



MEMORANDUM

DATE: October 17, 2017

TO: Planning Commissioners

FROM: David Mohlenbrok, Environmental Services Manager

RE: Blue Memo for October 17, 2017 Planning Commission Agenda Packet, Agenda Item 9, Villages at Civic Center – Rocklin Civic Center General Development Plan Amendment – California Environmental Quality Act (CEQA) Review and Public Correspondence

Subsequent to the distribution of the agenda packet for the October 17, 2017 Planning Commission meeting, it was determined that it would be more appropriate to rely on the Villages at Civic Center project's previously approved Mitigated Negative Declaration (MND) for the Villages at Civic Center – Rocklin Civic Center General Development Plan Amendment project (Agenda Item 9). The discussion below summarizes staff's evaluation of being able to rely upon the previously approved MND, and the full analysis is provided as Attachment 1.

DISCUSSION

The potential environmental impacts of the Villages at Civic Center project were analyzed as required by CEQA in an Initial Study/Mitigated Negative Declaration (MND) of Environmental Impacts which was previously approved by the Rocklin City Council acting as the lead agency through Resolution 2005-306. All of the potentially significant environmental impacts of the proposed project identified in the MND were mitigated to a less than significant level. Once a project has been approved, the lead agency's role in project approvals is completed, unless further discretionary approval on that project is required. In this case, because the project's General Development Plan Amendment request is a further discretionary approval, the City must examine the adequacy of the prior environmental review.

Public Resources Code section 21166 (CEQA Statute) and Section 15162 (CEQA Guidelines) provide the framework for analysis of the adequacy of prior environmental review of a

subsequent project. The questions that must be addressed when making a determination of whether further environmental review would be necessary are as follows:

1) Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, will substantial changes represented by the current project result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified significant impact?

2) Are There Any New Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, have there been substantial changes to the project site or vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental document, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental document or that substantially increase the severity of a previously identified impact?

3) Is There Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, is there new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was adopted as complete that is now available requiring an update to the analysis of the previous environmental document to verify that the environmental conclusions and mitigations remain valid? If the new information shows that:

- (A) The project will have one or more significant effects not discussed in the prior environmental documents; or
- (B) That significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or
- (C) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) That mitigation measures or alternative which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, then the preparation of a subsequent or supplemental EIR would be required.

If the additional analysis completed finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified

environmental impacts are not found to be more severe, or additional mitigation is not necessary, then no additional environmental documentation (supplemental or subsequent EIR or subsequent negative declaration) is required.

In this instance, the changes proposed by the Villages at Civic Center – Rocklin Civic Center General Development Plan Amendment will: 1) allow for greater flexibility in the design of the project through the removal of a requirement for 50% of the units to be single story, 2) clarify under the RD-8 development standard that the lot size is a minimum of 1,200 square feet (not a maximum), and 3) require driveways to have a maximum length of 5 feet or not less than 18 feet (instead of 20 feet). These changes involve the same project area and development footprint as was previously reviewed and analyzed in the Villages at Civic Center MND but do not result in new significant impacts or the substantial increase in the severity of a previously identified significant impact, and the response to question 1) above is in the negative.

In this instance, there have been no substantial changes to the project site or vicinity which have occurred subsequent to the prior environmental document which could result in the current project having new significant environmental impacts or that substantially increase the severity of a previously identified impact and the response to question 2) above is in the negative.

In this instance, there is no new information of substantial importance which was not known and could not have been known at the time the previous environmental document was adopted and the response to question 3) above is in the negative.

In summary, the analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the requested amendments to the Villages at Civic Center General Development Plan do not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.

To reflect the above analysis in the draft resolution of approval for the Rocklin Civic Center General Development Plan Amendment, staff recommends the following revision to Section 1., subsection A. Previous language is indicated with strikeout and proposed language is indicated with underline.

A. ~~The proposed revisions to the Villages at Civic Center – Rocklin Civic Center General Development Plan are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3) and 15378 of the State CEQA Guidelines.~~

The proposed Villages at Civic Center – Rocklin Civic Center project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Villages at Civic Center Initial Study/Mitigated Negative Declaration

of Environmental Impacts (MND), approved and certified by City Council Resolution No. 2005-306. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Villages at Civic Center – Rocklin Civic Center General Development Plan Amendment project is required, nor should be conducted, since the Villages at Civic Center – Rocklin Civic Center General Development Plan Amendment is within the scope of the Villages at Civic Center MND which adequately describe these activities for purposes of CEQA for the following reasons:

i) No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from the Villages at Civic Center – Rocklin Civic Center project;

ii) No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

iii) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:

a) That the project will have one or more significant effects not discussed in the previous MND;

b) That significant effects previously examined will be substantially more severe than shown in the previous MND;

c) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

d) That mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

Public correspondence received for this project is provided as Attachment 2.

ATTACHMENT 1
VILLAGES AT CIVIC CENTER – ROCKLIN CIVIC CENTER
GENERAL DEVELOPMENT PLAN 15162 ANALYSIS

Villages at Civic Center – Rocklin Civic Center
General Development Plan Amendment – 15162 Analysis

PROJECT DESCRIPTION:

The Villages at Civic Center – Rocklin Civic Center General Development Plan Amendment project consists of a request for approval of an Ordinance amending the Rocklin Civic Center General Development Plan, Ordinances 745 and 899, to modify certain development standards applicable within the PD-8 zone district of the Civic Center General Development Plan.

PRIOR ENVIRONMENTAL REVIEW:

In 2005, a Mitigated Negative Declaration (MND) for the Villages at Civic Center was approved per City Council Resolution 2005-306. Project specific analysis was conducted and potential impacts of the Villages at Civic Center project including a general development plan amendment were identified in the MND document, and all of the potentially significant environmental impacts of the proposed project identified in the MND were mitigated to a less than significant level.

RELIANCE ON PRIOR ENVIRONMENTAL REVIEW:

The potential environmental impacts of the Villages at Civic Center project including the general development plan amendment proposed as a part of that project were analyzed as required by the California Environmental Quality Act (CEQA) in an Initial Study/Mitigated Negative Declaration which was previously approved by the Rocklin City Council acting as the lead agency through Resolution 2005-306. Once a project has been approved, the lead agency's role in project approvals is completed, unless further discretionary approval on that project is required. In this case, because the Villages at Civic Center project is now requesting a second Rocklin Civic Center General Development Plan Amendment and further discretionary approval, the City must examine the adequacy of the prior environmental review.

Public Resources Code section 21166 (CEQA Statute) and Section 15162 (CEQA Guidelines) provide the framework for analysis of the adequacy of prior environmental review of a subsequent project. The questions that must be addressed when making a determination of whether further environmental review would be necessary are as follows:

1) Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, will substantial changes represented by the current project result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified significant impact?

2) Are There Any New Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, have there been substantial changes to the project site or vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental document, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental document or that substantially increase the severity of a previously identified impact?

3) Is There Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, is there new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was adopted as complete that is now available requiring an update to the analysis of the previous environmental document to verify that the environmental conclusions and mitigations remain valid? If the new information shows that:

- (A) The project will have one or more significant effects not discussed in the prior environmental documents; or
- (B) That significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or
- (C) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) That mitigation measures or alternative which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the

mitigation measure or alternative, then the preparation of a subsequent or supplemental EIR would be required.

If the additional analysis completed finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or additional mitigation is not necessary, then no additional environmental documentation (supplemental or subsequent EIR or subsequent negative declaration) is required.

COMPARISON OF THE PREVIOUSLY APPROVED VILLAGES AT CIVIC CENTER - ROCKLIN CIVIC CENTER GENERAL DEVELOPMENT PLAN TO THE PROPOSED AMENDMENTS TO THE ROCKLIN CIVIC CENTER GENERAL DEVELOPMENT PLAN:

The adopted Villages at Civic Center MND addressed the development of the Villages at Civic Center project as follows:

- A Tentative Subdivision Map (SD-2004-08) to subdivide approximately 12.45 gross acres into 11 single family residential lots, 54 residential townhome lots, and 6 lots for circulation, recreational facilities, landscaping and open space/conservation area;
- An Oak Tree Preservation Plan (TRE-2004-58) to allow the removal of up to 26 oak trees;
- A Design Review (DR-2004-35) to contemplate the building design, layout, and associated landscaping and parking of the attached unit products, and
- A General Development Plan Amendment (PDG-2004-05) to modify development standards applicable to the RD-8 zone within the Civic Center General Development Plan to accommodate the project.

The previously approved Tentative Subdivision Map and Oak Tree Preservation Plan Permit were granted a one year time extension on September 26, 2017 per City Council Resolution 2017-216. The previously approved Design Review entitlement has expired. With the adoption of the City's Architectural Guidelines, the project is now in the Quarry District and both the single family residences and the townhomes are subject to the Guidelines and will require Design Review Approval prior to construction.

The previous Civic Center General Development Plan Amendment was approved via Ordinance 899. However, there are newly proposed amendments to the General Development Plan consisting of the following:

- Remove the requirement under the RD-8 development standards for a maximum of 50% of the units within the overall project area and within a cluster of units to be two stories;

- Clarify under the RD-8 development standard that the lot size is a minimum of 1,200 square feet (not a maximum), and
- Require driveways to have a maximum length of 5 feet or be not less than 18 feet (instead of 20 feet).

The Villages at Civic Center – Rocklin Civic Center General Development Plan Amendment affects the same land area that was previously considered and analyzed. The proposed changes reflect modifications to development standards to the RD-8 Zone of the Civic Center General Development Plan to allow greater flexibility for home designs. These changes are analyzed below.

IMPACT ANALYSIS:

- 1) Aesthetics – the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any change to the type, density, or intensity of development for existing or potential future developments in the RD-8 zone district beyond what was previously anticipated , with the exception that there may be more two story units. Development projects, including potential additional two story units is consistent with the surrounding existing and anticipated development and does not include any aspects that would introduce new aesthetic impacts.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant aesthetic impacts or substantially more severe aesthetic impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant aesthetic impacts or substantially more severe aesthetic impacts, and there is no new information requiring new analysis or verification. The analysis of aesthetics impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 2) Agricultural Resources – the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment affect the development standards applicable to the RD-8 zone of the Civic Center General Development Plan, areas that designated as urban and built up land and are not located within or adjacent to land in productive agriculture or lands zoned for agricultural uses or timberland production. The proposed changes to the development standards do not introduce any new agricultural resources impacts.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the

anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant agricultural resources impacts or substantially more severe agricultural resources impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant agricultural resources impacts or substantially more severe agricultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of agricultural resources impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 3) Air Quality - the development standard changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will result in similar construction and operational air quality emissions as was previously anticipated as it will not result in any changes in the number of dwelling units or associated vehicle trips generated by existing or potential future developments in the RD-8 zone district.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant air quality impacts or substantially more severe air quality impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant air quality impacts or substantially more severe air quality impacts, and there is no new information requiring new analysis or verification. The analysis of air quality impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 4) Biological Resources - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will result in development in the same footprint area for existing and potential future development in the RD-8 zone district as was previously analyzed and approved.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant biological resources impacts or substantially more severe biological resources impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant biological resources impacts or substantially more severe biological resources impacts, and there is no new information requiring new analysis or verification. The analysis of biological resources impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center -

Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 5) Cultural Resources - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will result in development in the same footprint area for existing or potential future development in the RD-8 zone district as was previously analyzed and approved.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant cultural resources impacts or substantially more severe cultural resources impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant cultural resources impacts or substantially more severe cultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of cultural resources impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 6) Geology and Soils - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the footprint, density or intensity of development in the RD-8 zone district beyond what was anticipated by the Villages at Civic Center MND. All development within the City, including development under the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, is subject to compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code which will reduce any potential geology and soils impacts to a less than significant level.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant geology and soils impacts or substantially more severe geology and soils impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant geology and soils impacts or substantially more severe geology and soils impacts, and there is no new information requiring new analysis or verification. The analysis of geology and soils impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 7) Greenhouse Gas Emissions - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any

construction or operational air quality/greenhouse gas emissions for any existing or potential future development in the RD-8 zone district. The Villages at Civic Center MND was prepared and adopted prior to the requirement to address greenhouse gas emissions in CEQA documents. However, the proposed modifications to the RD-8 development standards of the Civic Center General Development Plan do not change how greenhouse gas emissions would be addressed as a part of the environmental analysis prepared for any future development proposals; therefore the Villages at Civic Center MND is applicable to the proposed General Development Plan Amendment, and no further analysis is required.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts, and there is no new information requiring new analysis or verification. The analysis of greenhouse gas emissions impacts above is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 8) Hazards and Hazardous Materials - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the footprint, density, or intensity of any existing or potential future development in the RD-8 zone district beyond what was anticipated with the original Villages at Civic Center MND. All development within the City, including development under the Villages at Civic Center – Rocklin Civic Center General Development Plan Amendment, is subject to 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 which will reduce any hazardous materials management and environmental protection impacts to a less than significant level.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant hazards and hazardous materials impacts or substantially more severe hazards and hazardous materials impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant hazards and hazardous materials impacts or substantially more hazards and hazardous materials impacts, and there is no new information requiring new analysis or verification. The analysis of hazards and hazardous materials impacts within the Villages at

Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 9) Hydrology and Water Quality - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the footprint, density, or intensity of any existing or potential future development in the RD-8 zone district beyond what was anticipated with the original Villages at Civic Center MND. All development within the City, including development under the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, is subject to 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 to reduce impacts to hydrology and water quality to a less than significant level.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant hydrology and water quality impacts or substantially more severe hydrology and water quality impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant hydrology and water quality impacts or substantially more hydrology and water quality impacts, and there is no new information requiring new analysis or verification. The analysis of hydrology and water quality impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 10) Land Use and Planning - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the footprint, density, or intensity of any existing or potential future development proposals in the RD-8 zone district beyond what was anticipated with the original Villages at Civic Center MND and is consistent with the City's General Plan and Zoning Ordinance. The implementation of the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment would not physically divide an established community and would result in development that is compatible with nearby existing and anticipated land uses.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant land use and planning impacts or substantially more severe land use and planning impacts that have not already been considered by the prior Villages at

Civic Center MND; there are no new circumstances involving new significant land use and planning impacts or substantially more land use and planning impacts, and there is no new information requiring new analysis or verification. The analysis of land use and planning impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 11) Mineral Resources - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the footprint, density, or intensity of any existing or potential future development proposals in the RD-8 zone district beyond what was anticipated with the original Villages at Civic Center MND. Development associated with the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment would occur on sites that do not contain known mineral resources and the amendment is not anticipated to have a mineral resources impact.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant mineral resources impacts or substantially more severe mineral resources impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant mineral resources impacts or substantially more mineral resources impacts, and there is no new information requiring new analysis or verification. The analysis of mineral resources impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 12) Noise - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the footprint, density, or intensity of any existing or potential future development proposals in the RD-8 zone district beyond what was anticipated with the original Villages at Civic Center MND. Development associated with the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment would be anticipated to generate noise levels similar to those that would occur without the proposed amendment.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant noise impacts or substantially more severe noise impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant noise impacts or substantially more noise impacts, and there is no new information requiring new analysis or verification. The analysis of

noise impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 13) Population and Housing - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the footprint, density, or intensity of any existing or potential new development proposals in the RD-8 zone district beyond what was anticipated with the original Villages at Civic Center MND. Development within the RD-8 zone of the Civic Center General Development Plan would maintain the same number of potential dwelling units as would have been the case without the proposed amendments. The proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment would not introduce unplanned growth or displace substantial numbers of people. In addition the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment is not considered to induce substantial population growth because it results in the same number of dwelling units as was previously contemplated and it affects an area that has already been planned for urban uses.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant population and housing impacts or substantially more severe population and housing impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant population and housing impacts or substantially more population and housing impacts, and there is no new information requiring new analysis or verification. The analysis of population and housing impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 14) Public Services - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the footprint, density, or intensity of any existing or potential future development proposals in the RD-8 zone district beyond what was anticipated with the original Villages at Civic Center MND. Development associated with the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment would not increase the demand for fire protection, police patrol and police services beyond what was previously contemplated, and would not create a need for other public services or facilities.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to

result in new significant public services impacts or substantially more severe public services impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant public services impacts or substantially more public services impacts, and there is no new information requiring new analysis or verification. The analysis of public services impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 15) Transportation/Traffic - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any changes to the foot print, density, or intensity of any existing or potential future development proposals in the RD-8 zone district and will therefore not result in any change in the potential number of automobile trips generated by any existing or potential future developments in the RD-8 zone district beyond what was anticipated with the original Villages at Civic Center MND.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts, and there is no new information requiring new analysis or verification. The analysis of transportation/traffic impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 16) Tribal Cultural Resources – the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any change to the development footprint area for existing or potential future developments than was previously anticipated. While the Villages at Civic Center MND was prepared and adopted prior to the requirement to address tribal cultural resources in CEQA documents, the proposed modifications to the RD-8 development standards of the Civic Center General Development Plan does not impact how tribal cultural resources would be addressed as a part of the environmental analysis prepared for any future development proposals; therefore the Villages at Civic Center MND is applicable to the proposed General Development Plan Amendment, and no further analysis is required.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to

result in new significant impacts to tribal cultural resources or substantially more severe tribal cultural resources impacts; there are no new circumstances involving new significant tribal cultural resources impacts or substantially more severe tribal cultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of tribal cultural resources impacts above is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

- 17) Utilities and Service Systems - the changes contemplated by the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not result in any change to the footprint, density or intensity of any existing or potential future developments in the RD-8 zone district beyond what was previously anticipated. As such, development associated with the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment would not increase the demand for utilities and service systems beyond what was previously contemplated, and would not create a need for other utilities and public services not previously anticipated with the Villages at Civic Center MND.

In conclusion, when comparing the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment to the Villages at Civic Center MND analysis, the anticipated changes associated with the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment as described above are not anticipated to result in new significant utilities and service systems impacts or substantially more severe utilities and service systems impacts that have not already been considered by the prior Villages at Civic Center MND; there are no new circumstances involving new significant utilities and service systems impacts or substantially more utilities and service systems impacts, and there is no new information requiring new analysis or verification. The analysis of utilities and service systems impacts within the Villages at Civic Center MND is applicable to the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment, and no further analysis is required.

CONCLUSION:

The Villages at Civic Center MND evaluated the potential environmental impacts of the implementation of the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment which will not change the project area or dwelling unit count of any existing or potential future projects. Because the Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment will not change the density, intensity, or location of development within the Civic Center General Development Plan area from what was originally anticipated, and existing or potential future development under the amended general development plan would continue to be consistent with the surrounding existing and anticipated development and does not include any aspects that would introduce new or increased environmental impacts, it was determined that the prior MND would be appropriate

to rely upon for purposes of CEQA compliance. Based on the analysis provided above, no new significant environmental impacts would occur and no substantial increases in the severity of previously identified significant effects would be anticipated. None of the conditions described in CEQA Guidelines sections 15162, 15163 and 15164 calling for the preparation of a supplement, subsequent or addendum to a negative declaration or EIR are present, and therefore, no subsequent or EIR or supplemental EIR or addendum to an EIR is required pursuant to CEQA.

In summary, the analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the proposed Villages at Civic Center - Rocklin Civic Center General Development Plan Amendment project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.

ATTACHMENT 2
PUBLIC CORRESPONDENCE

October 17, 2017

Dara Dungworth,
Senior Planner

Re: Villages
Planning Commission Hearing

Dear Dara,

In 1991 the City Council realized the 100 + acres located south of Rocklin Road and east of Pacific Street was indeed unique and authorized the completion of the Rocklin Civic Center Plan, (RCCP).

The following is found in the Villages Staff Report.

“The requested modifications would make the Rocklin Civic Center Plan more consistent with other similar zone districts throughout the City; encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin;”

1. Please provide a list of zone districts staff found to be similar to the area mentioned in the RCCP.
2. The understand of how human activity adversely impacts our environment has increased considerably since this project was approved. Has staff determined, **as a matter of fact**, that an EIR based on information at least 12 years old is absolutely valid?
3. If not, please explain why an updated EIR is not in the public's best interest.

Sincerely

Gordon R. Havens
4035 Kannasto St.
Rocklin CA95677