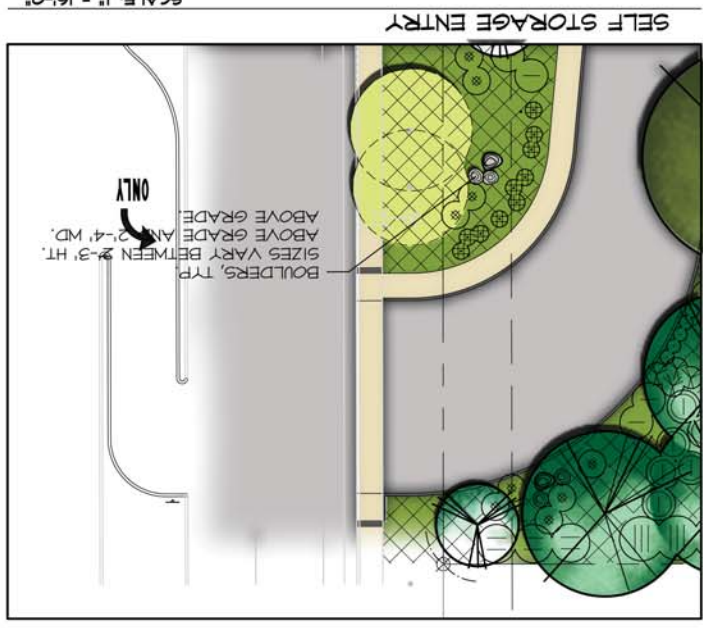
SITE LANDSCAPE PERCENTAGE

TOTAL SITE SQUARE FOOTAGE	241,791 sf
20% LANDSCAPE REQUIRED	48,358 sf
SITE LANDSCAPE ACHIEVED (20%)	44,321 sf

"The proposed landscape plan will comply with the requirements within the Water Efficient Landscape Ordinance."
Name: Date: 2/24/16



SELF STORAGE ENTRY
SCALE: 1" = 16'-0"

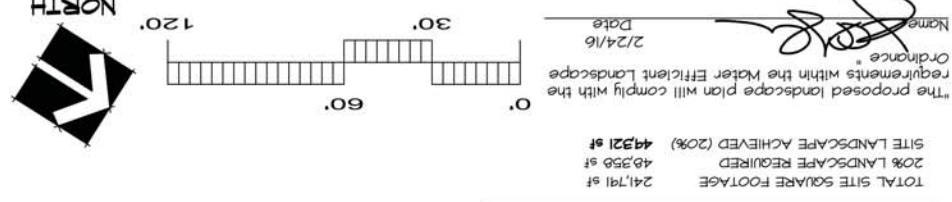


PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HIT
CEL RET	7	Celtis reticulata / Western Hackberry	15 gal 28"	
LAG NAT	24	Lagerstroemia indica x faurei 'Natchez' / Natchez Crape Myrtle	15 gal 25"	
PI3 KEI	9	Palacio chinensis 'Keith Davey' / Keith Davey Chinese Pistache	15 gal 35"	
QUE MIS	4	Quercus wisizenii / Interior Live Oak	15 gal 50"	
RHU LAN	27	Rhus lancea / African Sumac	15 gal 25"	
CAL DWA	65	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	
ARC HOM	9	Arctostaphylos densiflora 'Howard McMin' / Howard McMin Manzanita	5 gal	
NAN GUL	42	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo	5 gal	
FRU BRI	11	Fraxus caroliniana 'Bright N Tight' / Bright N Tight Carolina Laurel	5 gal	
RHA PIN	8	Rhapidolepis indica 'Pink Dancer' / Indian Hawthorne	5 gal	
SAL ALL	31	Salvia x 'Allen Chickering' / Sage	5 gal	
GRE NOE	40	Grevillea x 'Noellii' / Grevillea	5 gal	
CHA SCS	17	Chaenomeles x 'Scarlet Storm' / Flowering Quince	5 gal	
ARC VVA	1005	Arctostaphylos uva-ursi / Kalmiknick	1 gal	
ACA RED	1460	Acacia redolens 'Desert Carpet' / Bank Cactium	1 gal	
MUH RIG	49	Muhlenbergia rigens / Deer Grass	1 gal	
MUH RM1	42	Muhlenbergia capillaris 'Regal Mist' / Mithily	1 gal	
DIE BIC	10	Dietes bicolor / Fortnight Lilly	1 gal	
XYL CON	21	Xylosma congestum / Compact Xylosma	5 gal	
ARC VVA	1005	Arctostaphylos uva-ursi / Kalmiknick	1 gal	
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SITE LANDSCAPE PERCENTAGE

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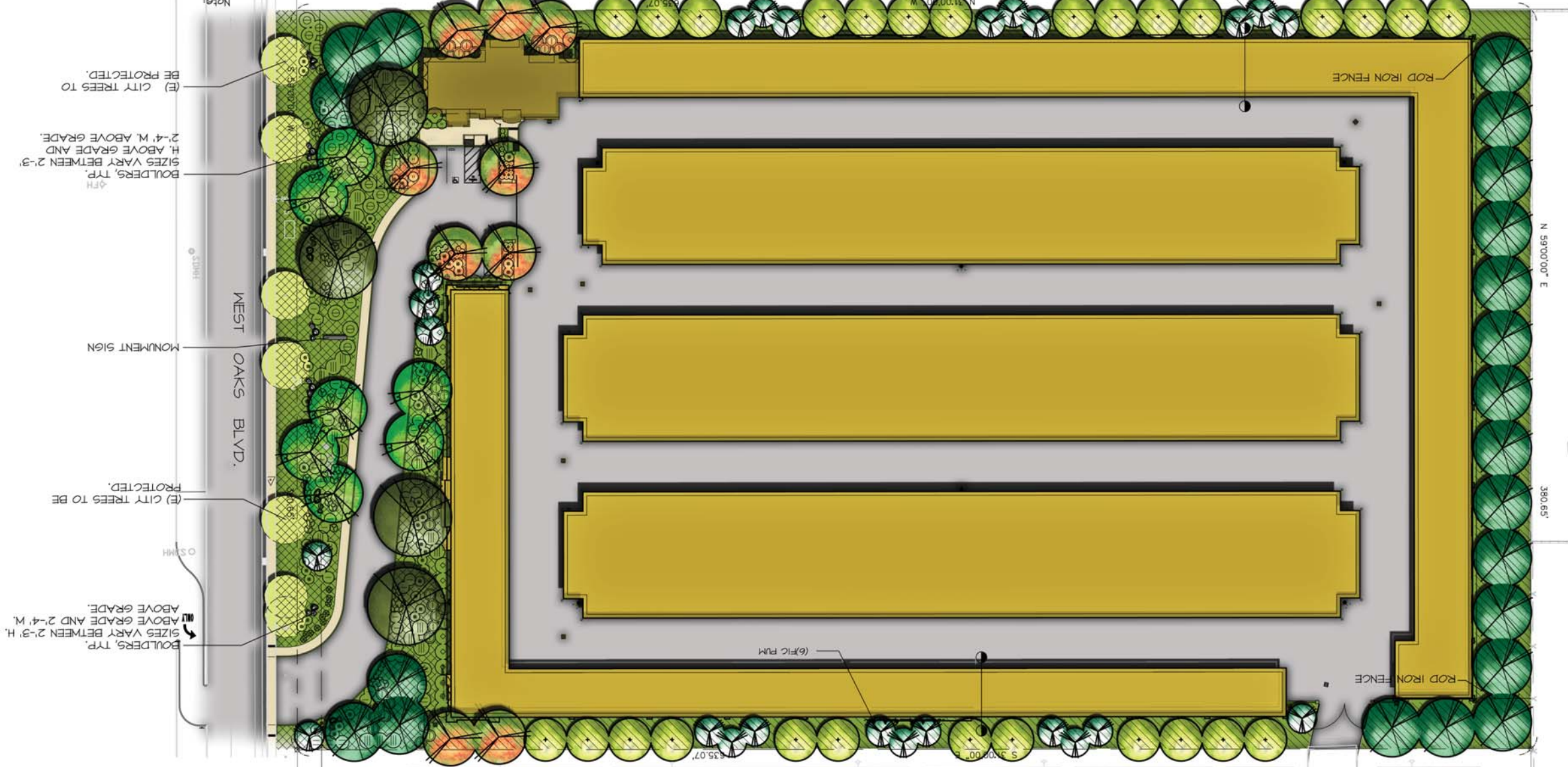
SHRUBS

GRASSES

VINE/ESPALEERS

GROUND COVERS

Note: Install a 3" minimum layer of Medium Deco Bark in all landscape shrub and ground cover areas.



WEST OAKS SELF STORAGE
LANDSCAPE DEVELOPMENT PLANS
WEST OAKS BLVD.
CITY OF ROCKLIN, CALIFORNIA

YAMASAKI
LANDSCAPE ARCHITECTURE
JEFF AMBROSIA, ASLA C4057
1223 HIGH STREET
AUBURN, CALIFORNIA 95603
(530) 885-0040
FAX (530) 885-0042
www.yamasaki-la.com



PLANTING PLAN



Sheet Title
No. Date Revision
Project No. JMA
Drawn By: STG
Scale: 1"=30'
Date: JULY 2015
File Name: WOSSPLNT.dwg

PLANNING COMMISSION RESOLUTION PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
 APPROVING A CONDITIONAL USE PERMIT TO ALLOW
 THE OPERATION OF A SELF STORAGE FACILITY IN A PD-BP/C/LI ZONE

(West Oaks Self Storage / U2015-0007)

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. Conditional Use Permit (U2015-0007) allows the operation of a self storage facility in a PD-BP/C/LI zone (APN 017-081-062).

B. A Mitigated Negative Declaration of environmental impacts has been approved for this project via Planning Commission Resolution No. .

C. The establishment, maintenance, and operation of the proposed uses and buildings or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

D. The establishment, operation, and maintenance of the uses and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The conditional use permit West Oaks Self Storage / U2015-0007 is hereby approved as depicted and further described in Exhibit A of the concurrent Design Review entitlement West Oaks Self Storage / DR2015-0014 approved by Planning Commission Resolution PC-2016- and included therein, and by this reference incorporated herein, 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 prior a final Building Permit Inspection, Issuance of a Certificate of Occupancy, or initiation of use as is applicable. 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. Security

- a. Prior to building occupancy the applicant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact. (POLICE)
- b. Prior to building occupancy the property owner shall obtain and maintain at all times an Alarm System Permit for each security system installed and operated at the facility, if any, in accordance with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

2. Maintenance

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

3. Noise

Use of a public address system that can be heard beyond the property lines of the facility is prohibited. (PLANNING)

4. Outdoor Storage

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

5. Special Condition

The secondary access on the northeast corner of the project shall be maintained as an emergency vehicle access only. (PLANNING, FIRE)

6. Validity

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

b. This entitlement shall not be considered valid and approved unless and until the concurrent design review, DR2015-0014, has been approved. (PLANNING)

PASSED AND ADOPTED this 17th day of May, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Gregg McKenzie, Chairperson

ATTEST:

Secretary

P:\PUBLIC PLANNING FILES__ PROJECT FILES\West Oaks Self Storage\Meeting Packets\03 West Oaks Self Storage UP Reso (U2015-0007) - final.doc

EXHIBIT A

Refer to Exhibit A of the concurrent Design Review (DR2015-0014)

Available at the Economic and Community Development Department, Planning Division



City of Rocklin Economic & Community Development Department

**Planning Commission
STAFF REPORT**

**Rocklin Academy Phase II
Design Review, DR2015-0019
Conditional Use Permit, U2015-0010**

May 17, 2016

Recommendation

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

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION (Rocklin Academy Phase II / DR2015-0019 and U2015-0010)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW TO MODIFY EXISTING LANDSCAPING AND PARKING LOT AREAS IN THE ROCKLIN 65 COMMERCE CENTER (Rocklin Academy Phase II / DR2015-0019)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PRESCHOOL THROUGH EIGHTH GRADE CHARTER SCHOOL IN A PD-BP/C ZONE (Rocklin Academy Phase II / U2015-0010)

Application Request

This application is a request for approval of a Design Review and Conditional Use Permit to modify the previously approved Rocklin Academy Phase I project by converting an existing two-

Planning Commission Staff Report
 Re: Rocklin Academy Phase II
 May 17, 2016
 Page 2

story office building of 18,905 square feet to allow for the expansion of the campus and of the school’s preschool and pre-Kindergarten through eighth grade enrollment up to 1,380 students. The expansion includes seven classrooms, associated instructional space, and a two-story gym/multi-purpose space. In addition, site modifications are proposed to accommodate a new traffic circulation plan and to create two courtyards between the three buildings (6550, 6552, and 6554 Lonetree) and the school’s main playground in the Rocklin 65 Commerce Center.

Location

The subject property is generally located approximately 1,300 feet west of the intersection of Lonetree Boulevard and Adams Drive at 6554 Lonetree Boulevard in the Rocklin 65 Commerce Center. APNs 365-310-024 for the building and portions of 365-310-033 for the courtyards and parking lot.



Vicinity Map

Owner/Applicant

The property owner is W & F Building Maintenance Company, Inc., and the applicant is Steve Merck of BCA Architecture.

Planning Commission Staff Report
 Re: Rocklin Academy Phase II
 May 17, 2016
 Page 3

Background and Site Characteristics

In December 1995, the City Council approved the Sunset West General Development Plan, which defines land uses and development standards for the Sunset West area of Rocklin. In April 2005, the City Council approved the Rocklin 65 center on Lots 6 and 7. The Rocklin 65 project includes twenty-five office buildings and four retail buildings, totaling 253,150 square feet of gross floor area on 23.9 acres. All twenty-nine buildings have been built and a majority of them are occupied. The center includes a mix of restaurant, retail, and office uses in leased spaces and owner-occupied buildings/parcels with a shared, commonly owned parking lot and associated landscaping.

In May 2014, the Planning Commission approved Phase I of Rocklin Academy to operate a preschool and Kindergarten through eighth grade charter school in two buildings, 6550 and 6552 Lonetree, and modify portions of the center’s shared parking lot and landscaping to create fenced outdoor play areas and student loading zones. The maximum student enrollment allowed in the first phase is 1,200 students.

Surrounding Land Uses

	General Plan	Zoning	Existing Land Use
Site:	Retail Commercial (RC)	Planned Development-Business Professional/Commercial/Light Industrial (PD-BP/C/LI)	One vacant building/parcel in the center, adjacent to the existing buildings occupied by Rocklin Academy
West:	State Route 65 / City of Roseville General Industrial (IND)	Not applicable / City of Roseville General Industrial (M2)	Freeway / Vacant land
South:	RC	PD-BP/C/LI and PD-C	Existing Blue Oaks Town Center
East:	RC	PD-BP/C/LI	Existing Rocklin 65 Commerce Center
	Medium Density Residential (MDR)	Planned Development-6 units/acre (PD-6)	(Across Blue Oaks Boulevard) Single Family Residential
North:	Recreation-Conservation (R-C)	Open Space (OS)	Open Space Conservation Easement, Pleasant Grove Creek

*Planning Commission Staff Report
Re: Rocklin Academy Phase II
May 17, 2016
Page 4*

Environmental Determination

Consistent with the requirements of the California Environmental Quality Act an Initial Study was prepared to determine the project's potential impacts on the environment. The study found that the development could have significant impacts with regard to Cultural Resources and Transportation/Traffic; 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.

General Plan and Zoning Compliance

The property is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) within the Sunset West General Development Plan and the underlying General Plan designation is Retail Commercial (RC). The proposed preschool and Kindergarten through eighth grade school is considered acceptable upon approval of a conditional use permit and design review. Subject to the draft conditions of approval, the expanded school would be compatible with surrounding commercial and residential development.

Use Permit / Compatibility with Adjoining Land Uses

General Description

The proposed expansion of the school would occupy a third office building at 6554 Lonetree Boulevard and include the creation of a smaller courtyard between 6552 and 6554 Lonetree and a larger courtyard between 6552 and 6554 Lonetree and the existing main playground area using part of the parking lot and driveway. Portions of the existing landscaping, sidewalks, and common, shared parking area would be modified to create the fenced courtyards and additional student loading zones. The proposed gates will be closed during school hours to allow the courtyard to function as part of the campus and as additional outdoor space for the students. The gates will remain open to allow through circulation and emergency access during non-school hours. The gates are required to be equipped with Knox Boxes for emergency access when closed.

The building would be modified with interior tenant improvements to create seven classrooms, associated educational spaces, and administrative and operational areas that include offices and a reception area. The expansion would also add a third gymnasium/multi-purpose room to the school. No visible exterior changes to the building are proposed.

The total maximum enrollment for Rocklin Academy would be 1,380 students. The maximum number of faculty and staff would be 88. The proposed school expansion was analyzed based on the increase from the previously approved maximum enrollment of 1,200 students and 67 staff with regards to parking, and on-site and off-site traffic circulation.

Planning Commission Staff Report

Re: Rocklin Academy Phase II

May 17, 2016

Page 5

Parking

The City does not have specific parking standards for preschool or elementary schools. Typically, preschools have been approved using the standard office/commercial off-street parking ratio of one space per 200 square feet of floor area, particularly when they have been sited in existing commercial centers. Section 17.66.150 of the Zoning Ordinance does not list parking requirements for elementary schools, but does require that junior high schools provide at least one parking space for every three seats in the main auditorium or multi-purpose room.

Because the school's enrollment is comprised of more elementary and middle school-age students than preschool students, Staff determined that the junior high school parking requirement was appropriate. Required parking for the school has been calculated based on the proposed combined multi-purpose room seating. With Phase I, parking was based on seating of 352 for both buildings (240 seats in 6550 Lonetree and 112 seats in 6552 Lonetree). Phase I was required to have 118 spaces and provided 283 spaces, with a "surplus" of 165 spaces. Phase II parking is based 6554 Lonetree's multi-purpose room providing for 303 seats, and therefore is required to have 101 spaces. In total, Phases I & II of the school are required to provide 219 parking spaces.

Parking lot modifications to relocate ADA parking spaces located in front of 6552 and 6554 Lonetree and to create additional student loading zones reduce the total available parking spaces by 36 spaces, from 283 to 247. The school exceeds the minimum parking requirement of 219 spaces by 28 spaces.

On-site and Off-site Circulation

To address the potential for on- and off-site circulation and traffic impacts, a mitigation measure applied to the project through conditions of approval requires the school to annually submit, prior to each school year, a Traffic Management and Signal Timing Plan for City review and approval. The Traffic Management and Signal Timing Plan will include, in part, student enrollment numbers for each class level, bell schedules, ingress and egress routes for each class level, and placement of traffic control monitors (school staff), signs, and devices. The condition requires the school to work with the City to revise the Plan during the school year if the approved plan is not working as expected. Further, the City will monitor impacts to identified intersections in the vicinity of the school and may direct the school to prepare and implement a "time of day" signal timing analysis to alleviate any identified circulation problems. Finally, when the student enrollment exceeds 1,200 students, the school shall coordinate with the City to provide an "overlap phase" at the intersection of Lonetree Boulevard and Redwood Drive.

A complete discussion on Transportation and Traffic is provided in the Initial Study for the project.

*Planning Commission Staff Report
Re: Rocklin Academy Phase II
May 17, 2016
Page 6*

The proposed school expansion as conditioned will be compatible with the existing adjacent operations and uses that include retail and office uses and nearby residential development.

Design Review

Parking and Landscaping Modifications

The existing common parking areas around the school will remain largely unchanged except for the relocation of several existing ADA parking spaces near 6552 and 6554 Lonetree and the creation of additional student drop-off and pick-up loading zones at all three buildings as noted previously. The proposed loading zones are similar to those approved with the first phase.

Existing landscaping between 6552 and 6554 Lonetree will be removed and the area between the buildings paved to create the smaller courtyard. Two parking lot shade trees in the vicinity of the relocated ADA spaces are removed by the design for the larger courtyard. Staff has included a draft condition of approval for these two trees to be replaced.

Staff has also included a draft condition of approval to ensure the additional fencing and gates are consistent with the existing fencing around the play areas.

Should the school ever vacate one or more of the office buildings, Staff has included a draft condition of approval that requires the restoration of the site to approximately the condition prior to the school's establishment and substantially compliant with the original approvals for the commercial center.

Existing Parking Shade Structures

When originally approved, the Rocklin 65 Commerce Center included shade structures in certain areas of the shared parking lot to meet the City's parking lot shade requirements in lieu of providing parking lot planters and shade trees. Since that time, the shade cloths were removed from the posts but the posts remain. On the east side of the 6550 building, the area of the shade structures was being converted to a portion of the playground area and the posts were removed to allow for various ball courts. On the south side of the 6552 building, the area of the shade structures will not be modified by the school. Through the Building Permit plan check process for other buildings in Rocklin 65, the property owner is aware that these shade structures are required to be restored as originally approved and has taken steps to install approved replacements. Since the shade structures are required for the Center to meet shade requirements and are not yet installed, Staff has included a draft condition of approval that the shade cloths be replaced, to the satisfaction of the Economic and Community Development Director, prior to the issuance of a certificate of occupancy for the new school building, 6554 Lonetree.

Planning Commission Staff Report
Re: Rocklin Academy Phase II
May 17, 2016
Page 7

Building Modifications

Most of the changes to 6554 Lonetree to accommodate the school's use will be interior demolition and tenant improvements to create a multi-purpose room, classrooms, and administrative and operational spaces. The exterior changes are limited to the installation of mechanical equipment on the roof. The proposed mechanical equipment will be installed within the existing roof well and will be screened from view by the roofs as shown by the Building Sections on Sheet A-5 of Exhibit A. The proposed building modifications are consistent with the City-wide Design Review Guidelines for screening of mechanical equipment and Staff has included the standard condition of approval for equipment screening.

A cooling tower installed on 6550 Lonetree Boulevard with the Phase I school improvements was not adequately screened. The City and school have agreed upon a solution to provide appropriate screening of this equipment but it has not been installed as yet. Therefore, staff has included a condition of approval to ensure that the required screening is installed prior to issuance of a Certificate of Occupancy for the school's new building, 6554 Lonetree.

Strategic Plan

This project aligns with several tenets of the City's Strategic Plan: a Vision Principle and two Strategic Areas of Interest, Economic Prosperity and Quality of Life. The development of the school upholds and fulfills the Vision Principle that "Rocklin values education and its benefits to the community and is an active partner and supporter of community schools." Furthermore, the school being located in one of Rocklin's prime commercial districts supports the economic prosperity of Rocklin by bringing potential customers into the area from Rocklin and surrounding communities who are likely to shop or use services while in the district. The school contributes to the quality of life of Rocklin by providing an additional educational opportunity for preschool through eighth grade education, which in turn, prepares future citizens to contribute in a positive and meaningful way to the community.

Public Outreach

The City strongly encouraged the school to reach out to all of the businesses in the surrounding commercial developments to make them aware of the Phase II expansion before the school submitted an application to the City. The school has indicated to staff that they did reach out to the surrounding businesses. As of the publication of this staff report the City has not received any communications either for or against the project.

Prepared by Dara Dungworth, Associate Planner

DD/
P:\PUBLIC PLANNING FILES__ PROJECT FILES\Rocklin Academy Phase II\Meeting Packets\01 Rocklin Academy P2 PC SR 5-17-16 (DR20015-0009 U2015-0010) - final.doc

RESOLUTION NO. PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF ROCKLIN APPROVING A MITIGATED NEGATIVE
DECLARATION OF ENVIRONMENTAL IMPACTS
Rocklin Academy Phase II
(DR2015-0019 and U2015-0010)

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an Initial Study on the Rocklin Academy Phase II project (DR2015-0019 and U2015-0010) (the "Project") which identified potentially significant effects of the Project; and

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

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

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

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

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

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

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

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

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

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

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

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary



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

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

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

**ROCKLIN ACADEMY PHASE II
(DR2015-0019 AND U2015-0010)**

Project Name and Description

The Rocklin Academy Phase II project proposes to modify the previously approved Rocklin Academy project to allow the expansion of the campus to incorporate an existing two-story commercial office building. The expansion will include additional classrooms, a two-story gym/multi-purpose space, and site modifications to accommodate traffic circulation. This project will require Design Review and Conditional Use Permit entitlements. For a more detailed project description, please refer to the Project Description set forth in Section 3 of this Initial Study.

Project Location

The project site is generally located approximately 1,300 feet west of the intersection of Lonetree Boulevard and Adams Drive at 6554 Lonetree Boulevard, in the City of Rocklin. The Assessor's Parcel Number is 365-310-024.

Project Proponent's Name

The applicant is Steven Merck with BCA Architects and the property owner is John Foggy.

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: _____ April 28, 2016 _____

Date Adopted: _____

Signature: _____
Marc Mondell, Economic and Community Development Department Director

**MITIGATION MONITORING PROGRAM
ROCKLIN ACADEMY PHASE II)
(DR2015-0019 and U2015-0010)**

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

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

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

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

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

MITIGATION MEASURES:**Cultural Resources:**

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

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

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

IMPLEMENTATION:

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

RESPONSIBILITY

Applicant

Public Services Department (Environmental Services Manager)

MITIGATION MEASURES:**Transportation/Traffic:**

To address the identified impact at the Lonetree Boulevard/Redwood Drive intersection and to address the future potential of traffic queuing and signal timing issues as a result of school operations, the following mitigation measure, agreed to by the applicant, is being applied to the project:

XVI.-1 a) The applicant shall prepare and submit an annual Traffic Management and Signal Timing Plan report that identifies the school's plan for traffic management within the Rocklin 65 Shopping Center to ensure the smooth and efficient flow of traffic for the school and other businesses located within the Rocklin 65 Shopping Center pursuant to the following:

i. The report shall include but is not limited to, current and anticipated student population numbers, current and anticipated bell schedules for each class level, ingress and egress routes for each class level, placement of traffic control monitors, placement of traffic control signs and devices (including on site speed limit signs installed in locations as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates).

ii. A traffic control monitor shall specifically be provided at the main Adams Drive driveway on-site intersection as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates.

iii. The first Traffic Management and Signal Timing Plan shall be submitted to and approved by both the City Engineer and Director of Public Services prior to the issuance of a certificate of occupancy for the 6554 Lonetree Boulevard building. Thereafter, the school shall annually submit an updated Traffic Management and Signal Timing Plan for review and approval by the City Engineer and Director of Public Services as follows:

- No later than July 1 each year, the school shall notify the City Engineer and Director of Public Services as to when the annual Traffic Management and Signal Timing Plan report will be provided to them for review and approval. In no case shall the Traffic Management and Signal Timing Plan report be submitted less than three weeks prior to the start of classes for that school year.*

iv. The school shall implement the provisions of the approved annual Traffic Management and Signal Timing Plan prior to or concurrent with the start of classes each year.

b. After the start of classes each year, should it become apparent that the approved annual Traffic Management and Signal Timing Plan is not working as expected the applicant shall work with the City Engineer and Director of Public Services to revise the plan and address the deficiencies as quickly as possible.

c. *The City shall monitor the impacts of the school's operation on the intersections of Blue Oaks Boulevard/Lonetree Boulevard, Lonetree Boulevard/Grand Canyon Drive, Lonetree Boulevard/Redwood Drive, Lonetree Boulevard/Adams Drive and Lonetree Boulevard/West Oaks Boulevard on an ongoing basis. At such time as the City Engineer and the Director of Public Services determine that the impacts to one or more of the identified intersections so warrant they may direct the applicant to prepare a "time of day" signal timing analysis. The analysis shall identify any queuing problems at the above-noted intersections resulting from school operations, recommendations for re-timing the traffic signals and/or other approaches acceptable to the City to address any continuing problems with circulation through these intersections resulting from school operations. The timing for implementation of any identified adjustments deemed necessary will be at the discretion of the Director of Public Services/City Engineer.*

d. *At such time that student population exceeds 1,200 students, the applicant shall coordinate with the Director of Public Services and City Engineer to provide an "overlap phase" at the intersection of Lonetree Boulevard/Redwood Drive such that the eastbound right turn is linked with the northbound left turn; the applicant shall be responsible for all costs associated with providing the "overlap phase".*

IMPLEMENTATION:

Prior to the issuance of a certificate of occupancy for the 6554 Lonetree Building, a Traffic Management and Signal Timing Plan shall be submitted to and approved by the City Engineer and Director of Public Services. Such plan shall address all of the parameters noted above. Subsequently, no later than July 1 each year, the school shall notify the City Engineer and Director of Public Services as to when the Traffic Management and Signal Timing Plan will be submitted and the Plan shall be submitted on an annual basis and shall be updated per the parameters noted above, no later than three weeks prior to the start of classes for that school year.

At such time that the student population exceeds 1,200 students, the applicant shall coordinate with the City Engineer and the Director of Public Services to provide an "overlap phase" at the intersection of Lonetree Boulevard/Redwood Drive such that the eastbound right turn is linked with the northbound left turn; the applicant shall be responsible for all costs associated with providing the "overlap phase".

RESPONSIBILITY

City Engineer
Public Services Department

MITIGATION MONITORING REPORT FORMS

Project Title:

Mitigation Measures:

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

Responsible Person:

(Insert name and title)

Monitoring/Reporting:

Community Development Director

Effectiveness Comments:



ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN
3970 Rocklin Road
Rocklin, California 95677
(916) 625-5160

ATTACHMENT 1

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

Rocklin Academy Phase II

DR2015-0019 and U2015-0010

6554 Lonetree Boulevard, in the City of Rocklin

APN 365-310-024.

April 28, 2016

PREPARED BY:

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

CONTACT INFORMATION:

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

APPLICANT/OWNER:

The applicant is Steven Merck with BCA Architects and the property owner is John Foggy

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SECTION 1. INTRODUCTION

A. Purpose of an Initial Study

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

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

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

This Initial Study has been prepared to identify and assess the anticipated environmental impacts of the Rocklin Academy Phase II 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 the Environmental Services staff or the Planning Commission and/or City Council regarding the project. Public notification of agenda items for the Planning Commission and City Council are posted 72 hours prior to the public meeting. The Planning Commission and Council agendas 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.

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SECTION 2. INITIAL STUDY SUMMARY AND DETERMINATION

A. Summary Information

Project Title:

Rocklin Academy Phase II

Lead Agency Name and Address:

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

Contact Person and Phone Number:

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

Project Location:

The project site is located at 6554 Lonetree Boulevard, in the City of Rocklin. The Assessor's Parcel Number is 365-310-024.

Project Sponsor's Name:

The applicant is Steven Merck with BCA Architects and the property owner is John Foggy.

Current and Proposed General Plan Designation: Retail Commercial (RC)

Current and Proposed Zoning: Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI)

Description of the Project:

The Rocklin Academy Phase II project proposes to modify the previously approved Rocklin Academy project to allow the expansion of the campus to incorporate an existing two-story commercial office building. The expansion will include additional classrooms, a two-story gym/multi-purpose space, and site modifications to accommodate traffic circulation. This project will require Design Review and Conditional Use Permit entitlements. For a more detailed project description, please refer to the Project Description set forth in Section 3 of this Initial Study.

Surrounding Land Uses and Setting:

The proposed project site (6554 building) is a vacant existing office building and is adjacent to the other existing Rocklin Academy buildings at 6550 and 6552 Lonetree Boulevard. To the north of the project site is an LED freeway sign, open space lands designated as Recreation/Conservation, and the Arroyo Vista townhouse development. To the east are other office buildings associated with the Rocklin 65 Commerce Center, Lonetree Boulevard and Medium Density Residential land uses. To the south are the Blue Oaks Town Center shopping center and some open space lands designated as Recreation/Conservation. To the west is State

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Route 65 (SR 65) and partly developed lands within unincorporated Placer County designated for Industrial land uses.

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

B. Environmental Factors Potentially Affected:

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

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

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C. Determination:

On the basis of this Initial Study:

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

Marc Mondell
 Director of Economic and Community Development

_____ Date

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SECTION 3. PROJECT DESCRIPTION

A. Project Location

The project site is generally located approximately 1,300 feet west of the intersection of Lonetree Boulevard and Adams Drive at 6554 Lonetree Boulevard, in the City of Rocklin. The Assessor’s Parcel Number is 365-310-024 (Please see Attachment A, Vicinity Map).

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

B. Description

The Rocklin Academy currently occupies the buildings at 6550 and 6552 Lonetree Boulevard and was previously approved to have up to 1,200 students. The Rocklin Academy Phase II project proposes to modify the previously approved Rocklin Academy Phase I project by converting one existing (1) two-story commercial office building (6554 Lonetree Boulevard) of 18,905 square feet to allow for an expansion of the Rocklin Academy campus such that the total combined population of all three buildings will consist of 1,380 students and 88 staff members. The expansion will include classroom facilities and a two-story gym/multi-purpose space that will be accommodated through interior improvements to the building. In addition, site modifications are proposed to accommodate a new traffic circulation plan. Traffic to and from the Rocklin Academy campus currently uses and would continue to use the Lonetree Boulevard intersections with Adams Drive and Redwood Drive. This project will require the following entitlements from the City of Rocklin: Design Review to ensure that the design makes the most efficient use of available resources, conforms to the City’s Design Guidelines and harmonizes with surrounding development. A Conditional Use Permit is required to ensure that the proposed use and any unique aspects will be compatible with and not adversely affect existing or future anticipated development on surrounding properties.

The project site (6554 Lonetree Boulevard building) is an existing office building that is currently vacant. It is anticipated that project development will involve primarily interior building modifications to convert the existing office space into classroom facilities and a two-story gym/multi-purpose space. There will also be some minor exterior improvements consisting of the addition of three loading zones (striped pavement at building entrances), the addition of fencing and gates to limit access between the three buildings and provide additional outside areas for the students, and relocation of ADA accessible parking spaces. These exterior improvements will result in the loss of 36 parking spaces, such that there will be a total of 247 total spaces provided for both phases of the school, leaving a surplus of 28 spaces beyond the 219 total spaces that are required based on the City’s parking standards.

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SECTION 4. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

Section 15168 sets forth the legal requirements for preparing “program EIRs” and for reliance upon program EIRs in connection with “[s]ubsequent activities” within the approved program. (See *Citizens for Responsible Equitable Environmental Development v. City of San Diego Redevelopment Agency* (2005) 134 Cal.App.4th 598, 614-617.) The General Plan EIR was a program EIR with respect to its analysis of impacts associated with eventual buildout of future anticipated development identified by the General Plan. Subdivision (c) of section 15168 provides as follows:

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- (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

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hand, if the City finds that these unaddressed project impacts are not significant, a negative declaration would be appropriate. If in the course of analysis, the City identified potentially significant impacts that could be reduced to less than significant levels through mitigation measures to which the applicant agrees, the impact would be considered to be reduced to a less than significant level, and adoption of a mitigated negative declaration would be appropriate.

B. Significant Cumulative Impacts; Statement of Overriding Considerations

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

1. Air Quality:

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

2. Aesthetics/Light and Glare:

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

3. Traffic and Circulation:

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

4. Noise

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

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5. Cultural and Paleontological Resources

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

6. Biological Resources

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

7. Climate Change and Greenhouse Gases

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

C. Mitigation Measures Required and Considered

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

D. Evaluation of Environmental Checklist:

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

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

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E. Environmental Checklist

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, is not anticipated to significantly change the existing visual nature or character of the project site and area. As discussed below, impacts to scenic vistas or viewsheds would not be anticipated.

Prior Environmental Analysis:

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

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include policies that encourage the use of design standards for unique areas and the protection of natural resources, including open space areas, natural resource areas, hilltops, waterways and oak trees, from the encroachment of incompatible land use.

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

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

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

There are no specific features within the proposed project that would create unusual light and glare. Implementation of existing City Design Review Guidelines and the General Plan policies addressing light and glare would also ensure that no unusual daytime glare or nighttime lighting is produced. However, the impacts associated with increased light and glare would not be eliminated entirely, and the overall level of light and glare in the Planning Area would increase in general as urban development occurs and that increase cannot be fully mitigated.

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

The use of the existing office building at 6554 Lonetree Boulevard, subject to the granting of a Conditional Use Permit, is consistent with the type of development contemplated and analyzed for this area of Rocklin. The existing building and the minor site improvements being proposed are of consistent height and scale with surrounding development and anticipated future

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development and there are no unusual development characteristics of this project which would create aesthetic impacts not considered in the prior EIR. Existing buildings in the area include primarily one- and two-story office buildings and single and multi-family residential buildings from one to three stories in height. One of the existing buildings currently occupied by Rocklin Academy is also three stories. These buildings and the anticipated future development of buildings within nearby business professional, commercial and light industrial land use designations are collectively all of similar size and scale to the proposed project.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

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

The proposed project would change the visual nature or character of the site and its surroundings in a manner generally anticipated by, and consistent with, urbanization considered in the Rocklin General Plan. The surrounding area is mostly developed with structures and site development characteristics substantially similar in scale and mass to the proposed project, and future development in the surrounding area is also anticipated to have structures and site development characteristics substantially similar in scale and mass to the proposed project. The change in the aesthetics of the visual nature or character of the site and the surroundings is consistent with the surrounding development and the future development that is anticipated by the City’s General Plan. As noted above, the General Plan EIR concluded that development under the General Plan will result in significant unavoidable aesthetic impacts and a Statement of Overriding Consideration was adopted by the Rocklin City Council in regard to these cumulative impacts. The project does not result in a change to the finding because the site is already developed with typical urban uses that are consistent and compatible with surrounding existing and anticipated future development.

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

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The 6554 Lonetree Boulevard office building already contains sources of light and glare and the proposed modifications to the building would not substantially change those existing conditions; therefore potential light and glare impacts are considered to be less than significant.

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

Significance:

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

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II.

AGRICULTURAL RESOURCES

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

As discussed below, impacts are not anticipated.

Conclusion:

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

The Farmland Mapping and Monitoring Program (FMMP) land classifications system monitors and documents land use changes that specifically affect California’s agricultural land and is administered by the California Department of Conservation (CDC). The FMMP land classification system is cited by the State CEQA Guidelines as the preferred information source for determining the agricultural significance of a property (CEQA Guidelines, Appendix G). The CDC, Division of Land Resource Protection, Placer County Important Farmland Map of 2014 designates the project site as urban and built-up land. This category is not considered Important Farmland under the definition in CEQA of “Agricultural Land” that is afforded consideration as to its potential significance (See CEQA Section 21060.1[a]).

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

Significance:

There are no impacts to Agricultural and forestry resources.

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, is not anticipated to significantly impact air quality.

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

Prior Environmental Analysis:

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

The General Plan EIR concluded that, despite these goals and policies, significant air quality impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General Plan EIR found that buildout of the Rocklin General Plan and other development within the Sacramento Valley Air Basin as a whole will result in the following: violations of air quality standards as a result of short-term emissions from construction projects, increases in criteria air pollutants from operational air pollutants and exposure to toxic air contaminants, the generation of odors and a cumulative contribution to regional air quality impacts. Findings of fact and a statement of overriding consideration were adopted by the Rocklin City Council in regard to these impacts, which were found to be significant and unavoidable. The project does not result in a change to this finding because the site is being utilized with a use that is equal to or less intense (from a trip generation and associated emissions standpoint) than the office use that existed at the time of the General Plan EIR analysis.

Conclusion:

The proposed project site is located within the boundaries of the Placer County Air Pollution Control District (PCAPCD), which is within the Sacramento Valley Air Basin (SVAB). Placer

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

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

A conflict with, or obstruction of, implementation of the 2013 Plan could occur if a project generates greater emissions than what has been projected for the site in the emission inventories of the 2013 Plan. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on the City’s General Plan and zoning designations for the region. The existing office building, as well as the use of the office building as a charter school facility, is consistent with the level of development that was anticipated by the City of Rocklin General Plan. Given that the 2013 Attainment Plan accounts for planned land uses consistent with adopted plans, this project would not conflict or obstruct implementation of the 2013 Attainment Plan. In addition compliance with the PCAPCD rules and regulations noted above, as well as Rule 501 related to stationary sources or processes, and Rule 246 related to water heaters, would help to ensure that the project’s emissions would not substantially contribute to regional air quality. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, and a less than significant operational air quality impact would be anticipated.

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The proposed project consists of the continuation of a charter school facility within existing office buildings; thus, the project would introduce sensitive receptors to the area. The California Air Resources Board (CARB) has identified diesel particulate matter (DPM) from diesel-fueled engines as a Toxic Air Contaminant (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 the 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 nature of the project, long-term operation of any major on-site stationary sources of TACs would not occur. Vehicle trips associated with the proposed charter school operation would not be expected to be composed of a significant number of diesel-fueled engines. In addition, emissions of DPM resulting from construction equipment and vehicles are minimal and temporary, affecting a specific receptor for a period of days or perhaps weeks and would be regulated through compliance with PCAPCD’s rules and regulations. However, the project site is located near State Route 65 (SR 65) to the west. The project would not create, but may be subjected to increased levels of DPM associated with the nearby freeway traffic.

According to PCAPCD staff, the TAC emissions effects from a freeway or road with more than 100,000 daily vehicles should be considered for land uses with sensitive receptors proposed to be located within 1,000 feet of the freeway or road. For land uses with sensitive receptors proposed within 1,000 feet of high traffic volume freeways and roads, Table 4-1, “CARB Recommended Minimum Separations for Sensitive Land Uses” from the PCAPCD’s *CEQA Air Quality Handbook – Assessing and Mitigating Air Quality Impacts Under CEQA* (PCAPCD, 2012) should be applied. Table 4-1 presents recommended distance buffers between sensitive land uses and sources of TAC emissions. For freeways and roads with high traffic volumes, Table 4-1 recommends “Avoid siting sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day or rural roads with 50,000 vehicles/day.”

The proposed use of the 6554 Lonetree Boulevard office building does not include any additional outside playground areas beyond those that currently exist as a part of the Rocklin Academy and the 6554 Lonetree Boulevard office building itself is located over 600 feet away from the nearest travel lane of SR65, exceeding the 500 feet CARB recommendation. Therefore, significant exposure to TACs is not anticipated as a result of the proposed project.

The proposed project involves the development of school uses; thus, the project would introduce sensitive receptors to the area. The nearest existing sensitive receptors to the project site are the residences located east, west and south of the project site. Emissions of CO would result from the incomplete combustion of carbon-containing fuels such as gasoline or wood and are particularly related to traffic levels. It should be noted that as older, more polluting vehicles

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are retired and replaced with newer, cleaner vehicles, the overall rate of emissions of CO for vehicle fleet throughout the State has been, and is expected to continue, decreasing. Therefore, emissions of CO would likely decrease from current levels over the lifetime of the project.

Per PCAPCD guidance, if a project will degrade an intersection in the project vicinity from an acceptable Level of Service (LOS) (e.g., LOS A, B, C, or D) to an unacceptable LOS (e.g., LOS E or F), or if the project will substantially worsen an already existing LOS F, then the project has the potential to cause a potential a CO intersection hotspot. The Rocklin Academy Gateway School Expansion Traffic Impact Analysis Report (KD Anderson & Associates, April 11, 2016) examined Level of Service (LOS) for intersections affected by the project. The analysis showed that the Lonetree Boulevard/Redwood Drive intersection is projected to operate at LOS C under the Cumulative No Project Scenario, but below LOS C under the Cumulative Plus Project scenario (LOS D in the afternoon peak hour). The Traffic Impact Analysis Report identified a mitigation measure that is being applied to the proposed project that would improve the LOS to an acceptable C level (see Section XVI. Transportation/Traffic below). The project-specific analysis also showed that the project would not “substantially worsen” (increase anticipated delays by 10 seconds or more when project-generated traffic is included) an identified unacceptable peak hour intersection LOS. Because the Lonetree Boulevard/Redwood Drive intersection is anticipated to be mitigated to an acceptable LOS C in the future and the addition of Rocklin Academy Phase II project trips does not substantially worsen an increase in anticipated delays, a substantial increase in levels of CO at surrounding intersections would not occur, and the project would not generate localized concentrations of CO that would exceed standards.

In summary, sensitive receptors would not be exposed to significant levels of pollutant concentrations and impacts related to exposing sensitive receptors to substantial pollutants would be less than significant.

Typical odor sources include industrial or intensive agricultural uses. School uses are not typically associated with the creation of objectionable odors; the proposed project is not an odor producing facility, nor is it located in proximity to any industrial, agricultural or other known odor source. Construction of the project, particularly diesel fumes from construction equipment, could cause objectionable odors. However construction emissions are minimal and temporary, and would likely only affect a specific receptor for a period of weeks or perhaps months. Furthermore, PCAPCD Rule 205, Nuisance, addresses the exposure of “nuisance or annoyance” air contaminant discharges, including odors, and provides enforcement of odor control. Rule 205 is complaint-based, where if public complaints are sufficient to cause the odor source to be a public nuisance, then the PCAPCD is required to investigate the identified source as well as determine an acceptable solution for the source of the complaint, which could include operational modifications to correct the nuisance condition. Thus, although not anticipated, if odor or air quality complaints are made upon the development of the proposed project, the PCAPCD would be required to ensure that such complaints are addressed and mitigated, as necessary.

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

Significance:

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, are not anticipated to significantly impact biological resources. Impacts to wetlands/waters of the U.S. and to special status animal and plant species are not anticipated to occur due to their lack of presence or potential presence on the project site.

Prior Environmental Analysis

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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Conclusion:

The proposed project would not have an impact on biological resources because the project site is already developed as an existing office building and associated parking area and the project only includes minor site improvements to an already developed site. As such, the site does not contain areas of Waters of the United States (wetlands) as defined in the Clean Water Act; therefore no impacts to wetland or riparian resources are anticipated.

The project site, being already developed as an existing office building and associated parking area, does not have the potential to contain special-status species and no impact to special status species are anticipated.

The surrounding area is mostly developed in an urban fashion with commercial uses to the south and commercial and residential uses to the east of the project site. As discussed above, there are no wetland resources on the project site. The proposed project is adjacent to open space preserve areas on the north and across State Route 65 to the west, but development within those areas is not being proposed as a part of this project. Due to the project site being already developed, the proposed project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

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

The 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 under the Oak Tree Preservation Ordinance and the Oak Tree Preservation Guidelines. There are no oak trees on the project site that would be subject to the City’s Oak Tree Preservation Ordinance or Guidelines. There are no facts or circumstances presented by the proposed project which create conflicts with other local policies or ordinances protecting biological resources.

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

Significance:

Because the proposed project site is already developed as an existing office building and associated parking area and the project only includes minor site improvements to an already developed site, no biological resources impacts are anticipated to occur.

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

DISCUSSION OF DETERMINATION:

Project Impacts:

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

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Conclusion:

Despite the project site already being developed, there will be some minor excavation activities associated with the proposed project that could result in the discovery of unknown cultural resources during construction activities. To address the potential discovery of unknown cultural resources, the following mitigation measure, agreed to by the applicant, is being applied to the project:

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

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subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

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

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

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

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

As of the writing of this document, the United Auburn Indian Community (UAIC) and the Lone Band of Miwok Indians (IBMI) are traditionally and culturally affiliated with the project area and have requested notification. Consistent with Public Resources Code (PRC Section 21080.3.1 (d) and AB-52, the City of Rocklin provided formal notification of the West Oaks Self-Storage project and the opportunity to consult on it to the designated contacts of the UAIC and IBMI in a letter received by those organizations on March 7, 2016 and March 18, 2016, respectively. The UAIC and IBMI had 30 days to request consultation on the project pursuant to AB-52 and

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they did not respond prior to April 6, 2016, and April 18, 2016, respectively, the end of the 30-day periods. As such, the City of Rocklin has complied with AB-52 and may proceed with the CEQA process for this project consistent with PRC Section 21082.3 (d) (3). Given that the UAIC and IBMI did not submit a formal request for consultation on the proposed project within the required 30 day period, that no other tribes have submitted a formal request to receive notification from the City of Rocklin pursuant to PRC Section 21080.3.1, and that there have been no other concerns expressed regarding tribal cultural resources in the project area, the project is not anticipated to cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in PRC Section 21074. Therefore, the project’s impact on tribal cultural resources is considered less than significant.

Significance:

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

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VI. <u>GEOLOGY AND SOILS</u> Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. 			X		X
<ul style="list-style-type: none"> ii) Strong seismic ground shaking? 					X
<ul style="list-style-type: none"> iii) Seismic-related ground failure, including liquefaction? 					X
<ul style="list-style-type: none"> iv) Landslides? 					X
b) Result in substantial soil erosion or the loss of topsoil?				X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X
d) Be located on expansive soil, as defined in Table I8-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X	

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DISCUSSION OF DETERMINATION:

Project Impacts:

Branches of the Foothill Fault system, which are not included on the Alquist-Priolo maps, pass through or near the City of Rocklin and could pose a seismic hazard to the area including ground shaking, seismic ground failure, and landslides. Construction of the proposed project will only involve minor exterior and interior improvements to an existing office building and associated parking field, which would not result in erosion from construction activities.

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

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

Also, a geotechnical report, prepared by a qualified engineer, was required with the submittal of project improvement plans when the office building was originally constructed. The report provided site-specific recommendations for the construction of all features of the building foundations and structures to ensure that their design was compatible with the soils and geology of the project site.

Conclusion:

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

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

Because the project site is already developed with an existing office building and associated parking field, the proposed project includes minor site improvements to an already developed site and there is no grading involved, there are no potential erosion-related impacts.

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Sewer service is available to the project site and the proposed project will be served by public sewer. Septic tanks or alternative wastewater disposal systems would not be necessary; therefore impacts associated with the disposal of wastewater are not anticipated.

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is therefore by definition a cumulative impact. A project contributes to this potential cumulative impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases (GHG).

Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of the proposed project. Neither the Placer County Air Pollution Control District nor the City of Rocklin has established significance thresholds for measuring the significance of a project’s incremental contribution to global climate change. However,

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

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Project Level Environmental Analysis:

The firm of KD Anderson & Associates, a Sacramento area consulting firm with recognized expertise in air quality, prepared a Greenhouse Gas Study report for the Rocklin Academy Charter School Project. This analysis was prepared to estimate the project’s greenhouse gas emissions from construction activities, motor vehicle trips, and utility use. Their report, dated

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January 8, 2014, 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 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.

Greenhouse Gas Emissions

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

The analysis found that the overall (Phases I and II) project’s construction CO₂ emissions would be a total of approximately 0.79 metric tons of CO₂ emissions (MTCO₂e) for the assumed construction period. The analysis also found that the operation of the project (Phases I and II combined), including amortized construction emissions, would result in 2,909.82 metric tons of CO₂ emissions on an annual basis.

Conclusion:

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

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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.

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

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

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

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process. A project contributes to a potential GHG emissions impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases. Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of the proposed project. Estimated GHG emissions attributable to future development would primarily be associated with increases of carbon dioxide (CO₂) and other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O).

The PCAPCD, as part of the Sacramento Regional GHG Thresholds Committee, has recently developed regional GHG emission thresholds. The thresholds were based on project data provided by the PCAPCD and other regional air districts, including the Sacramento Air Quality Management District (SMAQMD). The SMAQMD recently adopted the thresholds, and the PCAPCD recommends using their adopted threshold of 1,100 metric tons of CO₂ equivalent units per year (MTCO₂e/year) for construction and operation. Projects exceeding the 1,100 MTCO₂e/year GHG screening level threshold of significance would be required to perform a further detailed analysis showing whether the project would comply with AB 32 reduction goals. For that further detailed analysis and in accordance with CARB and PCAPCD recommendations, the City of Rocklin, as lead agency, requires a quantitative GHG analysis for development projects in order to demonstrate that such a project would promote sustainability and implement operational GHG reduction strategies that would reduce the project's GHG emissions from BAU levels by 15 percent; that 15 percent reduction threshold is in compliance with AB 32 and CARB's recommendation from the 2008 Scoping Plan that local governments utilize a 15 percent reduction below 2010 BAU levels by 2020. It should be noted that although CARB's 2011 Scoping Plan emission reduction target modified the State's overall emission reduction target from 29 percent to 21.7 percent, the 2011 Scoping Plan did not provide a specific recommendation for emission reductions for local governments and thus the City of Rocklin has chosen to continue to apply the 15 percent emission reduction target from the 2008 Scoping Plan. In accordance with the reduction recommendation set forth in the 2008 Scoping Plan for local governments, the City of Rocklin, as lead agency, utilizes a threshold of a 15 percent reduction from BAU levels, where BAU levels are based on 2010 levels, compared to a project's estimated 2020 levels. Therefore, if the proposed project does not meet the 1,100 metric tons screening threshold and it also does not show a 15 percent reduction of project-related GHG emissions between BAU levels and estimated 2020 levels, the project would be considered to result in a cumulatively considerable contribution to global climate change. GHG emission reduction measures could include, but are not limited to, compliance with local, State, or federal plans or strategies for GHG reductions, on-site and off-site mitigation recommendations from the Office of the Attorney General, and project design features. It should be noted that the proposed project would be required to comply with the minimum mandated measures of the 2010 California Green Building Standards Code (CalGreen Code), such as a 20 percent mandatory reduction in indoor water use and diversion of 50 percent of construction waste from landfills. A variety of voluntary CalGreen Code measures also exist that would further reduce GHG emissions, but are not mandatory.

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

As noted above, short-term emissions of GHG associated with construction of the proposed project are estimated to be 0.79 MTCO₂e, which is below the 1,100 MTCO₂e/year threshold. Construction GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change. Due to the size of the proposed project, the project’s estimated construction-related GHG contribution to global climate change would be considered negligible on the overall global emissions scale.

The long-term operational GHG emissions estimate for the proposed project incorporates the project’s potential area source and vehicle emissions, emissions associated with utility and water usage, and the generation of wastewater and solid waste. As noted above, the annual GHG emissions associated with the proposed project by year 2020, including amortized construction emissions, would be 2,909.82 MTCO₂e/year. Because the level of emissions is higher than the 1,100 MTCO₂e significance threshold, the proposed project requires comparison to the City of Rocklin 15% BAU reduction threshold to determine whether it would hinder the State’s ability to reach the GHG reduction target or conflict with any applicable plan, policy, or regulation related to GHG reduction.

To determine the baseline conditions (e.g., Business As Usual (BAU)) emissions level, the project was modeled in CalEEMod with an operational year of 2010. The projected BAU GHG emissions were estimated to be approximately 3,617.76 MTCO₂e.

The proposed project would result in 80.4 percent of the GHG emissions generated by BAU conditions ($2,909.82/3,617.76 = 0.804$). Consequently, the proposed project would result in approximately a 19.6 percent reduction in annual GHG emissions from the projected 2020 BAU level by 2020 ($100.0 - 80.4 = 19.6$). The reduction in GHG emissions would be attributable to the project’s proposed land use (i.e., a charter school rather than office land uses), advancement of vehicle and equipment efficiency, and more stringent standards and regulations as time progresses, such as State regulation emission reductions (e.g., Pavley, Low Carbon Fuel Standard, and Renewable Portfolio Standard). Because the project would meet the City’s 15 percent minimum reduction threshold per the 2008 CARB Scoping Plan, the proposed project would not be expected to hinder the State’s ability to reach the GHG reduction target or

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conflict with any applicable plan, policy, or regulation related to GHG reduction. Therefore, impacts related to GHG emission and global climate change would be less than cumulatively considerable and less than significant and no mitigation measures are required.

This Initial Study evaluates a “subsequent activity” that was already evaluated by the General Plan EIR, and the proposed project is actually a less intense use than which was evaluated by that EIR. The General Plan EIR identified the generation of greenhouse gas emissions as a significant and unavoidable impact, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact. The project does not result in a change to this finding because the development and operation of the proposed project will generate greenhouse gas emissions. It should be noted that the project site is being developed with a land use that is equal to or less intense (from a trip generation and associated emissions standpoint) than the office land use that was analyzed within the General Plan EIR. The project-specific GHG study confirms that a project of this type falls within the prior General Plan EIR analysis. While the proposed project would cumulatively contribute to the significant and unavoidable impact of generation of greenhouse gas emissions as recognized in the General Plan EIR, the proposed project itself will not generate enough greenhouse gas emissions to measurably influence global climate change; project-specific impacts related to GHG emission and global climate change would be less than significant as a result of the level of the project’s construction emissions being lower than the PCACPD’s 1,100 MTCO₂e significance threshold, the level of the project’s operational emissions being lower than the City of Rocklin’s 15% BAU reduction threshold and through the application of General Plan policies and mitigation measures that encourage the use of alternative modes of transportation and promote mixed use and infill development.

Significance:

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

Construction and operation of a charter school project is not anticipated to involve the transportation, use and disposal of large amounts of hazardous materials. Construction activities would involve the transportation, use and disposal of small amounts of hazardous materials.

Prior Environmental Analysis:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Conclusion:

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

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

The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. 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

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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 April 20, 2016 and no open hazardous sites were identified on the proposed project site. There would be no significant hazard to the public or to the environment associated with nearby known hazardous waste sites; therefore there would be no impact in this regard.

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

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

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

Significance:

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

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project would not 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. No additional impervious surfaces would be created with the development of the proposed project.

Prior Environmental Analysis:

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

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

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and best management practices, the annexation of new development into existing drainage maintenance districts where warranted, and consultation with the Placer County Flood Control and Water Conservation District and other appropriate entities.

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

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

Conclusion:

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

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

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

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

Significance:

Compliance with the mitigation measures incorporated into Rocklin General Plan goals and policies, the City’s Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin

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Municipal Code, Chapter 8.30) and the City’s Improvement Standards would reduce impacts to hydrology and water quality to a less-than-significant level.

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The project site is designated Retail Commercial on the General Plan land use map, and is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI). Approval of the project requires design review and conditional use permit entitlements to allow the expansion of a charter school facility into an additional existing office building.

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, are not anticipated to significantly impact land use and planning.

Prior Environmental Analysis:

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

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application of General Plan goals and policies that would assist in minimizing or avoiding land use impacts.

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The project site is designated Retail Commercial (RC) on the General Plan land use map, and is zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI).

The purpose of the Retail Commercial land use designation is to provide appropriately located areas for retail stores, professional offices, supportive commercial uses and amusement uses in a concentrated area for the convenience of the public and in mutually beneficial relationships to each other; to provide areas for retail and service establishments intended to meet daily conveniences needs of residential areas, and to provide areas for highway traveler services and uses normally associated with travelers and vacationers.

The PD-BP/C/LI zoning designation is consistent with the Retail Commercial land use designation. The Economic and Community Development Director has determined that a public and/or charter school use is allowed within the PD-BP/C/LI zone in the Sunset West General Development Plan, subject to a conditional use permit. Therefore, subject to approval of the requested conditional use permit and design review entitlements, the proposed project is 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 not be anticipated to have an impact on land use and planning.

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, are not anticipated to significantly impact land use and planning.

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The development of a charter school facility is considered to be compatible with the existing nearby development of retail commercial, residential and professional office uses and the anticipated future development of residential and professional office uses in the project vicinity.

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

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

Conclusion:

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

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site is not delineated in the Rocklin General Plan or any other plans as a mineral resource recovery site. Mineral resources of the project site have not changed with the passage of time since the General Plan EIR was adopted. Based on this discussion, the project is not anticipated to have a mineral resources impact.

Significance:

No impact is anticipated.

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The use of the existing office buildings at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, has the potential to result in significant noise impacts due to the introduction of a school facility in buildings anticipated for office use.

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Prior Environmental Analysis:

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

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Project-Level Environmental Analysis:

The firm of J.C. Brennan & Associates, a Sacramento area consulting firm with recognized expertise in noise, prepared an environmental noise assessment of the proposed Rocklin Academy Charter School project. Their report, dated March 7, 2014, 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 J.C. Brennan & Associates has a professional reputation that makes its conclusions presumptively credible and prepared in good

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faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the J.C. Brennan & Associates report, which is summarized below.

Background Information on Noise

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

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

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

The City of Rocklin General Plan includes criteria for stationary (non-transportation) and transportation noise sources. For stationary noise sources, the maximum allowable exterior noise level standard is 55 dBA for daytime hours (7:00 AM to 10:00 PM) and 45 dBA for nighttime hours (10:00 PM to 7:00 AM). The proposed project does not include any additional outside play areas beyond those that already exist. The significance of project-related noise impacts are also determined by a comparison of project-related noise levels to existing non-project noise levels. An increase in similar noise levels of less than 3 dBA is generally not perceptible. An increase in at least 3 dBA in similar noise sources is usually required before most people will perceive a change in noise levels, and an increase of 5 dBA is required before

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the change will be clearly noticeable. Based upon the proximity of the project to State Route 65, the analysis evaluated the potential roadway traffic noise levels at the project site. In addition, the analysis evaluates the increase in traffic noise levels along Lonetree Boulevard and the potential for the project to generate noise levels due to student activity areas.

Noise Sources

The primary noise sources in the project vicinity include roadway traffic on State Route 65, traffic on local roadway arterial streets and parking lot activities. Noise impacts associated with these noise sources were evaluated and compared to noise level performance criteria for transportation and stationary noise sources contained within the City of Rocklin General Plan Noise Element.

Traffic Noise

Traffic on State Route 65 (SR 65) is a transportation noise source that could impact the proposed project. To quantify the noise emissions for State Route 65, J.C. Brennan & Associates staff conducted short-term noise level measurements on December 12, 2013. The purpose of the short-term traffic noise level measurements was to determine the accuracy of the FHWA noise model in describing the existing noise environment on the project site, while accounting for existing site conditions such as actual travel speeds, roadway condition and the influence of heavy trucks. To determine the future traffic noise levels on the project site, traffic volumes were provided by the traffic consultant (KD Anderson and Associates).

The table below shows the predicted future traffic noise levels at the nearest building façade to SR 65.

EXISTING AND FUTURE EXTERIOR STATE ROUTE 65 TRAFFIC NOISE LEVEL CONTOURS AT THE PROJECT SITE			
SCENARIO	PREDICTED Ldn AT NEAREST BUILDING FAÇADE	DISTANCE TO CONTOURS (feet from centerline of roadway)	
		70 dB Ldn	65 dB Ldn
Existing Traffic	70 dBA	353	761
2025 Traffic	73 dBA	518	1,117

Source: FHWA-RD-77-108 with inputs from KD Anderson and J.C. Brennan & Associates, Inc.

Based upon the information presented in the table above, the outside areas at 6554 Lonetree Boulevard will be exposed to existing noise levels slightly less than 70 dBA and 2025 noise levels of 73 dBA because the 6554 building is not the nearest building façade to State Route 65.

Interior Traffic Noise Levels

To accurately assess the potential noise impacts at the interior of the nearest school building, J.C. Brennan & Associates conducted simultaneous interior noise measurements during the

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traffic noise calibration process. The results indicated that the exterior to interior traffic noise level reduction by the building façade ranged between 26 dBA at the first floor and 29 dBA at the third floor. Future exterior peak hour State Route 65 traffic noise levels are expected to be 73 dBA. Based upon the measured exterior to interior noise level reductions and the fact that the 6554 Lonetree Boulevard building is located over 600 feet from the nearest travel lane of SR 65, beyond the 70 dB contour line at 518 feet, the future interior noise levels are expected to comply with the 45 dBA interior noise level standard and no noise reduction measures would be required.

Off-Site Traffic Noise Impacts

The proposed traffic will add traffic to the local street system. The roads which will primarily be affected by increased traffic and resulting increased traffic noise include Lonetree Boulevard and Adams Drive. The FHWA traffic noise prediction model was used to determine the future traffic noise levels associated with the project. The table below shows the results of the analysis.

Off-Site Traffic Noise Levels on the Local Street System			
Roadway	Scenario	Traffic Noise Level at 100 feet	Change
Lonetree – south of Adams Drive	Future	67 dBA Ldn	0 dBA
	Future + Project	67 dBA Ldn	
Lonetree – north of Adams Drive	Future	67 dBA Ldn	0 dBA
	Future + Project	67 dBA Ldn	
Adams Drive	Future	49 dBA Ldn	+ 4 dBA
	Future + Project	53 dBA Ldn	

Source: FHWA-RD-77-108 with inputs from KD Anderson and J.C. Brennan & Associates, Inc.
 Note: future scenario assumes office buildings occupied by office uses; future + project scenario assumes school use in office buildings.

Based upon the information presented in the table above, the project will not result in any significant increases in traffic noise levels as compared to the space being occupied by offices (the predicted 4 dBA increase on Adams Drive is not considered to be a noticeable change).

On-Site Playground Activity Noise

Based upon the project description and recess schedules, recess generally lasts for approximately 20 minutes, with the number of students (children) per recess of approximately 120. Although the uses adjacent to the school site are not considered to be noise-sensitive, the office uses may consider the playground activities to be a source of noise.

Play area noise associated with children playing could generate noise by occasional shouting and cheering associated with typical play areas. J.C. Brennan & Associates file data collected at various playgrounds and parks indicate that average noise levels generated during games with

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approximately 100 children is approximately 60 dB Leq at a distance of 75 feet from the focal point or effective noise center of the play areas. This assumes that the students are on the play area for the entire hour. Assuming recess occurs for 20 minutes, the hourly Leq would be 55 dB Leq. Occasional maximum noise levels can reach 75 dB. Based upon a distance of approximately 140 feet from the center of the play area to the nearest buildings to the east, the predicted noise levels are 52 dB Leq, with an interior noise level of approximately 35 dB Leq. Noise levels associated with typical outdoor activities, including students yelling, are not expected to result in annoyance at the interior spaces of the offices. Hard-court noise associated with bouncing basketballs result in low frequency sounds which may be considered annoying to some of the occupants of the offices to the east; however, the noise levels will not exceed the hourly daytime noise level standard of 55 dB Leq, as it applies to noise sensitive land uses.

Conclusion:

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

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

As analyzed and discussed above, the proposed use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, are not anticipated to be affected by, or create significant noise impacts.

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

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Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility is not anticipated to significantly impact population and housing. The proposed project would not induce substantial population growth or displace substantial numbers of people.

Prior Environmental Analysis:

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

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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.

Conclusion:

The project site is currently designated on the City’s General Plan land use map as Retail Commercial (RC) and is currently zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) The use of an existing vacant office building for a charter school facility is not considered to induce substantial population growth in an area, nor represent a significant addition to the City’s anticipated population levels.

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

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impact:

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, are not anticipated to significantly impact public services or facilities. The occupation of a vacant building will increase the need for public services, but not to an extent that will impact the ability to adequately provide such services.

Prior Environmental Analysis:

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

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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.

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

Although the project site is an existing office building, the development of the proposed project and use of the office building as a charter school facility 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.

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

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The proposed project will be required to pay applicable school impact fees in effect at the time of building permit issuance to finance public school facilities. Participation in these funding mechanisms, as applicable, will reduce public 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.

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, are not anticipated to create significant public services impacts. The proposed expansion of a charter school does not require the construction of new buildings, but will require modifications to one existing building; such modifications will not result in substantial adverse physical impacts associated with the provision or expansion of public services.

Significance:

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

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

DISCUSSION OF DETERMINATION:

Project Impacts:

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, would not be anticipated to increase the use of, and demand for, recreational facilities in a way that results in a significant impact.

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Prior Environmental Analysis:

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The existing charter school project does include on-site recreational facilities and the proposed expansion is not anticipated to create a demand for recreational facilities such that substantial deterioration of an existing recreation facility would occur or be accelerated. Despite the provision of on-site recreational facilities, the use of City parks as a result of the proposed project may still occur, but the project is not anticipated to significantly increase the use of existing recreational facilities such that substantial deterioration of the facilities would occur or be accelerated. In addition, the project will not require the construction or expansion of existing of an existing recreation facility that would have a significant adverse physical effect on the environment (there are recreation facilities included with the project that were installed with the Rocklin Academy Phase I project in areas that were already developed as a part of the Sunset West Lots 6 and 7 office building complex, and the proposed project’s incorporation of 6554 Lonetree Boulevard into the charter school campus will include space for a gym and multi-purpose room); therefore, the project would have less-than-significant impacts regarding the increase in use of recreational facilities and the need to expand recreational facilities.

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Significance:

The provision of on-site recreational facilities and compliance with General Plan goals and policies and payment of necessary fees, including park and recreation fees, would ensure the impacts to recreational facilities are less than significant.

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, could significantly impact transportation/traffic.

Prior Environmental Review:

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

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

All applicable policies and standards, including the mitigation measures addressing impacts of urban development under the General Plan on utility and service systems incorporated as goals and policies in the General Plan, will be applied to the project. These serve as uniformly applied 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 Rocklin Academy Gateway School Expansion project. Their report, dated April 11, 2016, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that KD Anderson & Associates, Inc. has a professional reputation that makes its conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the KD Anderson & Associates, Inc. report, which is summarized below.

During the 2014-15 school year the Rocklin Academy Gateway School at 6550/6552 Lonetree Boulevard housed 820 pre-K through 8th grade students in 56,024 and 23,000 square feet buildings located in the western end of the Rocklin 65 Business Park. The school is entitled to expand to 1,200 students. The proposed project will make use of the building at 6554 Lonetree Boulevard and increase the total enrollment to 1,308 K-8 students and 72 pre-school students, or 1,380 students in total. The net increase from the 1,200 students that were previously entitled is 180 students in the 7th and 8th grades.

The site is located at the west end of Adams Drive in the area west of Lonetree Boulevard and north of the Blue Oaks Town Center. Access to the site exists via Adams Drive, via various private streets that connect Rocklin 65 Business Park with Lonetree Boulevard and via the aisles that form the parking layout for the Blue Oaks Town Center.

School hours are from 7:00 a.m. to 6:00 p.m., with the arrival and departure schedules staggered based on student age to help spread peak traffic flows. Today there are two shifts that are roughly 30 minutes apart and with the proposed project there will be three shifts that are roughly 20 minutes apart.

Regionally, the Rocklin Academy charter school will be served by major City streets that link the site with important state highways. Interstate 80 (I-80) and State Route 65 (SR 65) connect Rocklin with the balance of Placer County and the Sacramento metropolitan area. In the vicinity of the proposed project, access to state highways occurs at grade separated interchanges on SR 65 at Blue Oaks Boulevard and Sunset Boulevard. Community-wide circulation is provided by major Rocklin streets such as Lonetree Boulevard, Blue Oaks Boulevard, Fairway Drive and West Oaks Boulevard. Adams Drive and Redwood Drive will link the school site with Lonetree Boulevard at existing signalized intersections.

The Rocklin 65 Business Park has several internal streets that could be used to reach the school site in addition to Adams Drive and Redwood Drive. All are two lane streets with perpendicular parking. A northern east-west route provides a connection to Lonetree Boulevard north of

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Adams Drive. This street connects to a central north-south street that crosses Adams Drive and continues into the northern end of the Blue Oaks Town Center. A southerly east-west street provides an alternative link between the north-south street and Adams Drive. Another connection from Adams Drive to the Blue Oaks Town Center is about 300 feet west of the Lonetree Boulevard intersection.

The quality of traffic flow in urban areas is often governed by the operation of key intersections. The signalized intersections of Lonetree Boulevard/Adams Drive and Lonetree Boulevard/Redwood Drive and the unsignalized intersections of Lonetree Boulevard/North Rocklin 65 Access, Lonetree Boulevard/Blue Oaks Town Center Access, Rocklin 65 connection to Blue Oaks Town Center near RC Willey and Adams Drive/Blue Oaks Town Center Access were identified for evaluation in the traffic impact analysis.

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. "Level of Service" is a qualitative measure of traffic operations whereby a letter grade "A" through "F", corresponding to progressively worsening operating conditions, is assigned to an intersection or roadway segment.

New weekday a.m. and afternoon peak period intersection traffic counts were conducted for the traffic impact analysis on May 13, 2015 on a day when Rocklin schools were in session. Intersection turning movement counts were made at study intersections during the period from 7:00-9:00 a.m. and from 2:00-4:00 p.m.; the highest hourly traffic volume period within each two hour window was identified as the peak hour. It is recognized that the quality of traffic flow can vary throughout the day and that some trip generators can result in localized traffic peaks that fall outside of the 4:00-6:00 p.m. period. This is the case with schools which typically generate highest traffic volumes in the periods before and after the school day with less traffic occurring in the p.m. peak hour.

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Existing Traffic Conditions

Table 1 identifies current intersection Levels of Service (LOS) at the intersection study locations. As shown, the overall Level of Service at each location meets the City of Rocklin’s LOS C goal.

TABLE 1 – EXISTING INTERSECTION LEVEL OF SERVICE				
Intersection	Time Period			
	AM Peak Hour (7:00-9:00 a.m.)		Afternoon Peak Hour (2:00 -4:00 p.m.)	
	LOS	Volume/Capacity or Average Delay (sec./veh.)	LOS	Volume/Capacity or Average Delay (sec./veh.)
Lonetree Blvd./North Rocklin 65 Access	A	0.5	A	0.4
Lonetree Blvd./Adams Drive	A	0.504	A	0.489
Lonetree Boulevard/Blue Oaks Town Center Access	A	0.7	A	1.1
Lonetree Boulevard/Redwood Drive	A	0.512	A	0.612
RC Willey Connection	A	4.8	A	4.2
Adams Drive/Blue Oaks Town Center link	A	1.1	A	2.4
Bold indicates condition in excess of adopted minimum LOS C standard				

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Daily Trip Generation

The amount of vehicular traffic associated with charter schools can be estimated based on trip generation rates derived from observation of other similar schools. The table below identifies the resulting trip generation estimates for the proposed project. The proposed project will increase the number of students at Rocklin Academy by 180. This will result in another 468 daily trips in addition to the traffic associated with the existing 1,200 student entitlement. The project will add 147 trips in the a.m. peak hour and 69 trips in the afternoon peak hour.

PROJECT TRIP GENERATION			
Land Use Category	Quantity	Daily Trip Rate/Unit	Daily/AM Peak Hour/Afternoon Peak Hour
<i>Proposed Project</i>			
Pre-School (72 students)	per student	4.38	315/58/16
Charter School (1,308 students)	per student	2.60	3,401/1,310/936
Total (1,380 students)		-	3,716/1,368/952

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Existing Plus Project Traffic Conditions

Table 2 identifies existing plus project (1,380 total students) intersection Levels of Service (LOS) at the intersection study locations. As shown, the overall Level of Service at each location meets the City of Rocklin’s LOS C goal.

TABLE 2 – EXISTING PLUS PROJECT (1,380 STUDENTS) INTERSECTION LEVEL OF SERVICE				
Intersection	Time Period			
	AM Peak Hour (7:00-9:00 a.m.)		Afternoon Peak Hour (2:00 -4:00 p.m.)	
	LOS	Volume/Capacity or Average Delay (sec./veh.)	LOS	Volume/Capacity or Average Delay (sec./veh.)
Lonetree Blvd./North Rocklin 65 Access	A	0.5	A	0.4
Lonetree Blvd./Adams Drive	B	0.654	A	0.568
Lonetree Boulevard/Blue Oaks Town Center Access	A	1.0	A	1.3
Lonetree Boulevard/Redwood Drive	B	0.612	B	0.649
RC Willey Connection	A	5.4	A	4.6
Adams Drive/Blue Oaks Town Center link	A	1.0	A	2.2
Bold indicates condition in excess of adopted minimum LOS C standard				

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Future (Cumulative Year 2030) Plus Project Level of Service

The City of Rocklin General Plan Update EIR traffic model is the basis for long term (cumulative year 2030) traffic volume forecasts used in the traffic analysis. Table 3 identifies existing plus project (1,380 total students) intersection Levels of Service (LOS) at the intersection study locations. As shown, the overall Level of Service at each location meets the City of Rocklin’s LOS C goal, with the exception of the intersection of Lonetree Boulevard/Redwood Drive, where the Cumulative Plus Project Level of Service is LOS D (from a Cumulative No Project of LOS C), which exceeds the City of Rocklin’s LOS C goal.

TABLE 3 – CUMULATIVE (YEAR 2030) PLUS PROJECT (1,380 STUDENTS) INTERSECTION LEVEL OF SERVICE				
Intersection	Time Period			
	AM Peak Hour (7:00-9:00 a.m.)		Afternoon Peak Hour (2:00 -4:00 p.m.)	
	LOS	Volume/Capacity or Average Delay (sec./veh.)	LOS	Volume/Capacity or Average Delay (sec./veh.)
Lonetree Blvd./North Rocklin 65 Access	A	0.4	A	0.3
Lonetree Blvd./Adams Drive	CB	0.753	C	0.762
Lonetree Boulevard/Blue Oaks Town Center Access	A	0.8	A	1.2
Lonetree Boulevard/Redwood Drive	C	0.731	D	0.807
RC Willey Connection	A	5.4	A	4.6
Adams Drive/Blue Oaks Town Center link	A	1.0	A	2.2
Bold indicates condition in excess of adopted minimum LOS C standard				

Conclusion:

As reported by the summary of the traffic impact analysis presented above, the proposed project will result in a LOS D in the Cumulative Plus Project Scenario at the intersection of Lonetree Boulevard/Redwood Drive, which exceeds the City’s LOS C policy. To address the identified impact at the Lonetree Boulevard/Redwood Drive intersection and to address the future potential of traffic queuing and signal timing issues as a result of school operations, the following mitigation measure, agreed to by the applicant, is being applied to the project:

XVI.-1 a) The applicant shall prepare and submit an annual Traffic Management and Signal Timing Plan report that identifies the school’s plan for traffic management within the Rocklin 65 Shopping Center to ensure the smooth and efficient flow of traffic for the school and other businesses located within the Rocklin 65 Shopping Center pursuant to the following:

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i. *The report shall include but is not limited to, current and anticipated student population numbers, current and anticipated bell schedules for each class level, ingress and egress routes for each class level, placement of traffic control monitors, placement of traffic control signs and devices (including on site speed limit signs installed in locations as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates).*

ii. *A traffic control monitor shall specifically be provided at the main Adams Drive driveway on-site intersection as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates.*

iii. *The first Traffic Management and Signal Timing Plan shall be submitted to and approved by both the City Engineer and Director of Public Services prior to the issuance of a certificate of occupancy for the 6554 Lonetree Boulevard building. Thereafter, the school shall annually submit an updated Traffic Management and Signal Timing Plan for review and approval by the City Engineer and Director of Public Services as follows:*

- *No later than July 1 each year, the school shall notify the City Engineer and Director of Public Services as to when the annual Traffic Management and Signal Timing Plan report will be provided to them for review and approval. In no case shall the Traffic Management and Signal Timing Plan report be submitted less than three weeks prior to the start of classes for that school year.*

iv. *The school shall implement the provisions of the approved annual Traffic Management and Signal Timing Plan prior to or concurrent with the start of classes each year.*

b. *After the start of classes each year, should it become apparent that the approved annual Traffic Management and Signal Timing Plan is not working as expected the applicant shall work with the City Engineer and Director of Public Services to revise the plan and address the deficiencies as quickly as possible.*

c. *The City shall monitor the impacts of the school’s operation on the intersections of Blue Oaks Boulevard/Lonetree Boulevard, Lonetree Boulevard/Grand Canyon Drive, Lonetree Boulevard/Redwood Drive, Lonetree Boulevard/Adams Drive and Lonetree Boulevard/West Oaks Boulevard on an ongoing basis. At such time as the City Engineer and the Director of Public Services determine that the impacts to one or more of the identified intersections so warrant they may direct the applicant to prepare a “time of day” signal timing analysis. The analysis shall identify any queuing problems at the above-noted intersections resulting from school operations, recommendations for re-timing the traffic signals and/or other approaches acceptable to the City to address any continuing problems with circulation through these intersections resulting from school operations. The timing for implementation of any identified*

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adjustments deemed necessary will be at the discretion of the Director of Public Services/City Engineer.

d. At such time that student population exceeds 1,200 students, the applicant shall coordinate with the Director of Public Services and City Engineer to provide an “overlap phase” at the intersection of Lonetree Boulevard/Redwood Drive such that the eastbound right turn is linked with the northbound left turn; the applicant shall be responsible for all costs associated with providing the “overlap phase”.

The applicant is agreeable to the above mitigation measure; implementation of the above measure will reduce impacts related to the cumulative plus project LOD D at the intersection of Lonetree Boulevard/Redwood Drive and any future potential of traffic queuing and signal timing issues. Because this area is already developed, the off-site improvement at the intersection of Lonetree Boulevard/Redwood Drive is not anticipated to create any additional impacts or require any additional mitigation.

Vehicle Miles of Travel (VMT) is a transportation performance metric that is used as an input to air quality and noise analyses. VMT not only addresses the number of trips generated by a given land use, but also the length of those trips. By doing so, the placement of a given land use in proximity to complementary land uses, and available transit, walking and bicycling facilities are all considered. VMT can also be used to quantify the effects of proposed changes to a roadway network, transportation demand strategies, and investments in non-auto travel modes. VMT may be expressed in absolute numbers of as “per capita” rations, such as VMT per person, household, dwelling unit, employee, or service population (persons plus employees). For information purposes, the proposed Rocklin Academy Phase project (Phase I and II) is projected to generate approximately 4,264 Vehicle Miles of Travel on an average daily weekday.

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

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their fair share of roadway improvements, so that the City’s General Plan Circulation policies and quality of life can be maintained.

South Placer Regional Transportation Authority

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

Highway 65 Interchange Improvement Fee

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

The development of the proposed project and the resulting addition of an expanded charter school facility would result in project specific significant effects as demonstrated by the summary of the project’s traffic impact analysis that is presented above, however a mitigation measure has been identified that when implemented will result in the significant effect being reduced to a less than significant level. In addition, payment of traffic impact fees as described above will also reduce traffic impacts from the proposed project to a less than significant level.

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

The proposed project is evaluated by the City’s Engineering Services Manager to assess such items as hazards due to a design feature or incompatible uses. In addition, the proposed project is evaluated by representatives of the City of Rocklin’s Fire and Police Departments to ensure that adequate emergency access is provided. Through these reviews and any required changes, a less than significant hazard or emergency access impact is anticipated.

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The City of Rocklin’s Zoning Ordinance contains off-street parking requirements for different types of development projects. In the case of a school project, the parking requirement is based on 1/3 the number of seats in a multi-purpose area. The seating for the multi-purpose area in 6550 Lonetree Boulevard is 240 seats and the seating for the multi-purpose area in 6552 Lonetree Boulevard is 112; therefore, the required parking for the Phase I project was 118 stalls (352/3) ,and 283 parking spaces were provided. For the Phase II project, the multi-purpose area in 6554 Lonetree Boulevard is 303 seats, which equates to 101 parking spaces. The total parking required on the project site is 219 spaces, and 247 spaces are being provided. Therefore, the project will result in an adequate supply of parking.

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

Significance:

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

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

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DISCUSSION OF DETERMINATION:

Project Impacts:

The use of the existing office building at 6554 Lonetree Boulevard as a charter school facility, including the minor site improvements being proposed, are not anticipated to significantly impact utilities and service systems. The utilization of a vacant building will increase the need for utility and service systems, but not to an extent that will impact the ability of the utility and service providers to adequately provide such services.

Prior Environmental Review:

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

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

Mitigation Measures from Uniformly Applied Development Policies and Standards:

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

Conclusion:

The proposed project site is located within the South Placer Municipal Utility District (SPMUD) service area for sewer. SPMUD currently provides sewer service to the 6554 Lonetree Boulevard office building. SPMUD has a Master Plan, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. SPMUD collects

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

The 6554 Lonetree Boulevard office building is already connected into the City’s storm drain system, with Best Management Practices features located within the project’s drainage system at a point prior to where the project site runoff will enter the City’s storm drain system. Other than minor on-site improvements, new drainage facilities or expansion of existing facilities would not be required as a result of this project.

The 6554 Lonetree Boulevard office building is located within the Placer County Water Agency (PCWA) service area and is already served by PCWA. The PCWA has a Master Plan, which is periodically updated, to provide water to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. The PCWA collects hook-up fees to finance the maintenance and expansion of its facilities. A less than significant water supply impact would be anticipated.

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

PCWA has planned for growth in the City of Rocklin and sized the water supply infrastructure to meet this growth (PCWA 2006). The project site would be served by the Foothill WTP, which

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

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

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

The proposed project is not anticipated to interfere with existing operations or exceed the service capacity of utilities or service systems because the development of this site with urban uses was anticipated in the General Plan and the 6554 Lonetree Boulevard office building is already hooked up to all necessary utilities. Therefore the proposed project is not anticipated to have a significant impact on utilities and service systems.

Significance:

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

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

Conclusion:

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

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

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

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

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

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

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

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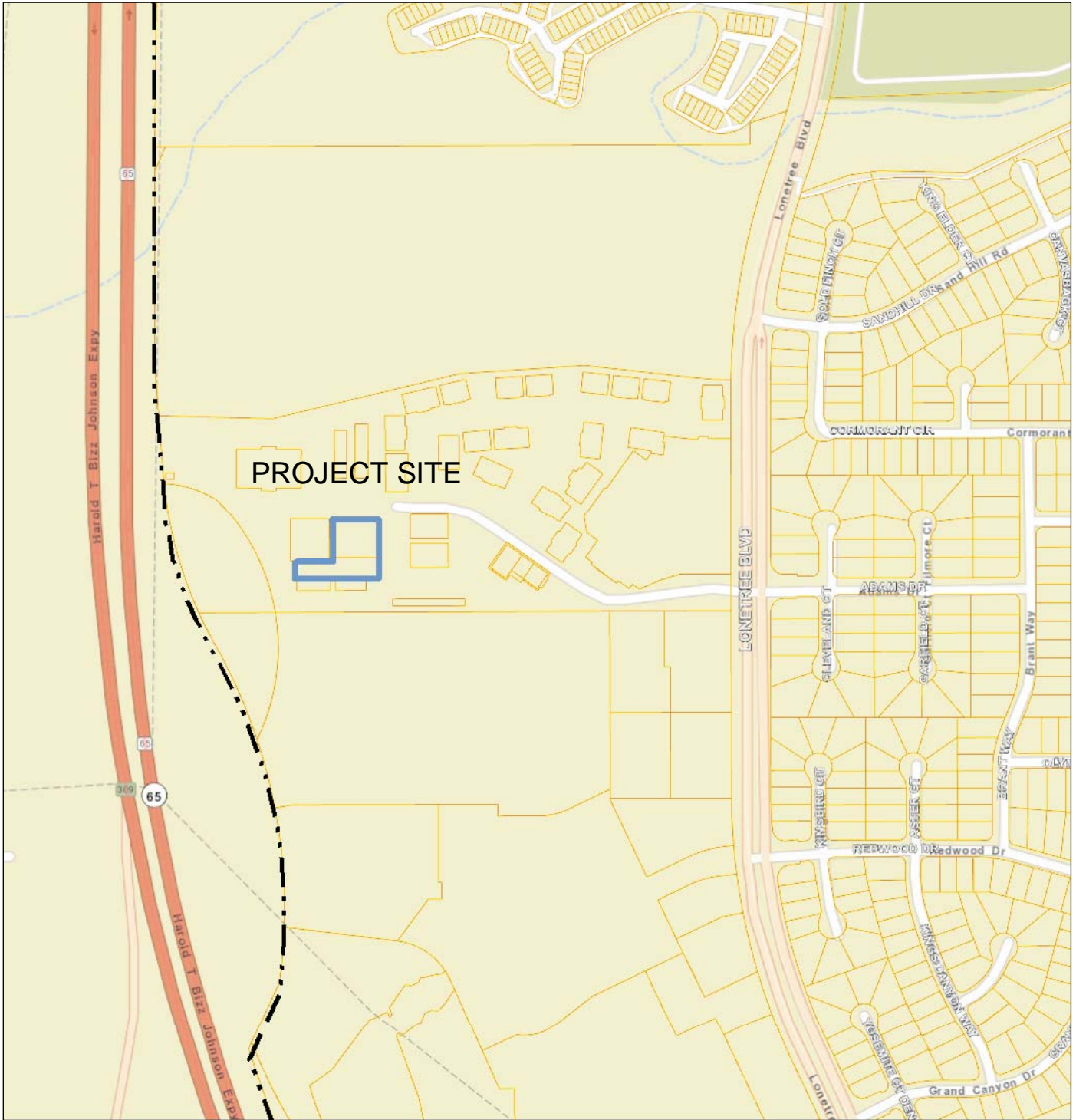
Section 5. References:

- City of Rocklin General Plan, October 2012
- City of Rocklin General Plan, Final Environmental Impact Report, August 2012
- City of Rocklin General Plan, Draft Environmental Impact Report, August 2011
- City of Rocklin Zoning Ordinance, Title 17 of the Rocklin Municipal Code
- City of Rocklin Design Review Guidelines
- JC Brennan & Associates, Environmental Noise Assessment, Rocklin Academy Charter School Buildings 6550, 6552 and 6554, July 24, 2015
- KD Anderson & Associates, Inc., Rocklin Academy Charter School Project Greenhouse Gas Study, January 8, 2014
- KD Anderson & Associates, Inc., Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion at 6550/6552/6554 Lonetree Boulevard, April 11, 2016

Attachments



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

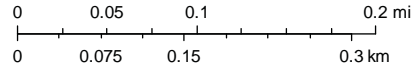
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April 22, 2016

1:4,514

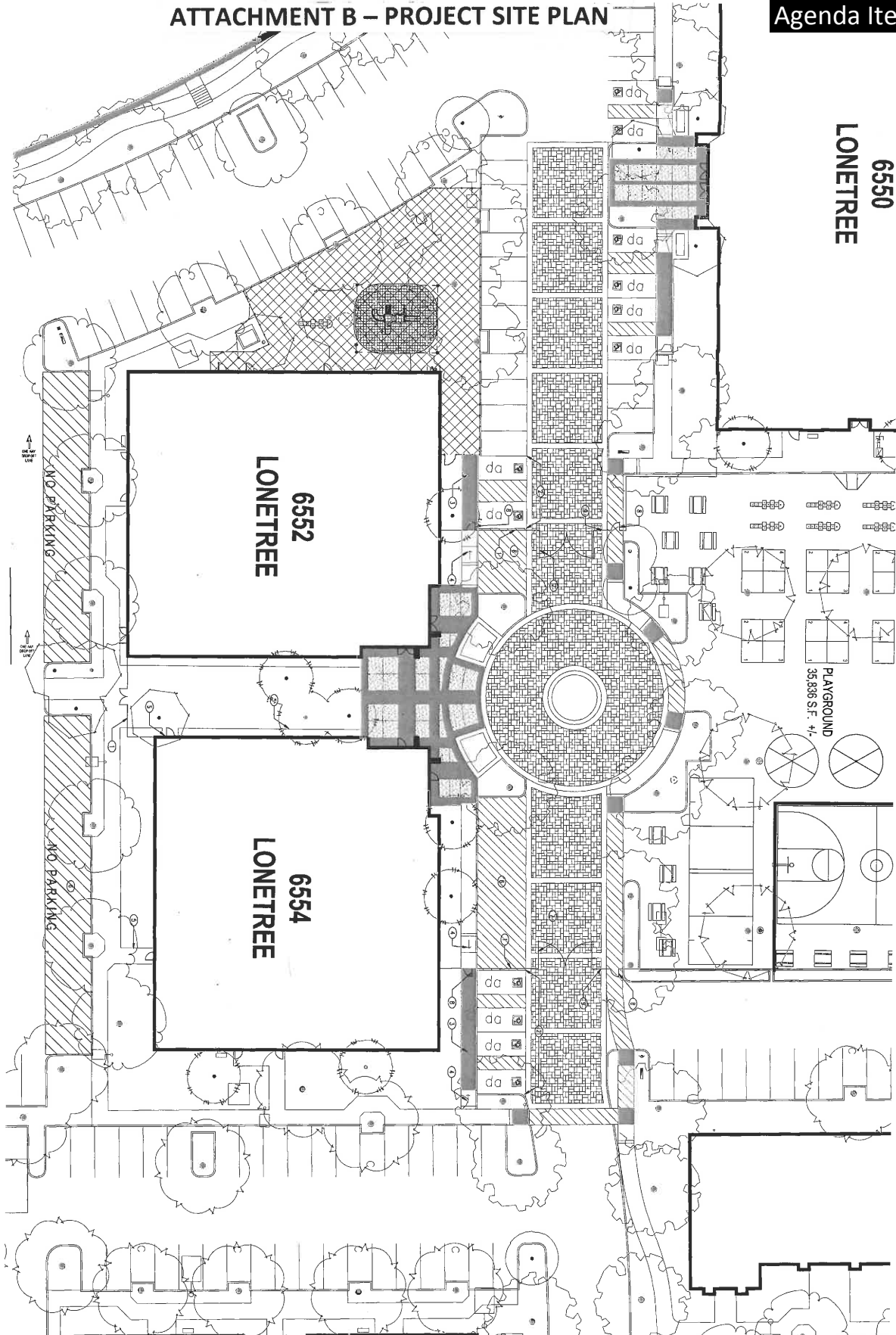
-  City of Rocklin Boundary
-  Parcels



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
 City of Rocklin

ATTACHMENT B – PROJECT SITE PLAN

6550
LONETREE



PLAYGROUND
35,890 S.F. +/-

BCA
architecture
planning
ROCKLIN ACADEMY
6554 LONETREE BLVD.
ROCKLIN, CA

ENLARGED SITE PLAN - NEW
SCALE: 1/8" = 1'-0"

- KEY NOTES**
- (1) (1) EXIST. LINE
 - (2) (2) NEW STAIRS AND STAIRING
 - (3) (3) REINFORCED CONCRETE
 - (4) (4) RELOCATED ADA ACCESSIBLE RAMP
 - (5) (5) NEW LINE OF CONCRETE WALL/PAV
 - (6) (6) NEW STAIRING
 - (7) (7) 20 FT. WIDE (GRADE) CURB TO RETURN CURB TO EXIST. GRADE. THIS CURB ONLY. GATES TO ACCESS OPEN AFTER 10:00 PM FOR THE OCCUPANTS.
 - (8) (8) 3 FT. WIDE ADA-COMPL. OUTWARD SWINGING, WITH PAVED FOOTING
 - (9) (9) 3 FT. WIDE ADA-COMPL. OUTWARD SWINGING, WITH PAVED FOOTING, WITH 18" HIGH CURB

PLANNING COMMISSION RESOLUTION PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW TO MODIFY EXISTING LANDSCAPING AND PARKING LOT AREAS IN THE ROCKLIN 65 COMMERCE CENTER

(Rocklin Academy Phase II / DR2015-0019)

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

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

A. Design Review (DR2015-0019) allows the modification of parking lot and landscape areas for the expansion of the existing preschool through eighth grade charter school in the existing Rocklin 65 Commerce Center at 6554 Lonetree Boulevard. (APNs 365-310-024 and 365-310-033)

B. A Mitigated Negative Declaration of environmental impacts for this project has been certified via Planning Commission Resolution PC-2016- .

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

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

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

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

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

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

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

Section 2. The Design Review for the Rocklin Academy Phase II / (DR2015-0019) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved 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 prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Utilities

All utilities as applicable, including but not limited to water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)

2. Fencing and Courtyard Areas

- a. Decorative tubular steel fences shall be installed, as shown in Exhibit A, to the satisfaction of the Economic and Community Development Director. Said fences shall match the existing playground fencing and shall have flat top pickets or a continuous top rail, be powder coated black, and be constructed of medium gauge or better steel or aluminum. Matching manual gates shall be provided and equipped with Knox Boxes to allow access for the Fire Department and utility companies within the courtyard areas at Buildings 6550, 6552, and 6554 to the satisfaction of the Fire Chief, PCWA, and SPMUD. The Knox Boxes shall be installed prior to a Certificate of Occupancy. (PLANNING, FIRE, PCWA, SPMUD, BUILDING)
- b. The new paving for the courtyards shall match the existing sidewalks and shall be installed in substantial compliance with Exhibit A and to the satisfaction of the Economic and Community Development Director. (PLANNING)

3. Parking Lot Modifications

- a. Parking lot modifications shall be reviewed and approved through the building permit process. Prior to a Certificate of Occupancy, the proposed modifications to the ADA and standard spaces and ADA access shall be completed in substantial compliance with Exhibit A and to the satisfaction of the Economic and Community Development Director. (PLANNING, BUILDING)
- b. The student drop-off and pick-up loading areas shall be in substantial compliance with Exhibit A and to the satisfaction of the Economic and Community Development Director. (PLANNING)
- c. The following shall be included in its entirety in the project notes on the building permit plans for the parking lot modifications: (BUILDING, ENVIRONMENTAL SERVICES)

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

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human

remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). {MM V-1.}

4. Landscaping Modifications

The landscaping modifications associated with the relocation of the ADA parking spaces shall be included in the building permit plans and shall show the removal of two parking lot shade trees and the planting locations of the two replacement trees, to the satisfaction of the Economic and Community Development Director. All other existing parking lot shade and landscaping trees shall be retained and protected during construction. Landscaping materials and irrigation in the vicinity of the parking lot and courtyard modifications shall be replaced and/or repaired if damaged during construction. (BUILDING, PLANNING)

5. Special Conditions

- a. Prior to the issuance of a Certificate of Occupancy for 6554 Lonetree Boulevard, the previously approved parking lot shade structure sail cloths on APNs 365-310-030 and 365-310-031 shall be replaced and inspected by the City, to the satisfaction of the Economic and Community Development Director. (BUILDING, PLANNING)
- b. Prior to the issuance of a Certificate of Occupancy for 6554 Lonetree Boulevard, the cooling tower screening solution for 6550 Lonetree shall be installed and verified, to the satisfaction of the Economic and Community Development Director. (BUILDING, PLANNING)

6. Screening of Mechanical Equipment

- a. Prior to a Certificate of Occupancy, all mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public rights-of-way to the satisfaction of the Economic and Community Development Director. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)

- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

7. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

8. Monitoring

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

9. Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney’s Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its

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

10. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent conditional use permit, U2015-0010, has been approved. (PLANNING)

PASSED AND ADOPTED this 17TH day of May, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

P:\PUBLIC PLANNING FILES__ PROJECT FILES\Rocklin Academy Phase II\Meeting Packets\03 Rocklin Academy P2 DR Reso 5-17-16 (DR2016-0019) - final.doc

EXHIBIT A

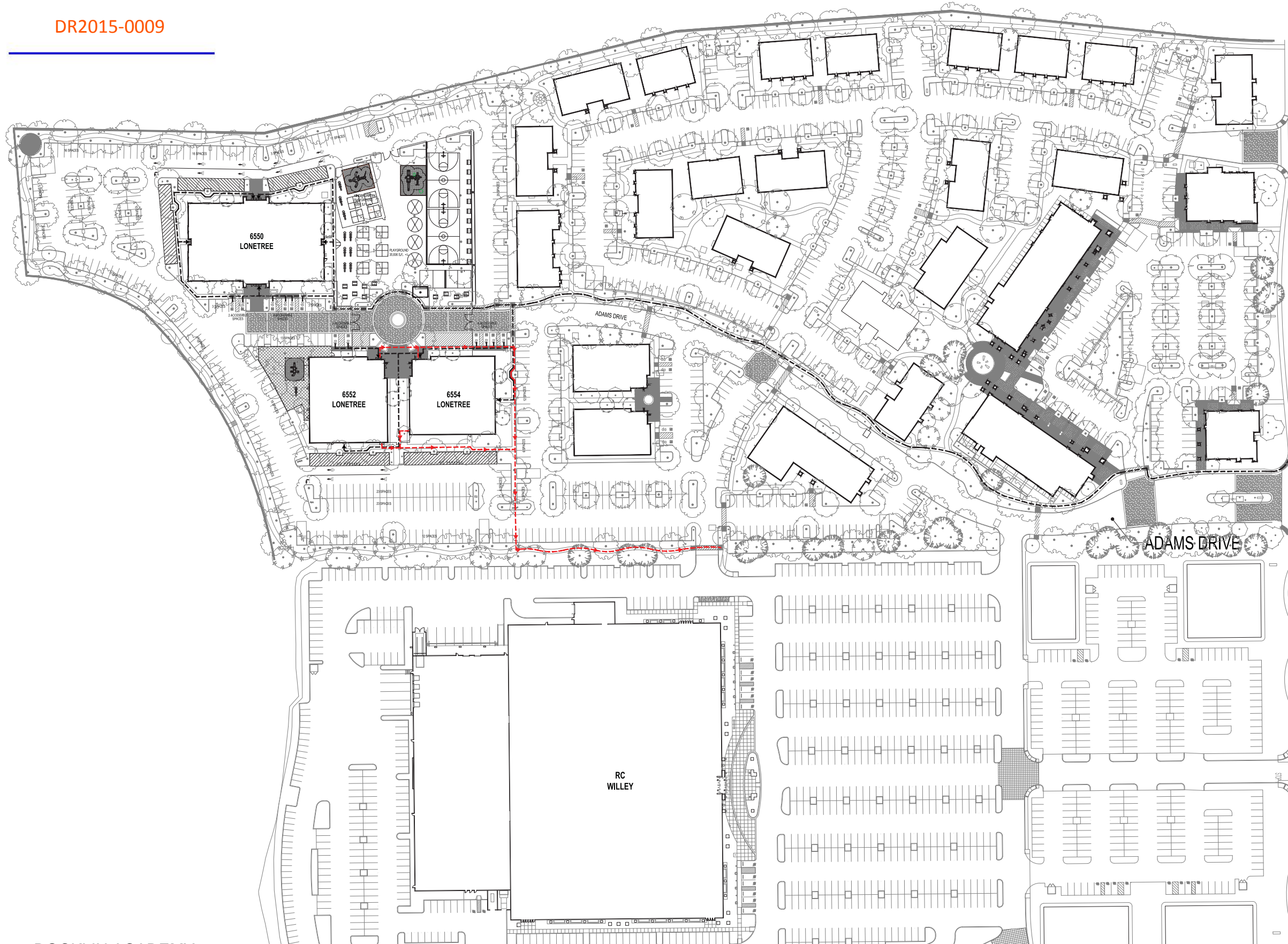
Rocklin Academy Phase II Design Review / DR2015-0019

Available at the Economic and Community Development Department, Planning Division

EXHIBIT A

DR2015-0009

Northbound Highway 65



LONETREE BLVD.

ADAMS DRIVE

RC WILLEY

LEGEND

- ACCESSIBLE PATH OF TRAVEL
- - - FIRE DRILL ACCESS ROUTES, SUPERVISED

VICINITY MAP



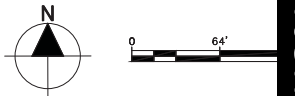
PARKING CALCULATION

(PER CITY OF ROCKLIN CODE OF ORDINANCES SECTION 17.66.150 B)

6554 M.P. ROOM OCCUPANT LOAD
4,301 SF/15 LF = 287 OCCUPANTS
287 OCCUPANTS/3 = 96 PARKING STALLS REQUIRED

6554 M.P. ROOM OCCUPANT LOAD
117 PARKING STALLS REQUIRED (PREVIOUS PHASE)

TOTAL REQUIRED - 213 STALLS
TOTAL PROVIDED - 321 STALLS



OVERALL LANDSCAPE, ACCESSIBILITY, PARKING COUNT, AND FIRE EVACUATION PLAN

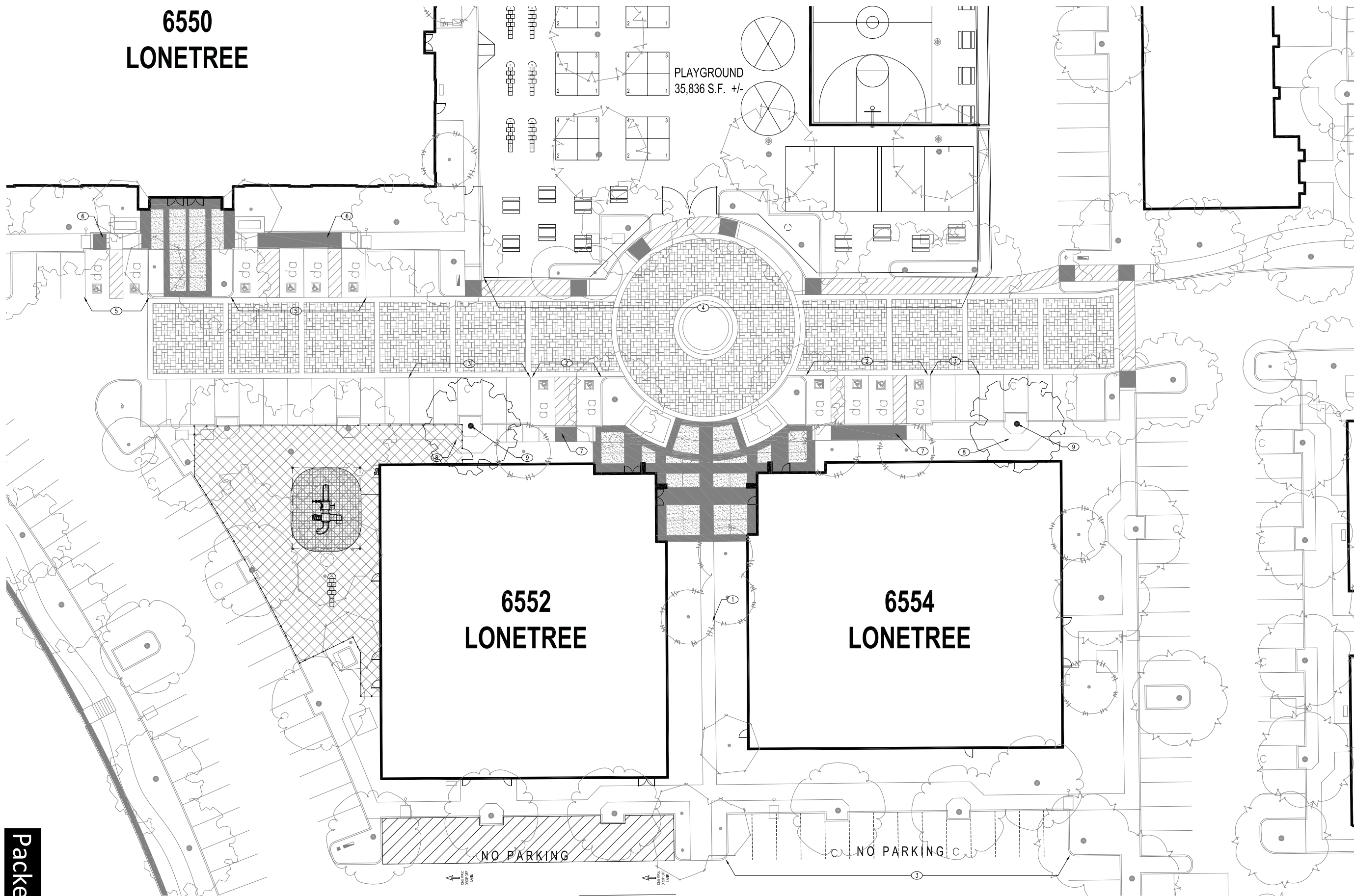
SCALE: 1/64" = 1'-0"

6550 LONETREE

PLAYGROUND
35,836 S.F. +/-

KEY NOTES

- ① (E) WALKWAY TO BE EXPANDED
- ② (E) ADA PARKING STALLS AND STRIPING TO BE REMOVED AND RELOCATED
- ③ (E) PARKING STALLS TO BE REMOVED
- ④ (E) FENCE AND GATE TO BE REMOVED
- ⑤ (E) ADA STALLS TO REMAIN
- ⑥ (E) TRUNCATED DOMES AND (E) ADA ACCESSIBLE RAMPS TO REMAIN
- ⑦ (E) TRUNCATED DOMES AND (E) ADA ACCESSIBLE RAMPS TO BE REMOVED AND RELOCATED
- ⑧ (E) CONCRETE WALKWAY TO BE REMOVED
- ⑨ (E) TREE TO BE REMOVED. REPLACE IN KIND ON SITE (2 TOTAL) PER CITY OF ROCKLIN STANDARDS



**6550
LONETREE**

PLAYGROUND
35,836 S.F. +/-

**6552
LONETREE**

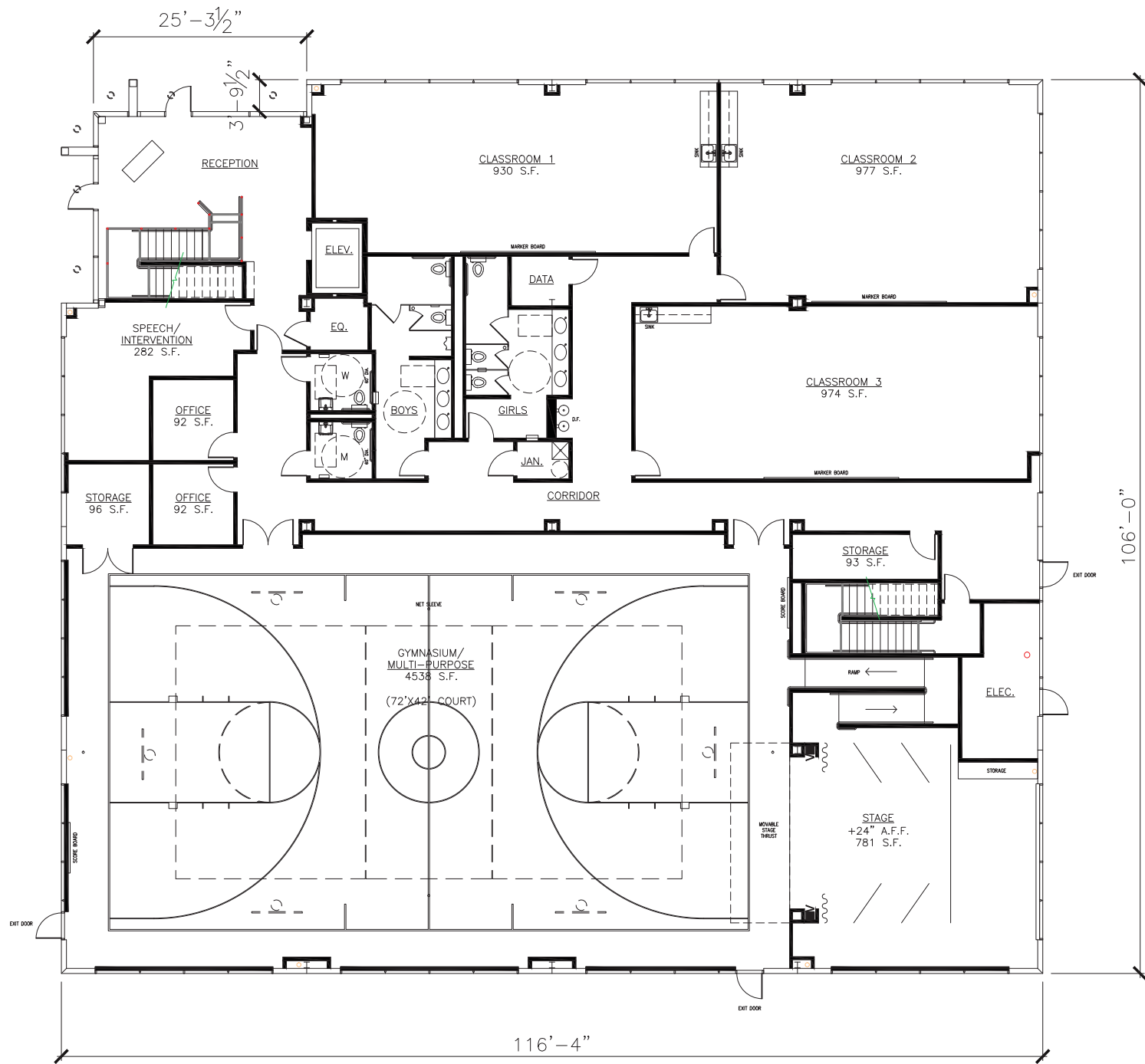
**6554
LONETREE**

NO PARKING

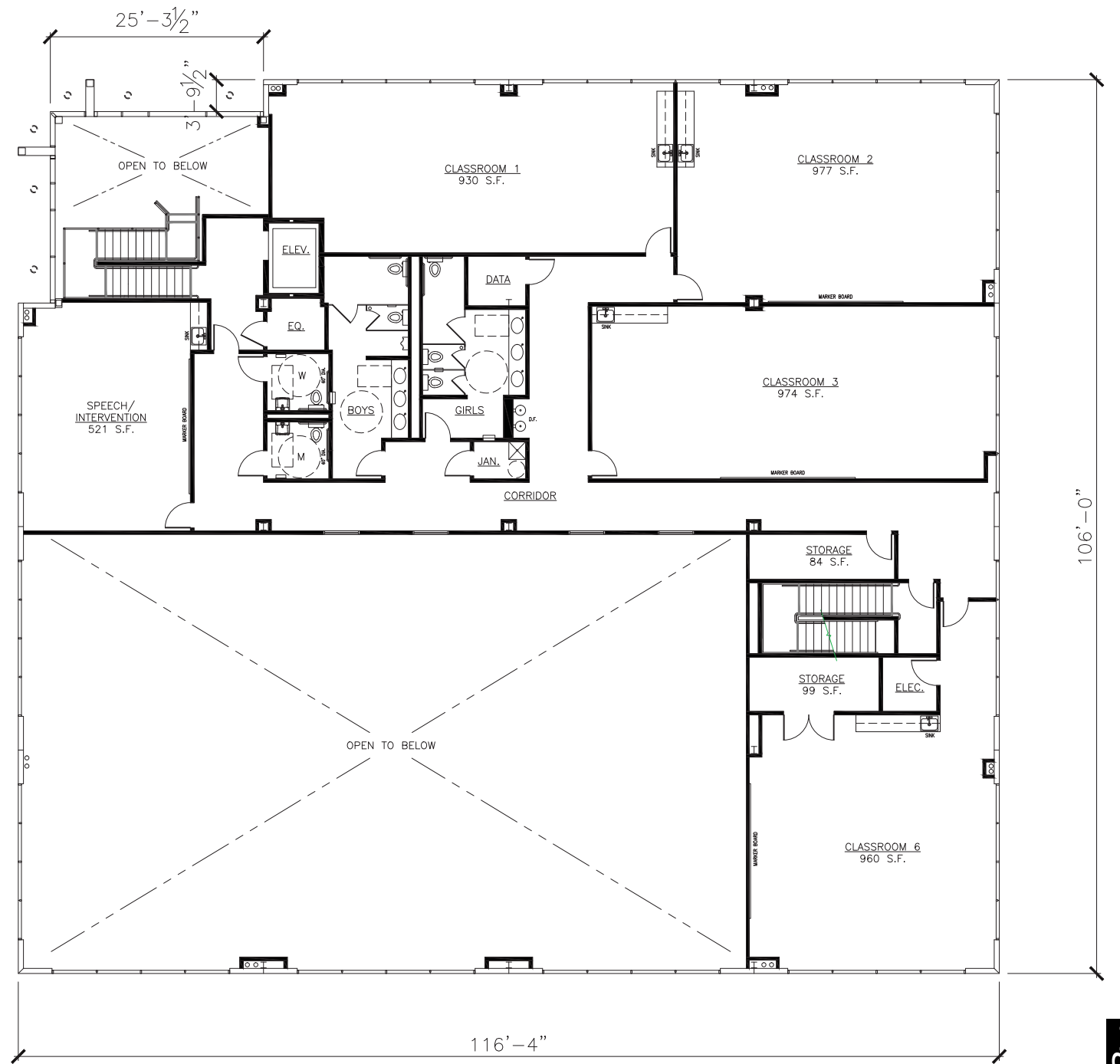
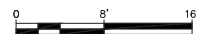
NO PARKING

KEY NOTES

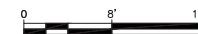
- ① (N) FENCE LINE
- ② (N) ADA STALLS AND STRIPING
- ③ (N) TRUNCATED DOMES
- ④ (N) RELOCATED ADA ACCESSIBLE RAMP
- ⑤ (N) LINE OF CONCRETE WALKWAY
- ⑥ (N) STRIPING
- ⑦ (N) 20 FT. WIDE (CLEAR) GATE TO REMAIN OPEN DURING DROP OFF & PICK UP TIMES ONLY. GATES TO REMAIN OPEN AFTER HOURS FOR FIRE DEPARTMENT ACCESS.
- ⑧ (N) 3 FT. WIDE MAN-GATE, OUTWARD SWINGING, WITH PANIC HARDWARE
- ⑨ KNOX BOX, POST MOUNTED ON FENCE POST, OR AS DIRECTED BY LOCAL FIRE MARSHAL



FIRST FLOOR
11,863 S.F.



SECOND FLOOR
7,042 S.F.





EXISTING WALKWAY BETWEEN 6554 + 6552 5



EXISTING WALKWAY BETWEEN 6554 + 6552 3



6552 COURTYARD 1



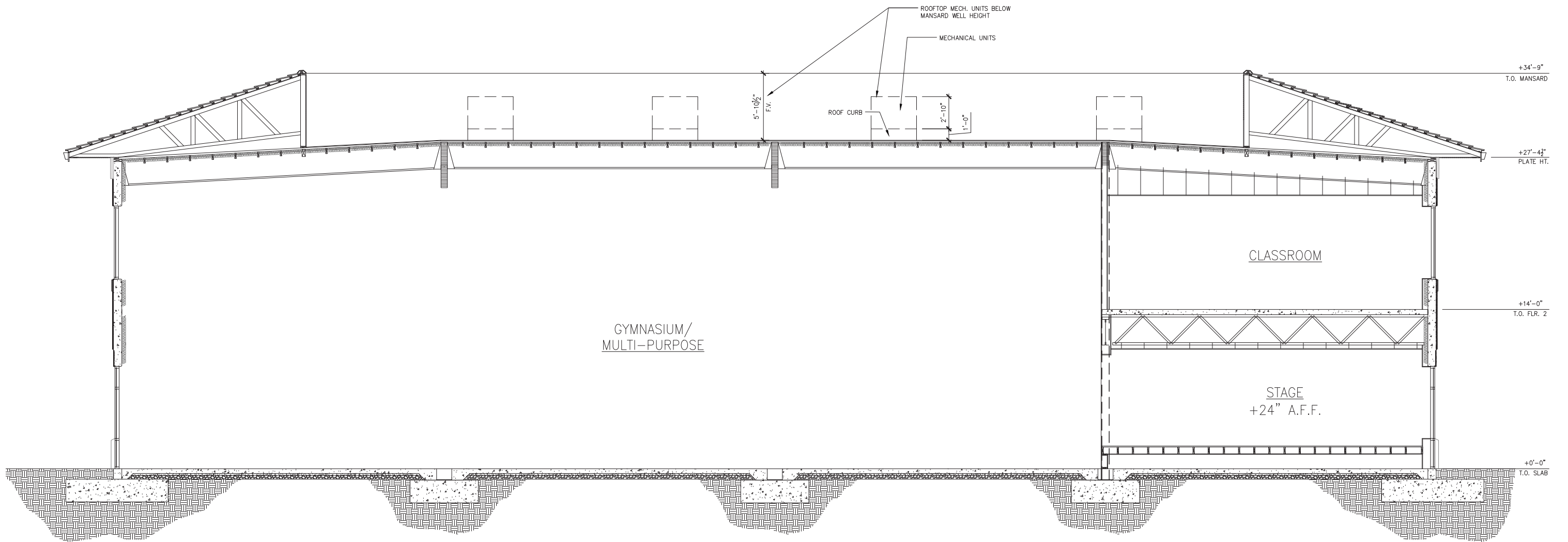
6554 SOUTH ELEVATION 6



6554 NORTH ELEVATION 4



6554 COURTYARD 2



PLANNING COMMISSION RESOLUTION PC-2016-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A
CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A PRESCHOOL THROUGH
EIGHTH GRADE CHARTER SCHOOL IN A PD-BP/C ZONE(Rocklin Academy Phase II / U2015-0010)

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

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

A. Conditional Use Permit (U2015-0010) modifies and supersedes the previously approved Rocklin Academy project entitlement (U2014-0002 / PC-2014-18) to allow the expansion of the campus and the operation of a preschool through eighth grade charter school with a maximum enrollment of 1,380 students and a maximum of 88 staff in a PD-BP/C/LI zone in the existing Rocklin 65 Commerce Center at 6550, 6552, and 6554 Lonetree Boulevard.

B. A Mitigated Negative Declaration of environmental impacts for this project has been certified via Planning Commission Resolution PC-2016- .

C. The establishment, maintenance, and operation of the proposed uses and buildings or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City.

D. The establishment, operation, and maintenance of the uses and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The conditional use permit for Rocklin Academy Phase II / U2015-0010 is hereby approved as depicted and further described in Exhibit A of the concurrent Design Review entitlement Rocklin Academy Phase II / DR2015-0019 approved via Planning Commission Resolution PC-2016- and included therein, and by this reference incorporated herein, 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 prior a final Building Permit Inspection, Issuance of a Certificate of Occupancy, or initiation of use as is applicable. 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. Security

- a. Prior to building occupancy, the property owner shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact. (POLICE)
- b. Prior to building occupancy the property owner shall obtain and maintain at all times an Alarm System Permit for each security system installed and operated, if any, in accordance with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

2. Maintenance

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

equivalent use zones, to the satisfaction of the Economic and Community Development Director. (PLANNING)

3. Transportation, Traffic, and Circulation

- a. The school shall prepare and submit an annual Traffic Management and Signal Timing Plan report that identifies the school's plan for traffic management within the Rocklin 65 Commerce Center to ensure the smooth and efficient flow of traffic for the school and other businesses located within the Rocklin 65 Commerce Center pursuant to the following:

(PUBLIC SERVICES, ENGINEERING, ENVIRONMENTAL SERVICES)

- i. The report shall include but is not limited to, current and anticipated student population numbers, current and anticipated bell schedules for each class level, ingress and egress routes for each class level, placement of traffic control monitors, and placement of traffic control signs and devices (including on-site speed limit signs installed in locations as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates).
- ii. A traffic control monitor shall specifically be provided at the main Adams Drive driveway on-site intersection as recommended in the April 11, 2016 Traffic Impact Analysis for the Rocklin Academy Gateway School Expansion, prepared by KD Anderson & Associates.
- iii. The first Traffic Management and Signal Timing Plan shall be submitted to and approved by both the City Engineer and Director of Public Services prior to the issuance of a Certificate of Occupancy for the 6554 Lonetree Boulevard building. Thereafter, the school shall annually submit an updated Traffic Management and Signal Timing Plan for review and approval by the City Engineer and Director of Public Services as follows:
- No later than July 1 each year, the school shall notify the City Engineer and Director of Public Services as to when the annual Traffic Management and Signal Timing Plan report will be provided to them for review and approval. In no case shall the Traffic Management and Signal Timing Plan report be submitted less than three weeks prior to the start of classes for that school year.

- iv. The school shall implement the provisions of the approved annual Traffic Management and Signal Timing Plan prior to or concurrent with the start of classes each year.
- b. After the start of classes each year, should it become apparent that the approved annual Traffic Management and Signal Timing Plan is not working as expected, the school shall work with the City Engineer and Director of Public Services to revise the plan and address the deficiencies as quickly as possible. (PUBLIC SERVICES, ENGINEERING)
- c. The City shall monitor the impacts of the school’s operation on the intersections of Blue Oaks Boulevard/Lonetree Boulevard, Lonetree Boulevard/Grand Canyon Drive, Lonetree Boulevard/Redwood Drive, Lonetree Boulevard/Adams Drive and Lonetree Boulevard/West Oaks Boulevard on an ongoing basis. At such time as the City Engineer and the Director of Public Services determine that the impacts to one or more of the identified intersections so warrant they may direct the school to prepare a “time of day” signal timing analysis. The analysis shall identify any queuing problems at the above-noted intersections resulting from school operations, recommendations for re-timing the traffic signals and/or other approaches acceptable to the City to address any continuing problems with circulation through these intersections resulting from school operations. The timing for implementation of any identified adjustments deemed necessary will be at the discretion of the Director of Public Services/City Engineer. (PUBLIC SERVICES, ENGINEERING)
- d. At such time that student population exceeds 1,200 students, the school shall coordinate with the Director of Public Services and City Engineer to provide an “overlap phase” at the intersection of Lonetree Boulevard/Redwood Drive such that the eastbound right turn is linked with the northbound left turn; the applicant shall be responsible for all costs associated with providing the “overlap phase”. {MM XVI.-1}
(PUBLIC SERVICES, ENGINEERING, ENVIRONMENTAL SERVICES)

4. Operation of Gates

The gates across the main driveway between 6550, 6552, and 6554 Lonetree Boulevard shall remain locked and in the open position during non-school hours.

5. Use of Open Space for Educational Purposes

Rocklin Academy shall not use City of Rocklin open space lands for any purpose without prior authorization from the City of Rocklin Public Services Department

(Environmental Services Division). Should Rocklin Academy desire to use City of Rocklin open space lands, at least two weeks prior to the requested activity, the school shall submit a written proposal that contains a narrative description of their proposed specific uses/events, including, but not limited to proposed locations, proposed activities, proposed timing, and proposed number of persons. The written proposal shall be reviewed by the City of Rocklin Public Services Department (Environmental Services Division) and any comments or suggestions for modifications shall be addressed by the Rocklin Academy. A final work plan shall be approved by the City Environmental Services Division prior to any activities taking place in open space lands. If modifications to the work plan to incorporate additional activities in the open space by Rocklin Academy are desired, Rocklin Academy shall propose such modifications in writing to the City of Rocklin Public Services Department (Environmental Services Division) for consideration and possible addition to the previously approved work plan. (ENVIRONMENTAL SERVICES)

6. Outdoor Storage

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

7. Site Restoration

Should the school vacate one or more buildings, the site or portion thereof, including but not limited to the parking lot, landscaping, sidewalks, and parking lot shade structures, shall be restored to approximately the condition prior to the school's establishment and substantially compliant with the original approvals for the commercial center to the satisfaction of the Economic and Community Development Director. (PLANNING)

8. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent design review, DR2015-0019, has been approved. (PLANNING)

PASSED AND ADOPTED this 17th day of May, 2016, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairperson

ATTEST:

Secretary

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EXHIBIT A

Refer to Exhibit A of the concurrent Design Review
Rocklin Academy Phase II (DR2015-0019)

Available at the Economic and Community Development Department, Planning Division