
3.0 PROJECT DESCRIPTION

This section of the Draft Environmental Impact Report (Draft EIR or DEIR) is the Project Description, which includes the proposed City of Rocklin General Plan Update and the Sixth Amendment to the Redevelopment Plan for the Rocklin Redevelopment Project. The City has also prepared a separate Climate Action Plan document, which is also addressed in this Draft EIR. These components are collectively referred to as the “project” or “proposed project.” The purpose of the Project Description is to describe the project in a way that will be meaningful to the public, reviewing agencies, and decision-makers. As described in Section 15124 of the CEQA Guidelines, a complete project description must contain the following information but is not required to supply extensive detail beyond that needed for evaluation and review of the environmental impact: (1) the location and boundaries of the proposed project on a regional and detail map; (2) a statement of objectives sought by the proposed project; (3) a general description of the project’s technical, economic, and environmental characteristics; and (4) a statement briefly describing the intended uses of the EIR.

3.1 LOCAL AND REGIONAL SETTING

PROJECT LOCATION

The City of Rocklin Planning Area is located in south Placer County in northern California (**Figure 3.0-1**). The city is 21 miles northeast of the City of Sacramento and 14 miles west of Auburn, in the western foothills of the Sierra Nevada range. Rocklin is bordered by the City of Lincoln to the north, the City of Roseville to the south and west, unincorporated Placer County and State Route (SR) 65 to the west, and the Town of Loomis to the east (**Figure 3.0-2**).

Within the boundaries of the City of Rocklin is the Rocklin Redevelopment Project (Redevelopment Project Area), which comprises approximately 1,650 acres of the city. The Redevelopment Project Area is shown on **Figure 3.0-3** and is administered by the Redevelopment Agency of the City of Rocklin (Agency). The Redevelopment Project Area consists of two subareas: the Original Area, which was adopted in 1986, and the Amendment Area, which was added to the Redevelopment Project Area in 1997.

PROJECT SETTING

The City of Rocklin is located in the rolling foothills of the Sierra Nevada mountain range. Elevations in the city range from 150 to 525 feet above mean sea level. The community consists of urban areas, grasslands used for limited grazing, and riparian habitat areas, partially covered with native oaks and grasslands. Antelope Creek, Secret Ravine Creek, and Sucker Creek are perennial streams that provide riparian habitat for a variety of animals. Pleasant Grove Creek and Clover Valley Creek are also significant streams in the community. Other ephemeral streams exist during the rainy season (**Figure 3.0-4**).

The Planning Area is served by two major highways: Interstate 80 (I-80) and State Route 65 (SR 65). I-80 provides access from Rocklin to Sacramento and the Bay Area to the west, and to the cities of Auburn and Reno to the east (**Figure 3.0-5**). SR 65 provides a connection to the City of Lincoln and SR 70 to the north. Sierra College Boulevard connects to State Route 193, which provides a link between the City of Lincoln and the community of Newcastle.

Rocklin is located in the Loomis Basin, which is situated in the western foothills of the Sierra Nevada. The regional geology of the Rocklin area has been influenced by mountain uplift and volcanic activity in the Sierra Nevada and erosion off the crest of the mountains. No substantial commercial agricultural uses exist in the Planning Area.

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3.2 PROJECT BACKGROUND

GENERAL PLAN

The existing General Plan for the City of Rocklin was adopted in 1991. Based on the age of the plan and the rapid rate of development experienced in the city since the early 1990s (and the associated changes in physical and regulatory conditions), the City decided to initiate the General Plan update process in 2001.

Upon project initiation, the City Council appointed a General Plan Advisory Committee (GPAC), which met on a regular basis during early stages of the update process. The GPAC consisted of 18 members who live and/or work in the City of Rocklin, representing a cross section of agencies, businesses, and individuals in the community. The committee met approximately once a month from November 2001 through June 2003 and took an active role in reviewing goals and policies for all seven General Plan elements, as well as individual land use requests. All GPAC meetings were advertised and open to the public. A community-wide Town Hall meeting was also conducted on September 19, 2002, to facilitate further input from the general public. Several members of the GPAC, Planning Commission, and City Council were in attendance at the Town Hall meeting.

Several related work efforts preceded and served as inputs to the preparation of the proposed General Plan. These efforts included the preparation of the General Plan Background Report, a Constraints, Opportunities and Options Report, and implementation of a public opinion survey.

In fall 2004, a Draft General Plan Update document was published and presented to the Planning Commission and City Council at confirmation hearings on December 7, 2004, and January 25, 2005, respectively, to confirm that the work product prepared up to that time would be the preferred plan that should be studied in the Environmental Impact Report (EIR) for the project.

In February 2005, the City initiated a new planning effort focusing on development of a land use and zoning strategy specifically for the Downtown Rocklin Area. The Downtown Rocklin planning effort was led by a seven-member Downtown Plan Committee (DPC) and included intensive public participation. During "Downtown Immersion Week," May 16, 2005, through May 19, 2005, the project consultants and City staff conducted numerous public meetings and events.

Following Downtown Immersion Week, the City completed preparation of the initial planning documents for the Downtown Rocklin Plan including the Draft Downtown Rocklin Plan Regulating Code and Implementation Strategy. At the direction of the City Council and the Planning Commission, key portions of the Downtown Rocklin Plan, including land use densities and intensities, were incorporated into the General Plan Update. The more detailed components of the Downtown Rocklin Plan Regulating Code and Implementation Strategy are also being processed as separate concurrent planning documents.

Updates to the technical data contained within the 2004 Draft General Plan were completed in 2007–2009 to allow for incorporation of the most current information possible.

SIXTH AMENDMENT TO THE REDEVELOPMENT PLAN

Separate from but related to the update of the City's General Plan, the Agency is pursuing a Sixth Amendment (Amendment) to the Redevelopment Plan for the Redevelopment Project Area. The Redevelopment Plan imposes time and financial limits that guide the projects and

programs that the Agency may implement in order to eliminate blighting conditions within the Redevelopment Project Area. The Redevelopment Plan for the Redevelopment Project Area was adopted in 1986 to revitalize the historic area of the city, which suffered from conditions of blight as defined by California Community Redevelopment Law (Health and Safety Code Section 33000 et seq.; CRL). In 1997, other blighted areas of the city (the Amendment Area) were added to the Redevelopment Project Area.

Adoption of an amendment to the Redevelopment Plan is related to the City's General Plan because actions under the Redevelopment Plan rely on the City's approved land use policies. Not only does the CRL require redevelopment actions to be consistent with the City's General Plan at the time of its adoption, but the Redevelopment Plan expressly provides for ongoing consistency with the City's General Plan. In other words, land uses permitted in the Redevelopment Project Area are the existing allowable uses under the City's General Plan, as it may be amended from time to time. Because land use policies change, this ensures that the Redevelopment Plan will continue to be consistent with the General Plan over the life of the Redevelopment Plan. Redevelopment actions are principally intended to eliminate blighting conditions and stimulate and promote new development and redevelopment consistent with the uses permitted by the City's adopted land use policies.

The Sixth Amendment to the Redevelopment Plan is proposed in order to increase the tax increment cap of the Original Area, increase the bonded indebtedness limit for the Redevelopment Project Area, and extend the time limit for the commencement of eminent domain proceedings to acquire non-residential property for up to 12 years for the Redevelopment Project Area. These amendments will provide the Agency with the financial and administrative resources needed to continue implementing its program of blight elimination within the Redevelopment Project Area.

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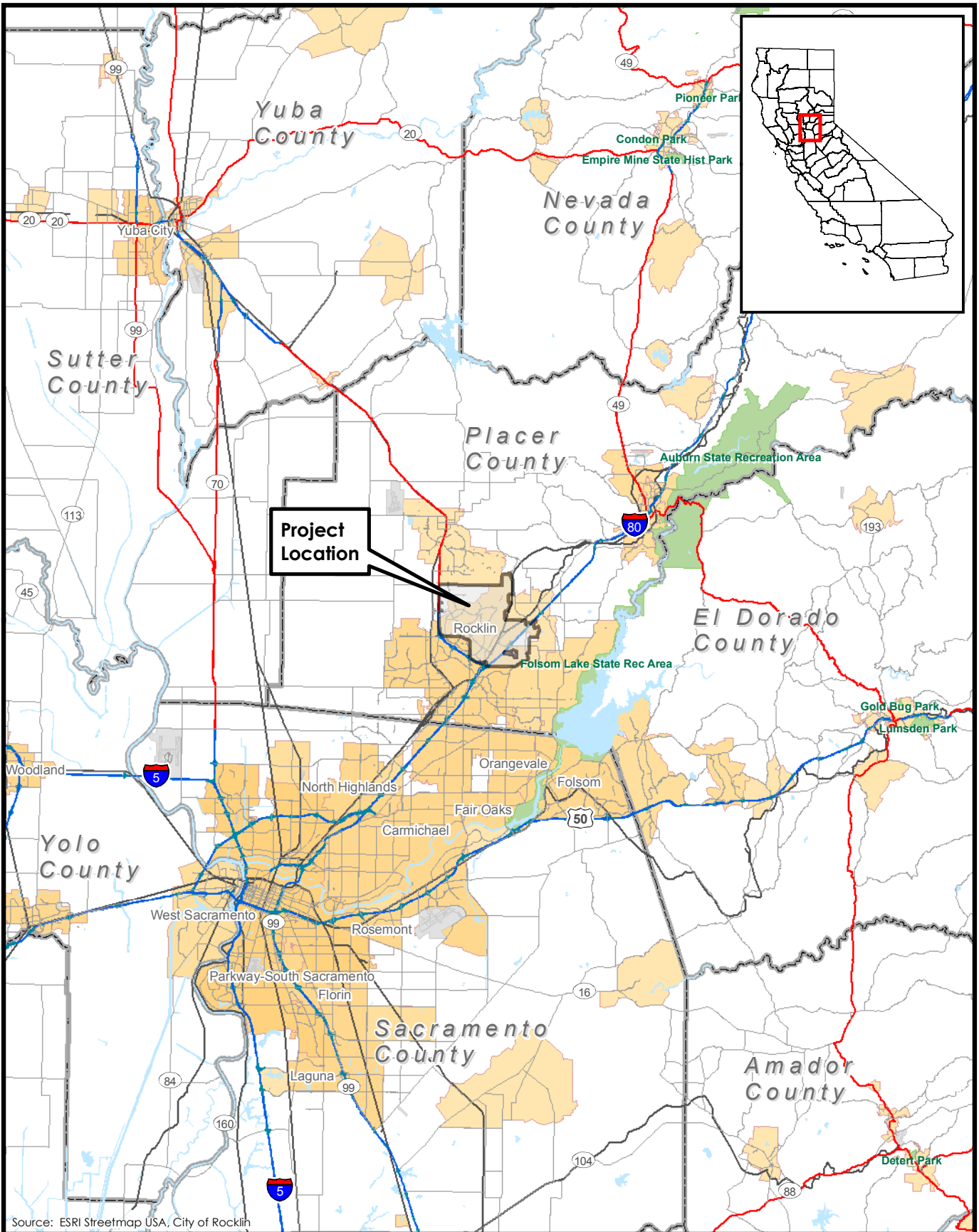
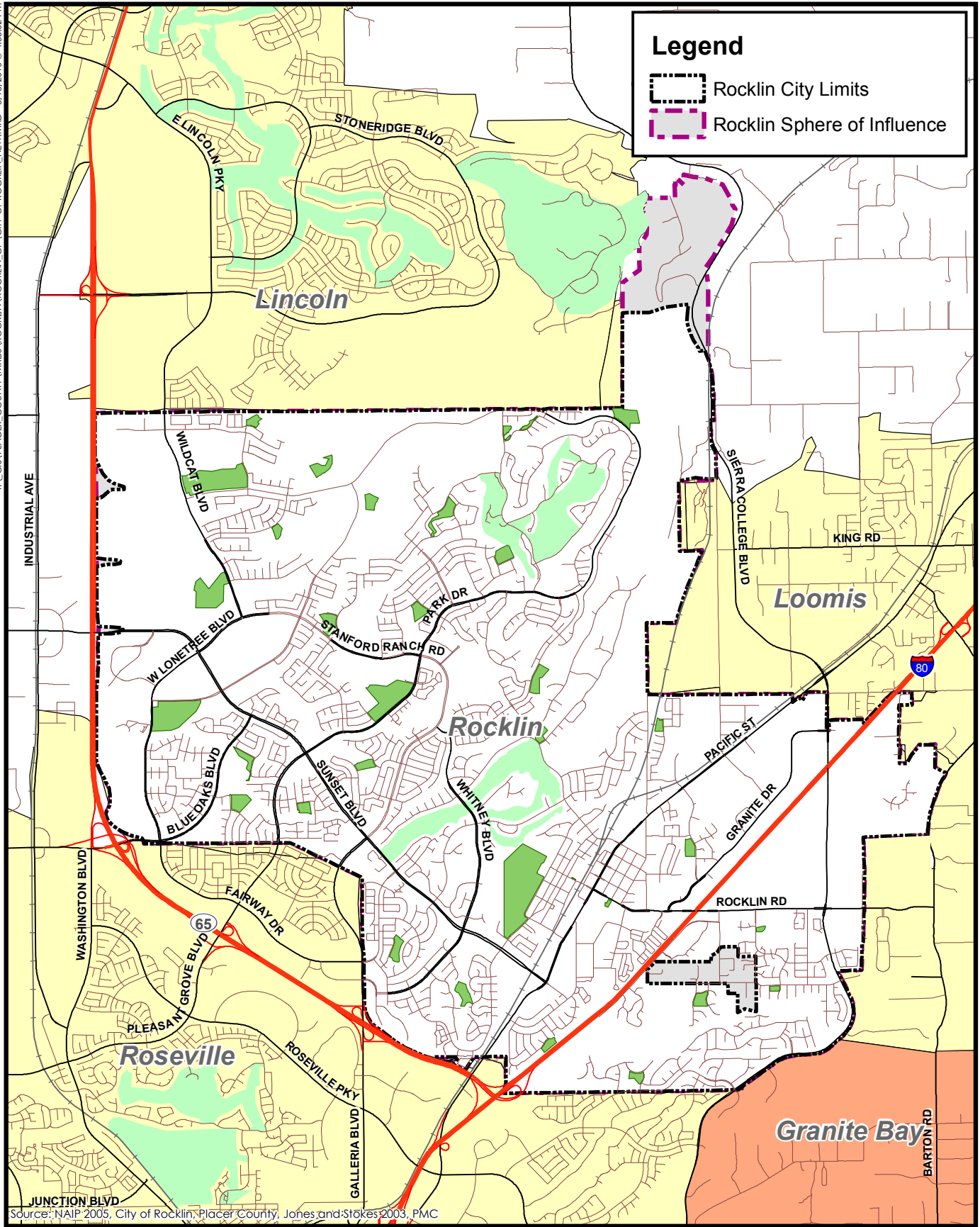


Figure 3.0-1
Regional Location Map

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Legend

- Rocklin City Limits
- Rocklin Sphere of Influence

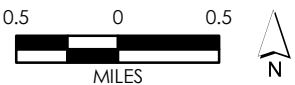


Figure 3.0-2
City of Rocklin and Surrounding Area

Source: NAIP 2005, City of Rocklin, Placer County, Jones and Stokes 2003, PMC

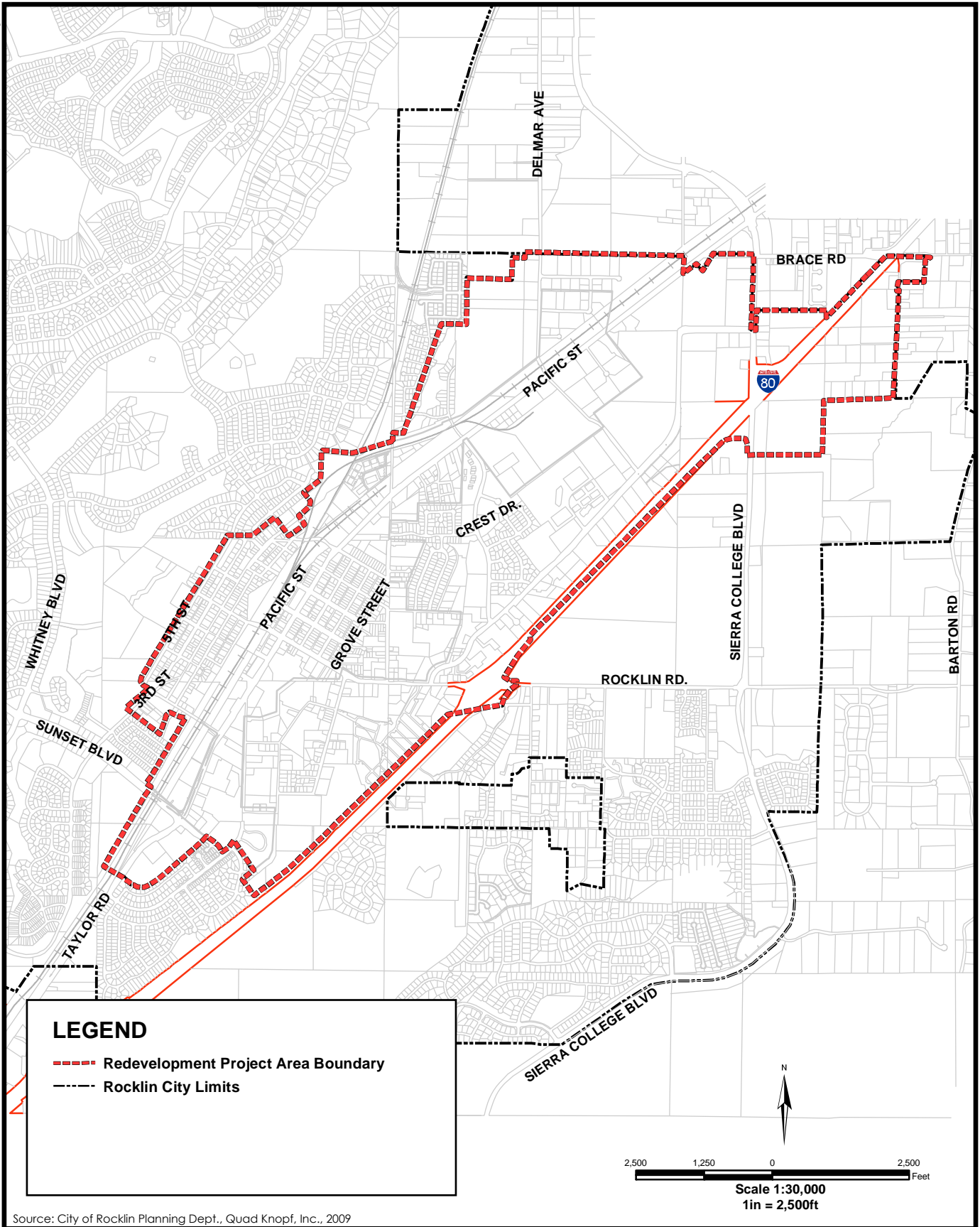


Figure 3.0-3
Redevelopment Project Area

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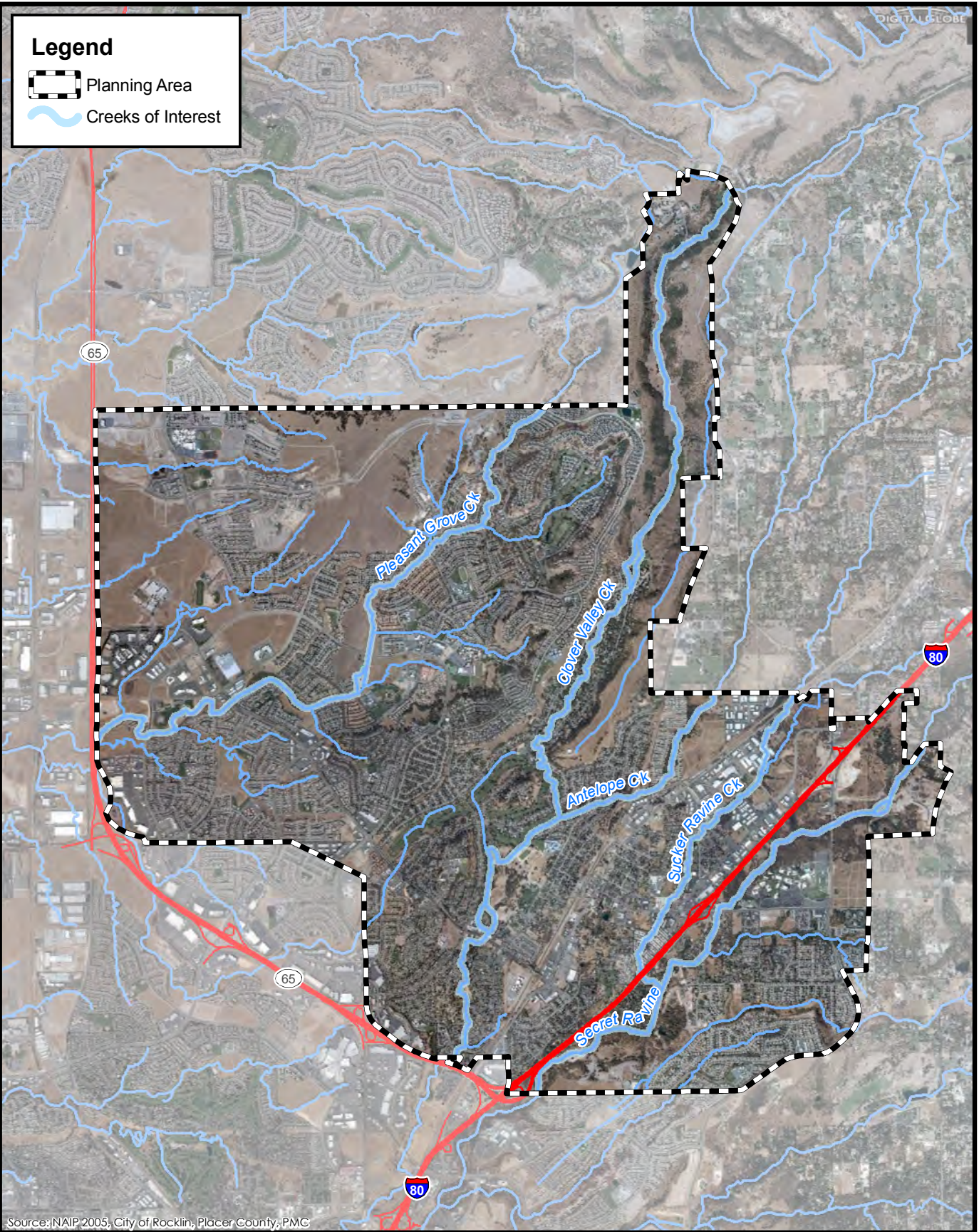
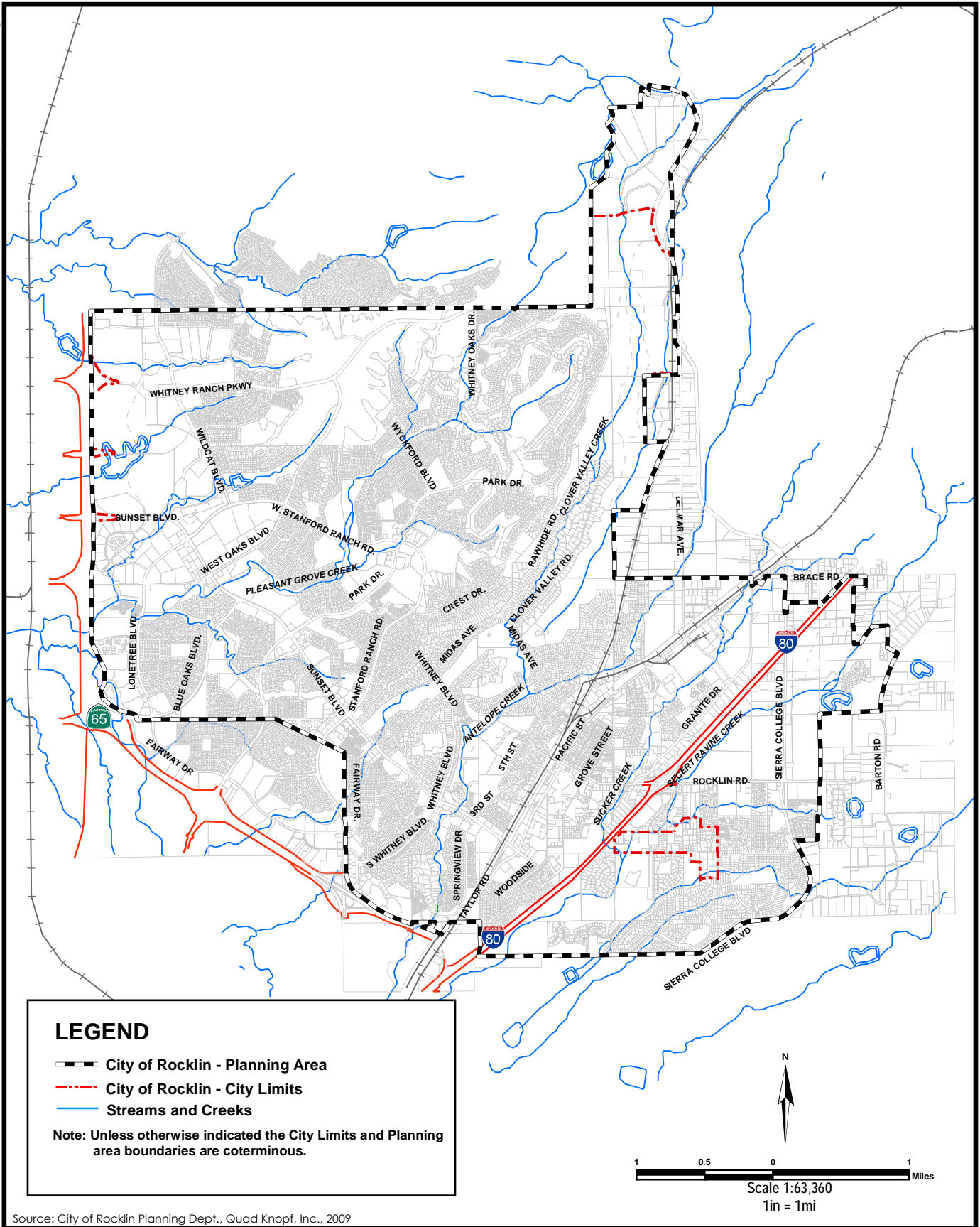


Figure 3.0-4
Aerial of Planning Area



Source: City of Rocklin Planning Dept., Quad Knopf, Inc., 2009

Figure 3.0-5
Planning Area

3.3 PROPOSED CITY OF ROCKLIN GENERAL PLAN UPDATE

REQUIREMENT TO ADOPT A GENERAL PLAN

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-range, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including, at a minimum, the following mandatory elements: land use, circulation, housing, conservation, open space, noise, and safety; further, the city or county can adopt additional optional elements. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area. The general plan is a long-range document that typically addresses the physical development of an area over a 20-year period. Although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow for flexibility in the approach taken to achieve the plan's goals.

State Planning and Zoning Law (California Government Code Section 65000 et seq.) establishes that zoning ordinances, which are laws that commonly define allowable land uses, establish development standards, and provide thresholds for development within a specific zoning district, are required to be consistent with the general plan and any applicable specific plans. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure consistency between the revised land use designations in the general plan (if any) and the permitted uses or development standards of the zoning ordinance (California Government Code, Section 65860, subd. [c]).

The intent of the proposed City of Rocklin General Plan Update is to (1) update background data and diagrams to reflect changes in circumstances or conditions that have occurred since the 1991 General Plan was adopted; (2) incorporate a number of area plans in the document; (3) add clarification to several existing policies and create new policies to address topics and circumstances that have arisen since the existing 1991 General Plan was adopted; (4) consider modifications to the Circulation Plan; and (5) incorporate minor land use changes proposed by the public or suggested by staff.

PROJECT OBJECTIVES

The following are the overall objectives of the Rocklin General Plan Update:

- Promote orderly and well-planned development to enhance the city.
- Retain the amount and location of designated land uses in the city provided in the 1991 General Plan that have been refined through land use entitlements since 1991.
- Create unique areas that integrate employment, shopping, housing, and social and cultural activities.
- Fulfill the legal requirements for General Plan consistency.
- Create a balanced and coordinated transportation and circulation system that serves the land use patterns established in the General Plan.

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- Designate, protect, and conserve open space land to protect natural resources.
- Conserve and protect unique geologic, historic, and culturally significant features in the community.
- Protect residents from the harmful and annoying effects of exposure to excessive noise.
- Minimize danger from hazards and protect residents and visitors from earthquake, fire, flood, other natural disasters, and human-created hazards.
- Provide quality public facilities and a full range of public services to all areas and residents of the city.
- Ensure that new development does not cause the inefficient use of public facilities and services.
- Provide a well-designed plan that is consistent with the Sacramento Area Council of Governments (SACOG) preferred blueprint scenario for 2050 and the associated Growth Principles.
- Adopt and implement a climate action plan, consistent with the target reductions of Assembly Bill (AB) 32 and the AB 32 Scoping Plan, to reduce emissions from activities over which the City has jurisdictional and operational control.

COMPONENTS OF THE PROPOSED ROCKLIN GENERAL PLAN UPDATE

Elements of the Proposed Rocklin General Plan Update

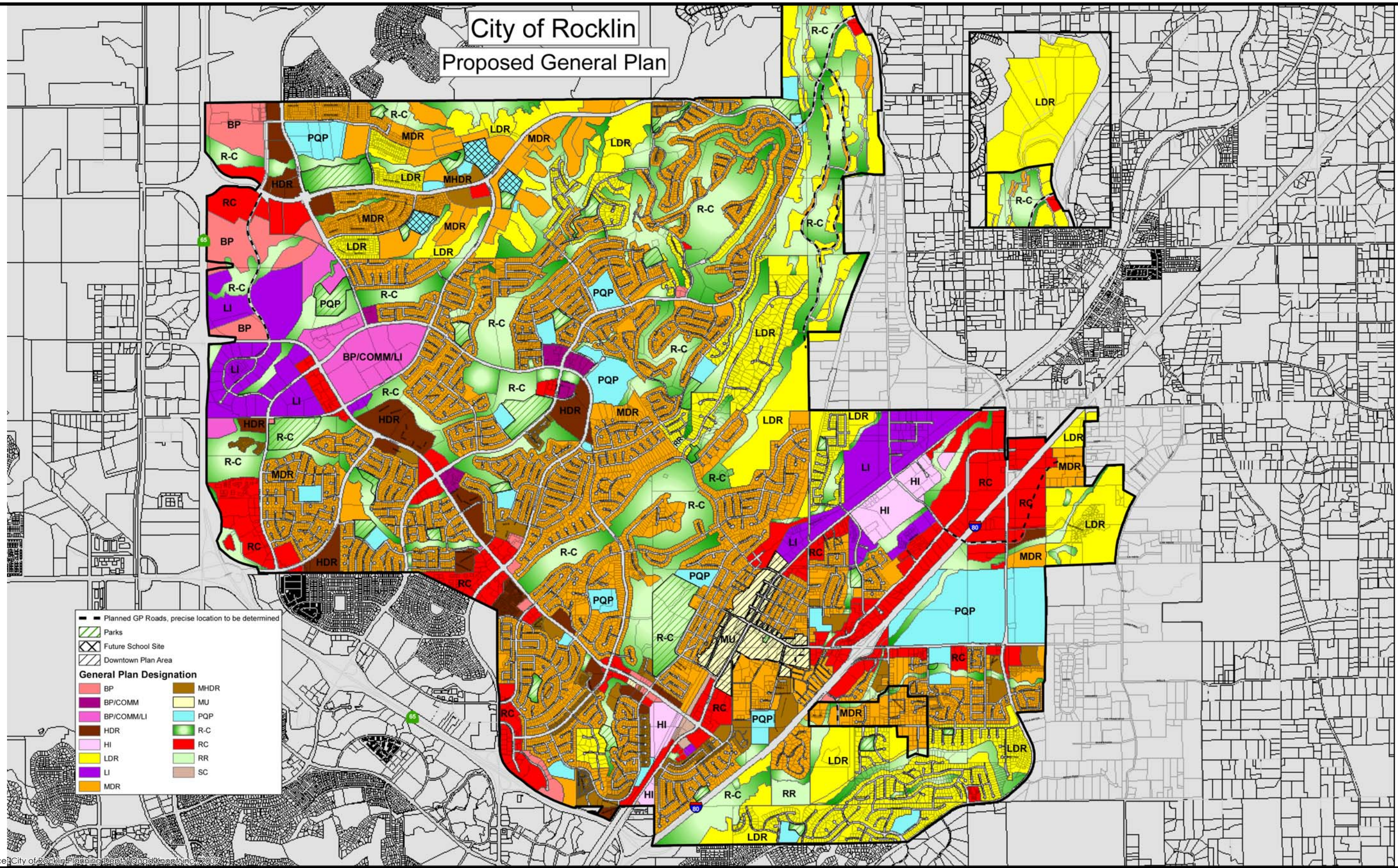
The proposed City of Rocklin General Plan Update consists of seven elements. Each element identifies goals and associated policies with the general intent to assist and promote the furtherance of the ideas and desires of the community. A brief description of each element and its associated goals and policies is provided below.

Land Use Element

The Land Use Element establishes a pattern for land use development and sets policy for population density and building intensity. The proposed General Plan Land Use Diagram is shown in **Figure 3.0-6**. The Land Use Element serves as the basis for determining service requirements, including plans for future streets and roads, water and sewer, schools, and police and fire protection services. It is the determining factor for the future transportation system, as well as future noise compatibility issues.

The proposed Land Use Element includes goals relating to all varieties of land use, including mixed-use development, the Rocklin Government Center, and the Civic Center Area. Rocklin's Redevelopment Project Area is also identified, as well as 17 neighborhood areas that have been established as part of the neighborhood area planning process. These neighborhood areas are discussed in more detail in the Background Description chapter of the General Plan and in this EIR in Section 4.1, Land Use.

City of Rocklin Proposed General Plan



Source: City of Rocklin Planning Dept., ©Geotitles, Inc. 2007

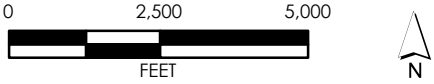


Figure 3.0-6
Land Use Map

Open Space, Conservation and Recreation Element

The Open Space, Conservation and Recreation Element provides a description of the lands and water that are unimproved and are to be devoted to natural uses through General Plan land use designations, and a description of existing and planned parks, recreation sites and facilities. Open space, conservation, and recreation are combined in one element because the covered topics are closely related.

The proposed General Plan Open Space, Conservation and Recreation Element includes policies for managed production of mineral resources, as well as conservation and protection of historic, geologic, and cultural resources.

Circulation Element

The Circulation Element provides a description of streets and roads, highways, transit services, bicycle/pedestrian facilities, and other transportation services and facilities within the city and the Planning Area. This element provides a plan for the future transportation, transit, and bicycle/pedestrian services and facilities necessary to accommodate and serve the development of the city envisioned in the Land Use Element. The proposed Circulation System is shown in **Figure 3.0-7**, and the proposed Bikeway Diagram is shown in **Figure 3.0-8**.

Proposed network changes from the 1991 General Plan are fairly limited and include the removal of two roadway extensions that are included in the current General Plan. The extensions to be removed in the proposed General Plan Update include the extension of Rocklin Road from Fifth Street to Whitney Boulevard and the extension of Argonaut Avenue from its current terminus to Delmar Avenue. Two other roadway network changes included in the proposed General Plan Update are a new extension of Railroad Avenue from Rocklin Road to Farron Street and a grade-separated crossing of the railroad tracks at Midas Avenue.

The proposed Circulation Element has revised the existing level of service (LOS) policy, which currently reads: "To maintain a minimum traffic LOS C for all streets and intersections, except for intersections located within one-half-mile from direct access to an interstate freeway where a LOS D will be acceptable." The City recognizes that some signalized intersections within the city serve, and are impacted by, development located in adjacent jurisdictions and that these impacts are outside the control of the City. While it is still the City policy to maintain a minimum traffic LOS C for its signalized intersections, it has redefined the exceptions to that policy in the proposed Circulation Element in Policy C-10.

Housing Element

The Housing Element is a comprehensive statement by the City of Rocklin of its current and future housing needs at all income levels. The element provides policies related to the provision of housing for all income levels as well as provisions that are state mandated. The Housing Element was adopted separately on March 9, 2010, and the required environmental review for the Housing Element was completed at that time.

Community Safety Element

The Community Safety Element identifies potential natural and human-created hazards, and describes activities and services that provide protection from these hazards. Topics addressed in this element include emergency preparedness, homeland security, flooding, hazardous materials/contaminated sites, fire hazards, seismic and geologic hazards, and other hazards.

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Noise Element

The Noise Element is used to guide decisions regarding land use and the location of new roads and transit facilities, since they are commonly sources of excessive noise levels. Noise levels from existing land uses, including mining and industrial activities, must be closely analyzed to ensure compatibility with planned land uses. The purpose of the Noise Element is to limit the exposure of the community to excessive noise levels.

The proposed Noise Element includes exterior noise level design standards for new projects affected by or including stationary noise sources of 55 dBA for daytime hours (7 a.m. to 10 p.m.) and 45 dBA for nighttime hours (10 p.m. to 7 a.m.). Proposed maximum allowable noise exposure for transportation noise sources is 60 L_{dn}/CNEL, dB for residential uses (45 L_{dn}/CNEL, dB interior spaces), 65 L_{dn}/CNEL for transient lodging (45 L_{dn}/CNEL, dB interior spaces), 60 L_{dn}/CNEL for hospitals and nursing homes (45 L_{dn}/CNEL, dB interior spaces), 35 L_{eq}, dB for interior spaces of theaters, auditoriums, and music halls, 60 L_{dn}/CNEL, dB for noncommercial places of public assembly (40 L_{eq}, dB interior spaces), 45 L_{dn}/CNEL, dB for interior spaces of office buildings, and 70 L_{dn}/CNEL, dB for playgrounds and neighborhood parks.

The proposed Noise Element also includes an identification of distances to the 60 and 65 dB noise contours around major roadways in the Planning Area including I-80, SR 65, Sierra College Boulevard, Rocklin Road, Sunset Boulevard, and Stanford Ranch Road.

Public Services and Facilities Element

The Public Services and Facilities Element provides a description of existing public services and facilities, their locations, and plans for and locations of future expansions to existing services and facilities. The Public Services and Facilities Element is an optional element of the General Plan. It provides a logical framework for organizing plans and policies regarding infrastructure, law enforcement, fire protection, emergency response, schools, refuse collection and disposal, utilities, storm drainage, libraries, and cemeteries. It also addresses methods of financing installation, expansion, maintenance, and operation of public facilities, as well as provision of public services.

The proposed Public Services and Facilities Element provides specific policies with regard to various services including police, fire, schools, utilities, storm drainage, the Placer County Library System, and the Newcastle, Rocklin, Gold Hill Cemetery District.

General Plan Planning Area

The boundaries of the General Plan Planning Area remain the same for the proposed General Plan as they were for the 1991 General Plan. The Planning Area represents all of the area within the city boundaries (approximately 19.8 square miles), plus the additional 1.2 square miles outside the city boundaries that comprise the City's Sphere of Influence (SOI). The boundaries are not expected to change in the future, since Rocklin is bounded by the City of Roseville on the south and a portion of its western boundary, by Placer County and SR 65 on a portion of its western boundary, by the City of Lincoln on the north, and by the Town of Loomis on the east.

Figure 3.0-5 shows the Planning Area boundary as well as the existing city limits. I-80 and the Union Pacific Railroad (UPRR) tracks bisect the city. SR 65 borders the west and southwest boundary of the city and the Planning Area.

Land Use Diagram

The proposed City of Rocklin General Plan Update includes the Land Use Diagram that identifies specific land use designations in the Planning Area (see **Figure 3.0-6**). The General Plan Update includes modifications to the Land Use Diagram. These modifications can be categorized into three main categories: (1) land use changes directly associated with the General Plan Update, (2) land use changes considered to be "cleanup" efforts due to previously approved/adopted land use decisions or other factors, and (3) land use changes intended to create more consistent use of land use designations. The elements of these three categories that make up the proposed modifications to the General Plan Land Use Map are explained in more detail below.

Land Use Changes Directly Associated with the General Plan Update

The first category includes land use changes directly associated with the General Plan Update. The public was given the opportunity as a part of the General Plan Update planning process to request modifications to existing land use designations. The included modifications represent requests for land use changes which the City conceptually agreed were more appropriate for the affected property given the actual development potential of a specific site or the character of development in the area in which the property was located.

Land Use Designation Modifications Requested from the Public and Conceptually Supported by the City

1. Northerly portion of land at the Granite Drive and Dominguez Road intersection: redesignate the existing Light Industrial (LI) portion of the property to Retail Commercial (RC).
2. Westerly corner of Sunset Boulevard and South Whitney Boulevard intersection: redesignate the majority of the site from Retail Commercial (RC) to High Density Residential (HDR).

Land Use Designation Modifications Proposed by the City

The City has also proposed some land use modifications, and as a result of these efforts, a small number of land use modifications have been included in the proposed Land Use Diagram.

3. West of Sierra College Boulevard, north of the Sierra Community College campus and south of Secret Ravine Creek: redesignate the area outside of the floodplain from Recreation/Conservation (R-C) to Retail Commercial (RC).
4. Property on the east side of Stanford Ranch Road, bounded by Fire Station No. 2 to the south and residential development to the east: redesignate the area from High Density Residential (HDR) to Recreation/Conservation (R-C) to reflect steep slopes.
5. A portion of the property on the east side of Sierra College Boulevard, immediately north of Secret Ravine Creek and the associated open space, and west of the area of low-density residential (Croftwood subdivision): redesignate the area from Retail Commercial (RC) to High Density Residential (HDR).
6. Within the Downtown Plan Area: apply Mixed Use (MU) land use category and overlay to the Downtown Plan Area. The land use intensity and density increases that would result

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from application of the Mixed Use category supersede what would have been allowed by the primarily non-residential designations previously applied to the land within the Downtown Plan Overlay area, but are not in addition to the previous development potential allocated within the existing General Plan. In addition, they are in keeping with the general land use intensity and density increases that have been encouraged in the region through the Sacramento Area Council of Governments (SACOG) Blueprint concept.

Land Use Changes Considered to Be “Cleanup” Efforts

The second category includes land use changes considered to be cleanup efforts. The City is utilizing the General Plan Update effort as an instrument by which to formalize previously approved or adopted updates to the General Plan Land Use Diagram, to recognize actual land uses that have since been established in designations that previously allowed more than one type of development, and to recognize sites where development potential is no longer possible due to physical and/or environmental constraints. These cleanup efforts also include modifications to open space boundaries to more accurately reflect locations of areas containing open space characteristics established through approved tentative and final subdivision maps. A summary of these land use modifications is as follows:

7. Southwest corner of Stanford Ranch Road and Park Drive: redesignate the site from Retail Commercial (RC) to Recreation/Conservation (R-C) due to physical and environmental constraints.
8. South side of Stanford Ranch Road generally between Park Drive and West Oaks Boulevard, bounded by open space on the east and residential development on the west and south: redesignate the site from High Density Residential (HDR) to Recreation/Conservation (R-C) due to physical and/or environmental constraints.
9. West of Lonetree Boulevard, bounded by open space on the north, State Route 65 on the west, and the RC area to the south (commonly known as Blue Oaks Town Center): redesignate the site from Business Professional/Commercial/Light Industrial (BP/COMM/LI) to Retail Commercial (RC) to reflect existing shopping center development.
10. Southeastern portion of the city that includes neighborhoods along Longview Drive and Echo Ridge Road: redesignate the areas from Rural Residential (RR), Medium Density Residential (MDR), and Recreation/Conservation (R-C) to Low Density Residential (LDR) with refined boundaries of R-C to reflect previous tentative and final subdivision map approvals.
11. Southern portion of the city, east of Springview Drive and west of Union Pacific Railroad tracks (South Placer Municipal Utility District Administration and Corporation Yard Site): redesignate the site from Retail Commercial (RC) to Public/Quasi-Public (PQP) to reflect development of the site for use by a public utility provider.
12. North side of Sunset Boulevard, between 3rd Street and Union Pacific Railroad tracks: redesignate the Sunset Street apartment site from Medium High Density Residential (MHDR) to High Density Residential (HDR) to reflect the density of the existing apartment project.

13. Corner of Springview Drive and Shannon Bay Drive: redesignate the Silver Oaks apartment site from Medium High Density Residential (MHDR) to High Density Residential (HDR) to reflect the density of the existing apartment project.

Land Use Changes Intended to Create More Consistent Use of Land Use Designations

The third category includes land use changes intended to create consistent use of land use designations. Specifically, this land use modification simply consists of redesignating all school sites owned by the Rocklin Unified School District as Public/Quasi-Public (PQP) and redesignating all City park sites as Recreation/Conservation (R-C).

Neighborhood Areas

The Planning Area is divided into 17 neighborhood areas: Croftwood, Delmar, Fairway Heights, Granite Drive/Sierra Meadows, Greenbrae Island, Mission Hills/Clover Valley, Central Rocklin/Downtown, Secret Ravine/Sierra Bluffs, Sierra College, Stanford Ranch, Whitney Oaks, Sunset East, Whitney Ranch, Sunset West, Sunset Whitney, Woodside, and the Highway 65 Corridor. The neighborhood areas are depicted in **Figure 3.0-9**. Most of the undeveloped or recently developed (within the last 10-15 years) areas in the City of Rocklin have been master-planned through a series of Planned Unit Developments referred to as "General Development Plans" under the Rocklin Zoning Ordinance. Many areas that appear to be undeveloped or vacant actually have City-approved development plans or "entitlements," and there are executed development agreements on some land areas (e.g., Clover Valley and Whitney Ranch).

General Plan Update Development Capacity

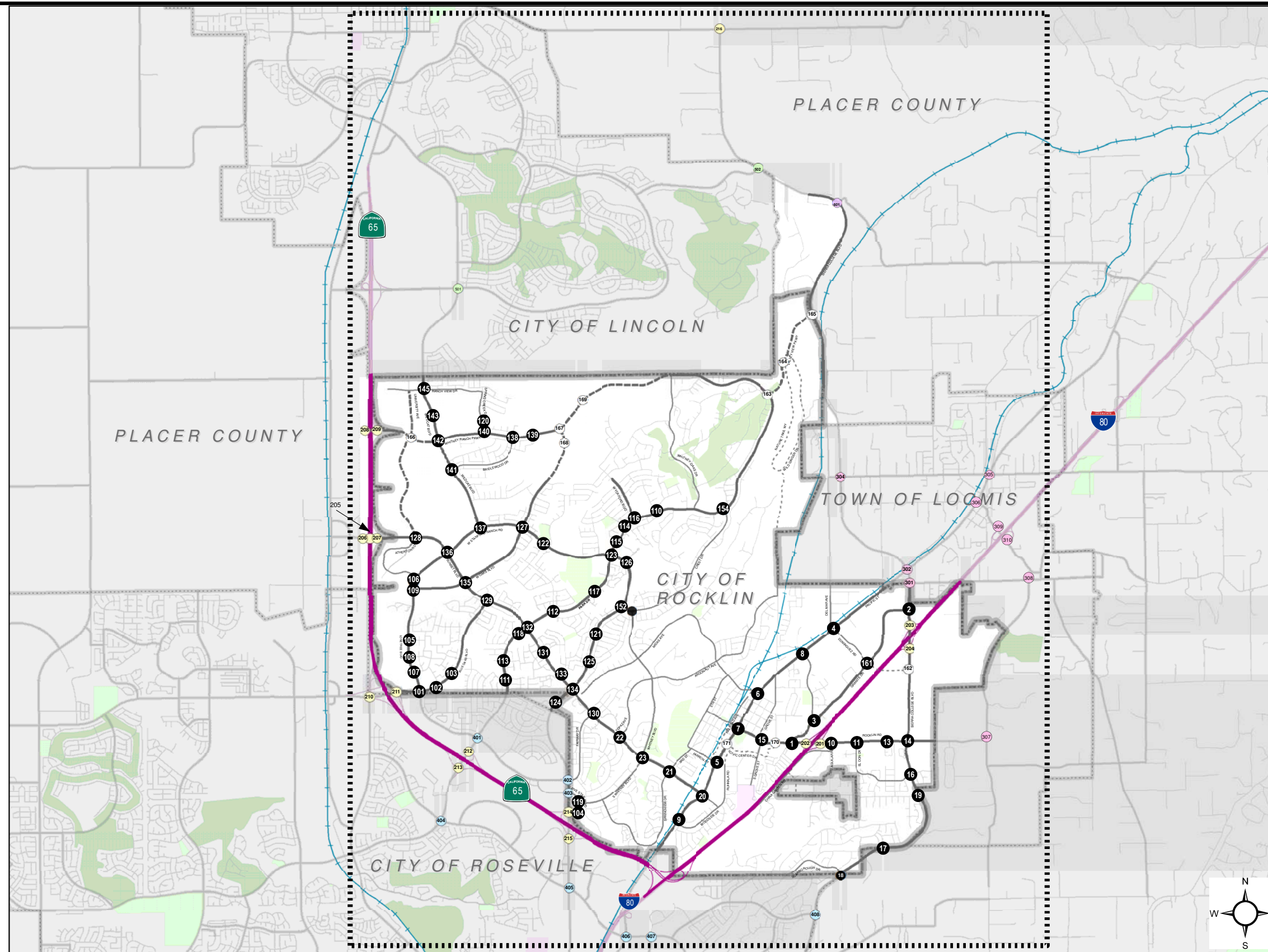
Residential Buildout: The General Plan Update Land Use Element identifies buildout growth potential in the Planning Area. Based on available land and densities identified in the General Plan Update for the incorporated area and all other areas within the City's SOI, the total eventual population of the city at buildout is estimated to be 76,136. Buildout does not preclude intensification of uses within the city.

The General Plan Update also uses three growth scenarios to identify possible future growth in the city. The General Plan determined that since there is no certainty with regard to the actual pace of population growth, it is useful to develop population projections based on a low, mid-range, and high growth scenario. Table 4-3A of the General Plan Update (shown as **Table 3.0-1** of this Draft EIR) provides a range of growth scenarios. The low growth scenario, based on SACOG projections, assumes that residential building permits issued will average 200 dwelling units per year. The mid-range growth scenario, based on an examination of recent residential building activity, assumes that residential building permits issued will average 400 dwelling units per year. The high growth scenario, based on a historic growth rate of 9 percent, assumes that residential building permits issued will average 600 dwelling units per year. For planning purposes, the City has assumed that the mid-range growth scenario is the most likely to be an accurate average over the buildout horizon.

In 2008, the City recalculated its land use data as part of the General Plan Update process and estimated the number of housing units at full buildout including the combination of residential land use increases and decreases as well as intensification of land uses in the Downtown Rocklin Area. The updated estimate for residential buildout is approximately 29,283 housing units. This represents an increase of 1,505 units over the previous estimate (1994) of 27,778.

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Intersections

- Rocklin (Existing)
- Rocklin (Future)
- Caltrans (Existing/Future)
- Loomis (Existing)
- Roseville (Existing)
- Lincoln (Existing)
- Placer County (Existing)

Roadways

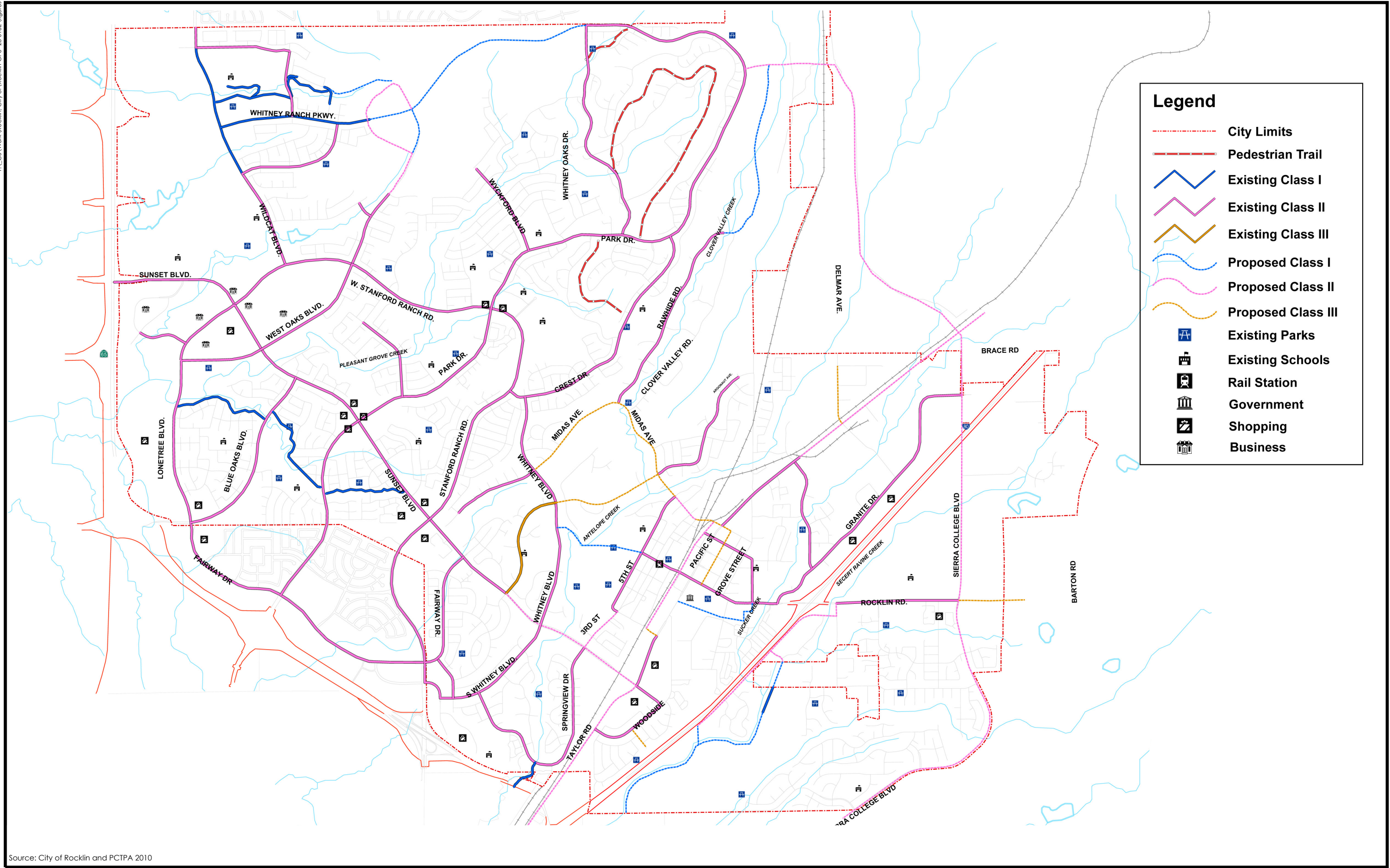
- ARTERIAL
- - - FUTURE ARTERIAL
- COLLECTOR
- - - FUTURE COLLECTOR
- FREEWAY
- FREEWAY RAMP

Source: DKS Associates Transportation Solutions, 2009

NO SCALE



Figure 3.0-7
Planning Area Circulation System



Legend

- - - City Limits
- - - Pedestrian Trail
- Existing Class I
- Existing Class II
- Existing Class III
- - - Proposed Class I
- - - Proposed Class II
- - - Proposed Class III
- Existing Parks
- Existing Schools
- Rail Station
- Government
- Shopping
- Business

Source: City of Rocklin and PCTPA 2010

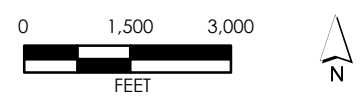
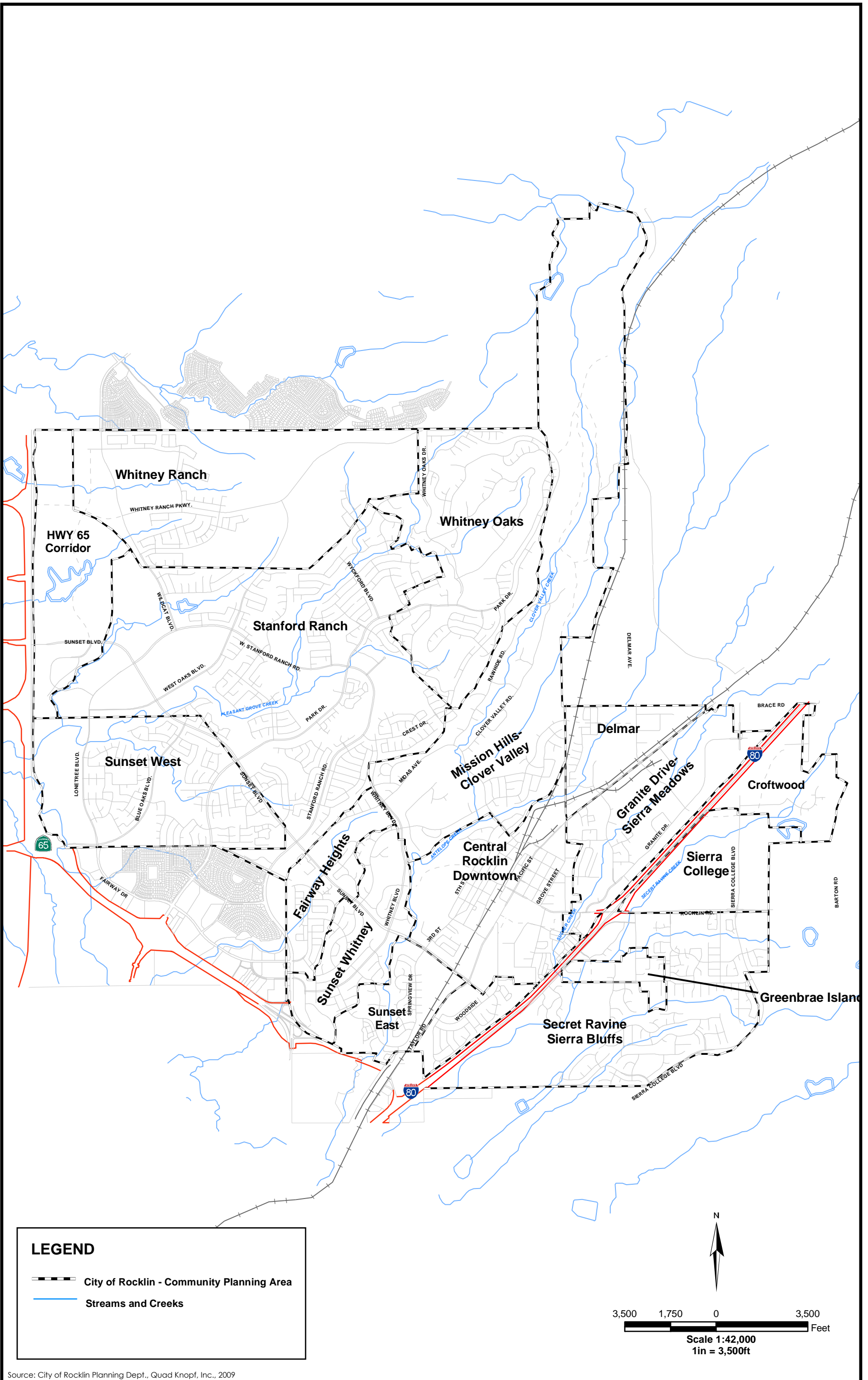


Figure 3.0-8
Bikeway Diagram



Source: City of Rocklin Planning Dept., Quad Knopf, Inc., 2009

Figure 3.0-9
Neighborhood Areas

TABLE 3.0-1
CITY OF ROCKLIN – RESIDENTIAL GROWTH PROJECTION SCENARIOS

Year	Number of Housing Units	Population Projection Assuming 200 DUs per Year	Number of Housing Units	Population Projection Assuming 400 DUs per Year	Number of Housing Units	Population Projection Assuming 600 DUs per Year
	Low Projection	Low Projection	Mid-Range Projection	Mid-Range Projection	High Projection	High Projection
2008 ¹	21,036	53,843	21,036	53,843	21,036	53,843
2010	21,436	55,734	21,836	56,774	22,236	57,814
2015	22,436	58,334	23,836	61,974	25,236	65,614
2020	23,436	60,934	25,836	67,174	28,236	73,414
2025	24,436	63,534	27,836	72,374	29,283 ²	76,136
2030	25,436	66,134	29,283 ³	76,136		
2035	26,436	68,734				
Buildout	29,283	76,136				

Source: City of Rocklin 2008, Land Use Element Table 4-3A

Notes:

¹ 2008 base figures for population and housing are derived from California Department of Finance (DOF) E-5 Report "City/County Population and Housing Estimates," January 2008.

² Residential buildout would occur in 2021.

³ Residential buildout would occur in 2028.

Non-Residential Buildout: General Plan Update Table 4-3B provides an estimate of the retail, office, and industrial growth expected in the city. **Table 3.0-2** presents the non-residential development in the City of Rocklin between 2008 and buildout.

In order to project buildout of non-residential development, the City estimated the annual average absorption rate (historic) for each land use category based on an annual average of the actual growth that has occurred between 1992 and 2008. The time frame selected includes both slow and high growth cycles and is therefore considered a reasonable estimate for purposes of these projections.

The historic average annual growth for non-residential development between 1992 and 2008 is as follows:

- Retail – 140,975 square feet per year
- Office – 54,931 square feet per year
- Industrial – 72,076 square feet per year

Based on the assumption that non-residential development absorption in Rocklin will continue to occur at rates that are similar to the trends shown above, buildout of non-residential development, particularly retail and office uses, is anticipated to occur well beyond the General Plan horizon year of 2030. In contrast, buildout of residential development within the city is

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anticipated to occur by the year 2021 under the high residential growth scenario or 2028 under the mid-range scenario.

However, it should be noted that the development of key non-residential growth catalysts (i.e., the recently completed construction of an interchange at SR 65/Sunset Boulevard and improvements to the freeway interchange at Sierra College Boulevard/I-80, and the pending construction of an interchange at SR 65/Whitney Ranch Parkway) is likely to generate accelerated absorption of retail and office land uses in the vicinity of those facilities at the time the improvements are completed. The effect of those growth catalysts on non-residential absorption rates has not been factored into the data presented in **Table 3.0-2**; therefore, the data in the table should be considered as conservative estimates.

**TABLE 3.0-2
CITY OF ROCKLIN – NON-RESIDENTIAL GROWTH PROJECTION SCENARIOS**

Land Use	1992	2008	2030	Buildout
Retail & Commercial Centers	819,000 sq. ft.	3,074,600 sq. ft.	6,176,050 sq. ft.	8,893,700 sq. ft.
Office	188,000 sq. ft.	1,066,900 sq. ft.	2,275,748 sq. ft.	7,043,300 sq. ft.
Industrial	1,890,000 sq. ft.	3,053,300 sq. ft.	4,652,832 sq. ft.	5,099,000 sq. ft.
Total	2,897,000 sq. ft.	7,194,800 sq. ft.	13,104,630 sq. ft.	21,036,000 sq. ft.

Source: City of Rocklin 2008, Table 4-3B, page 4A-13

3.4 SIXTH AMENDMENT TO THE REDEVELOPMENT PLAN

PROJECT OBJECTIVES

The proposed Sixth Amendment to the Redevelopment Plan would:

- Increase the limitation on the amount of tax increment that may be allocated to the Agency from the Original Area from \$87.4 million to \$500 million;
- Increase the limit on the principal amount of bonded indebtedness secured by tax increment revenue that may be outstanding at any time from the current limit of \$27 million in the Original Area and \$30 million in the Amendment Area to a combined limit of \$310 million; and
- Extend the time limit for the commencement of eminent domain proceedings to acquire non-residential property for up to 12 years for the Redevelopment Project Area.

REDEVELOPMENT OBJECTIVES AND PROGRAMS

Redevelopment Plan Goals and Strategies

Because of the long-term nature of the Redevelopment Plan and the need to retain flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities as they arise, the Redevelopment Plan does not present a precise plan for the redevelopment, rehabilitation, and revitalization of the Redevelopment Project Area but represents a process and a basic framework within which specific projects have been established to achieve solutions that will eliminate remaining blight.

The Redevelopment Plan contains the following program goals and strategies to be pursued and accomplished, subject to and consistent with the City's General Plan, as amended from time to time:

- A. The elimination of environmental deficiencies in the Redevelopment Project Area, including, among others, small and irregular lots, incompatible and uneconomic land uses, obsolete and aged building types and land uses, and inadequate or deteriorated public improvements and facilities.
- B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Redevelopment Project Area.
- C. The replanning, redesign, and development of undeveloped areas that are stagnant or improperly utilized.
- D. The strengthening of retail and other commercial functions in the downtown area.
- E. The provision of opportunities for participation by owners and tenants in the revitalization of their properties.
- F. The strengthening, expansion, and diversification of the economic and employment base of the Redevelopment Project Area and the community by the installation of needed site improvements to stimulate new commercial and light industrial expansion, employment, and economic growth, and through the facilitation of more year-round employment opportunities.
- G. The provision of adequate land for parking and open space.
- H. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Redevelopment Project Area.
- I. The increase, improvement, and/or preservation of the city's supply of housing for low- and moderate-income persons, through rehabilitation, reconstruction, new construction, and other programs.
- J. The creation/enhancement of recreational and cultural opportunities available to the residents of the Redevelopment Project Area and the city.

Generally Authorized Redevelopment Programs and Activities

The Redevelopment Plan authorizes the following programs and activities in order to implement the above goals and objectives:

- A. The acquisition of certain real property;
- B. The demolition or removal of certain buildings and improvements;
- C. Providing for participation by owners and tenants of properties presently located in the Redevelopment Project Area and the extension of preferences to business occupants desiring to remain or relocate within the redeveloped Redevelopment Project Area;

3.0 PROJECT DESCRIPTION

- D. The management of any property acquired by and under the ownership and control of the Agency;
- E. Providing relocation assistance to displaced Project Area occupants;
- F. The installation, construction, or reconstruction of streets, utilities, and other public improvements and facilities;
- G. The disposition of property for uses in accordance with the Redevelopment Plan;
- H. The redevelopment of land by private enterprise or public agencies for uses in accordance with the Redevelopment Plan;
- I. The rehabilitation of structures and improvements by present owners, their successors, and the Agency; and
- J. The assembly of adequate sites for the development and construction of residential, commercial, light industrial, and public facilities.

Redevelopment activities are intended to eliminate blighting conditions and stimulate and promote new development and redevelopment consistent with the uses permitted by the City's General Plan and adopted land use policies, as they may be amended. The Sixth Amendment will provide the Agency with the financial and administrative resources necessary to continue assisting projects that implement its program of blight elimination within the Redevelopment Project Area. The extended time and financial limits authorized by the Sixth Amendment may foster and encourage new development, as it is permitted under the City's General Plan, that might not occur without the Sixth Amendment or may occur faster than had the Sixth Amendment not been adopted.

3.5 CLIMATE ACTION PLAN

In addition to the activities identified above, the City has developed a Climate Action Plan (CAP) in concert with the General Plan Update to address climate change and identify greenhouse gas (GHG) emission reduction measures. While the General Plan Update goals, policies, and action steps include GHG emission reduction measures, the CAP is intended to be updated on a more frequent basis than the General Plan, ensuring that implementation of City efforts to reduce GHG emissions are in compliance with current regulation. The CAP includes the following components:

- Quantification of existing and projected future inventory of GHG emissions.
- Establishment of targets for GHG emissions reductions.
- Identification of GHG emissions reduction measures, including state measures.
- Monitoring of effectiveness of GHG emissions reduction measures.

3.6 SUBSEQUENT ACTIVITIES AND DEVELOPMENT IN THE CITY

After the adoption of the updated General Plan by the City of Rocklin, all subsequent activities and development within the city will be subject to the policies set forth in the new General Plan, the Redevelopment Plan, and the Climate Action Plan. Some of the activities include residential

or mixed-use developments that would be subject to tentative map and design review approval. All commercial, office, and industrial uses would be subject to entitlements such as tentative map, design review, and use permit approval. Other public activities such as public uses including parks, roadway improvements, and infrastructure, including drainage, sewer, and water, are required to coordinate with the Rocklin General Plan Update. Additional actions anticipated to occur subsequent to adoption of the General Plan Update are listed below.

3.7 APPLICATION OF THE CLIMATE ACTION PLAN TO FUTURE CEQA REVIEWS AND SPECIFIC PROJECTS

One of the objectives of the proposed project is to adopt a CAP that satisfies the requirements of AB 32 and the AB 32 Scoping Plan. Section 15183.5 of the CEQA Guidelines sets forth standards for using a greenhouse gas reduction plan to address the greenhouse gas emissions of specific projects. Under this guideline, compliance with the CAP can be used in appropriate situations to determine the significance of a project's effects relating to greenhouse gas emissions, thus providing streamlined CEQA analysis of future projects that are consistent with the approved CAP.

CEQA Guidelines Section 15183.5(b) reads as follows:

(b) Plans for the Reduction of Greenhouse Gas Emissions. Public agencies may choose to analyze and mitigate significant greenhouse gas emissions in a plan for the reduction of greenhouse gas emissions or similar document. A plan to reduce greenhouse gas emissions may be used in a cumulative impacts analysis as set forth below. Pursuant to sections 15064(h)(3) and 15130(d), a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if the project complies with the requirements in a previously adopted plan or mitigation program under specified circumstances.

- (1) Plan Elements. A plan for the reduction of greenhouse gas emissions should:
- (A) Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;
 - (B) Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;
 - (C) Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;
 - (D) Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;

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- (E) Establish a mechanism to monitor the plan's progress towards achieving the level and to require amendment if the plan is not achieving specified levels;
 - (F) Be adopted in a public process following environmental review.
- (2) Use with Later Activities. A plan for the reduction of greenhouse gas emissions, once adopted following certification of an EIR or adoption of an environmental document, may be used in the cumulative impacts analysis of later projects. An environmental document that relies on a greenhouse gas reduction plan for a cumulative impacts analysis must identify those requirements specified in the plan that apply to the project, and, if those requirements are not otherwise binding and enforceable, incorporate those requirements as mitigation measures applicable to the project. If there is substantial evidence that the effects of a particular project may be cumulatively considerable, notwithstanding the project's compliance with the specified requirements in the plan for the reduction of greenhouse gas emissions, an EIR must be prepared for the project.

The components of the CAP and the appendices that support the CAP comply with these provisions by providing a quantified inventory of greenhouse gas emissions and by providing a level based on substantial evidence below which activities subject to the plan will not make a cumulatively considerable contribution to greenhouse gas impacts. That level is based on the State's AB 32 goals. The CAP also identifies and analyzes the emissions associated with specific actions and sets forth performance standards to achieve the specified emissions goals. The analysis in the CAP demonstrates that this level would be achieved by these measures.

The City intends to streamline the environmental review of future projects by determining project consistency/compliance with the implementation of the CAP. Consistent with the CEQA Guidelines, projects that can provide this demonstration would be determined to have a less than significant individual and cumulative impact for greenhouse gas emissions. In some cases, projects may not be able to demonstrate complete consistency/compliance with the CAP, thus resulting in a potential determination of a significant impact on greenhouse gas emissions that could require preparation of an EIR to analyze the project's impacts and possible mitigation.

3.8 REGULATORY REQUIREMENTS, PERMITS, AND APPROVALS

This EIR may be used for the following direct and indirect actions:

GENERAL PLAN UPDATE ADOPTION

The City of Rocklin General Plan will be presented to the City of Rocklin Planning Commission for review, comment, and recommendations. The City of Rocklin City Council, as the City's legislative body, is the approving authority for the City of Rocklin General Plan. In order to adopt the General Plan Update, the City Council would have to take the following actions:

- Certification of the City of Rocklin General Plan Update EIR.
- Adoption of required findings for the above actions, including required findings under CEQA Guidelines Sections 15090, 15091, and 15093.
- Adoption of the City of Rocklin General Plan Update.

ADOPTION OF SIXTH AMENDMENT TO REDEVELOPMENT PLAN

This EIR also serves as the CEQA compliance document for the Sixth Amendment to the Redevelopment Plan for the Redevelopment Project Area. Prior to the adoption of the Sixth Amendment by the City Council, the Agency would have to certify this EIR as a responsible agency.

ADOPTION OF CLIMATE ACTION PLAN

This EIR also serves as the CEQA compliance document for the Climate Action Plan. Prior to the adoption of the Climate Action by the City Council, the City Council would have to certify this EIR.

INTENDED USE OF THE EIR

This EIR provides a programmatic environmental review of implementation of the proposed project. Subsequent activities under the General Plan will use this EIR as the basis in determining whether the later activity may have any significant effects and to focus the environmental review of the subsequent activity. The conclusions of this EIR can be incorporated where factors apply to the program as a whole.

Following adoption of the General Plan and certification of the EIR by the City Council, all subsequent activities and development within the city will be guided by the goals and policies set forth in the new General Plan. The City Council is anticipated to conduct the following subsequent activities to implement the General Plan:

- Documents expected to accompany and/or be adopted shortly after the Draft General Plan Update include modifications to the existing Civic Center Area Plan and Front Street Historical Area Master Plan. Other documents anticipated to be adopted include a Downtown Rocklin Plan Regulating Code (i.e., form-based zoning document) and a Downtown Rocklin Plan Implementation Strategy. Modifications to the citywide zoning map and portions of the citywide Zoning Ordinance are also anticipated to ensure consistency between the adopted General Plan Land Use Diagram and citywide zoning regulations.
- Other existing miscellaneous documents may or may not require modification in order to achieve consistency with the General Plan Update. Examples include, but are not limited to, the City's Design Review Criteria, Subdivision Ordinance, Oak Tree Preservation Guidelines, and Transportation Impact Study Guidelines.
- The City may adopt financing programs or fee programs for public infrastructure.
- The City may plan, finance, and construct public infrastructure projects or consider private development requests for infrastructure projects such as roadway improvements consistent with the General Plan Circulation Map, construction of parks, trails, infrastructure improvements (e.g., drainage improvements), other capital improvements, natural resource preservation and/or restoration, and redevelopment and/or revitalization efforts of the City of Rocklin.
- The City may conduct or consider further focused planning studies.

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- The City would consider approval of various private development entitlement requests (e.g., specific plans, master plans, tentative subdivision maps, design review, use permits) that are consistent with the General Plan Update and its Land Use Diagram.

This EIR will also serve as the CEQA compliance document for subsequent actions by the Agency in furtherance of the Redevelopment Plan, as amended by the Sixth Amendment, as well as the Climate Action Plan.

This EIR will be used in the approval of any of the following redevelopment project implementation activities that may be necessary: approval of disposition and development agreements; approval of owner participation agreements; approval and funding of public facilities and improvements projects; sale of tax increment and/or other bonds, certificates of participation, and other forms of indebtedness; acquisition and demolition of property; rehabilitation of property; relocation of displaced occupants; approval of development plans, including zoning and other variances and conditional use permits, including those for low- and moderate-income housing units; and issuance of permits and other approvals necessary for implementation of the Redevelopment Plan.

OTHER GOVERNMENTAL AGENCY APPROVALS

Additional subsequent approvals and permits that may be required from local, regional, state, and federal agencies in the processing of subsequent development permits include, but are not limited to, the following:

- Placer County Local Agency Formation Commission (LAFCo) approval of future requests to annex land into the city. LAFCo must also approve the formation, reorganization, incorporation, or consolidation of special districts that provide services within the city.
- Placer County Air Pollution Control District (APCD) approval of dust control plans and other permits for subsequent projects.
- California Department of Transportation (Caltrans) approval of improvements and/or funding for future improvements on Interstate 80 or State Route 65.
- Extension of service and/or expansion of infrastructure facilities by area service districts (Placer County Water Agency, South Placer Municipal Utility District, Rocklin Unified School District, Loomis Union School District, Placer Union High School District).
- State Office of Historic Preservation (SHPO) consultation for impacts to historic or cultural resources.
- California Department of Fish and Game (CDFG) approval of potential future streambed alteration agreements, pursuant to the Fish and Game Code. Approval of any future potential take of state-listed wildlife and plant species covered under the California Endangered Species Act.
- Central Valley Regional Water Quality Control Board (RWQCB) and State Water Resources Control Board (SWRCB) review and/or approval of any activity impacting Planning Area water features, pursuant to the California Clean Water Act and RWQCB standards.

- U.S. Army Corps of Engineers (USACE) approval of any future wetland fill activities, pursuant to the federal Clean Water Act.
- U.S. Fish and Wildlife Service (USFWS) approvals involving any future potential take of federally listed wildlife and plant species and their habitats covered under the federal Endangered Species Act.
- U.S. Environmental Protection Agency (EPA) concurrence with Section 404 of the Clean Water Act permit.

This EIR will be used by the following public agencies and boards in the approval of implementation activities under the Redevelopment Plan, as amended by the Sixth Amendment:

- City Council of the City of Rocklin
- Board of the Redevelopment Agency of the City of Rocklin
- Planning Commission of the City of Rocklin
- Rocklin Redevelopment Citizens Advisory Committee
- All departments in the City of Rocklin that must approve implementation activities undertaken in accordance with the Redevelopment Plan
- All other public agencies that may approve implementation activities undertaken in accordance with the Redevelopment Plan

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REFERENCES

California Department of Finance (DOF), Demographic Research Department. 2008. *E-1 City/County Population Estimates, 2008*. http://www.dof.ca.gov/research/demographic/reports/estimates/e-1_2006-07/ (accessed September 25, 2008).

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