



## AGENDA

### REGULAR MEETINGS OF THE ROCKLIN CITY COUNCIL, ROCKLIN PUBLIC FINANCING AUTHORITY AND SUCCESSOR AGENCY

**April 10, 2018**

**TIME: 6:00 PM**

**PLACE: Council Chambers, 3970 Rocklin Road**

**[www.rocklin.ca.us](http://www.rocklin.ca.us)**

#### MEETING PROCEDURES AND STANDARDS OF DECORUM

For items listed on the agenda, any person may address the City Council at the time the item is considered. Speakers are requested to restrict their comments to the item as it appears on the agenda and stay within the required five minute time limit, unless the time is adjusted by the Mayor.

For items not listed on the agenda, any person may do so under "Citizens Addressing the City Council." Speakers are limited to five minutes and the item must be under the jurisdiction of the Rocklin City Council. As a reminder, the Brown Act does not permit the Council to take action on items brought up under "Citizens Addressing the City Council."

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

Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record. Time will be monitored on the lectern. When the time reaches zero, please be seated.

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

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

#### WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the City Council, Public Financing Authority or Successor Agency less than 72 hours before this meeting is available for inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the council meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5588.

## AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public meeting and public hearing processes, including receiving notices, agendas, and other writings in appropriate alternative formats, please contact our office at (916) 625-5588 well in advance of the public meeting or public hearing you wish to attend so that we may make every reasonable effort to accommodate you.

## ELECTRONIC PRESENTATIONS

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

## POSTING OF AGENDA

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

## AGENDA

### INTRODUCTION

1. Meeting called to order at
2. Pledge of Allegiance
3. Roll Call:
  - A. Councilmembers:
  - B. City Personnel:
  - C. Commissioners:

### CITIZENS ADDRESSING THE CITY COUNCIL

Members of the public may address the City Council at this time on any item of business of interest to the public that is not on the agenda. Speakers are limited to five minutes unless the time is extended by the presiding officer. Council members may briefly respond to statements made or questions asked by a speaker, but may not make any decisions or take action on any item not on the agenda. Although not required, it is appreciated if speakers provide their name and city of residence.

4. NAME AND CITY



## COUNCIL REPORTS

5. Reports from Boards, Committees, and Commissions (Verbal)

## AGENDA REVIEW

6. Agenda Modifications

## CONSENT CALENDAR

The following routine matters can be acted upon by one motion. Individual items may be removed by the Council for separate discussion. The title is deemed to be read and further reading waived of any ordinance listed on the Consent Calendar for introduction or adoption.

7. [City Council, Public Financing Authority & Successor Agency Meeting Minutes of March 27, 2018](#)
8. [Quarterly Building Report](#)
9. [Adoption of Ordinance of the City Council of the City of Rocklin Re-Enacting Chapter 3.34 of the Rocklin Municipal Code Relating to Park Maintenance and Development Fund](#)

Staff Presentation by Karen Garner

10. [Resolution of the City Council of the City of Rocklin in Support of California Assembly Bill 2596](#)
11. [Resolution of the City Council Amending Resolution 2018-30 and Fixing the Employer Contribution at an Equal Amount for Employees and Annuitants Under the Public Employees' Medical Hospital Act](#)

Staff Presentation by Michael Green

12. [Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization \(004 Police\) \(014 Public Safety Managers\)](#)
  - A. [Resolution of the City Council of the City of Rocklin Electing to Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization \(004 Police\)](#)
  - B. [Resolution of the City Council of the City of Rocklin Electing to Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization \(014 Public Safety Managers\)](#)

Staff Presentation by Michael Green

13. [Resolution of the City Council of the City of Rocklin Rescinding Resolution No. 2002-211 and Establishing Compensation for Members of City Commissions](#)

Staff Presentation by Barbara Ivanusich

14. [Resolution of the City Council of the City of Rocklin Ratifying an Amendment to Construction Cooperation and Reimbursement Agreement with the City of Rocklin for Sewer Installation \(Lost Avenue Frontage Improvements Project\)](#)

Staff Presentation by Justin Nartker

15. [Resolution of the City Council of the City of Rocklin Adopting a List of Projects for Fiscal Year 2018-19 Funded by SB 1: The Road Repair and Accountability Act of 2017](#)

Staff Presentation by Justin Nartker

## **PUBLIC HEARINGS**

Written Material Introduced Into the Record: Citizens wishing to introduce written material into the record at the public hearing on any item are requested to provide a copy of the written material to the City Clerk prior to the public hearing date so that the material may be distributed to the City Council prior to the public hearing.

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

16. [Community Development Block Grant \(CDBG\) Program Funds](#)

The City of Rocklin is currently planning for the use of fiscal year 2018-19 Community Development Block Grant (CDBG) program funds. CDBG funds are made available to the City as an entitlement authorized by the Housing and Community Development Act of 1974. The City has yet to be notified of its 2018-19 award. The City expects to receive an amount roughly equal to the 2017-18 award of \$253,758. The City of Rocklin is required to submit an annual Action Plan to the federal Department of Housing and Urban Development (HUD). The Action Plan provides information on the needs of low- and moderate-income residents and eligible target areas of the City during the period between July 1, 2018 and June 30, 2019. The Plan also describes the activities that the City will undertake to meet those needs with the limited funding.

Staff Presentation by Laura Webster

17. [CONTINUED FROM MARCH 13, 2018 - CROFTWOOD UNIT #2](#)

This application is a request for approval of a Tentative Subdivision Map and Oak Tree Preservation Plan Permit to create 60 residential lots, and several parcels for open space, landscaping, and storm water detention on approximately 25.5 total acres; and a General Development Plan Amendment to modify the development standards applicable to the site. The subject property is generally located on the west side of Barton Road approximately 0.8 miles north of Rocklin Road and north of the terminus of Lakepointe Drive.

- A. [Move to Introduce, Waive the Full Reading and Read by Title Only, an Ordinance of the City Council of the City of Rocklin Approving an Ordinance Amending the Croftwood Unit #2 General Development Plan \(Ordinance No. 711\) \(Croftwood 2 / PDG-2017-0002\)](#)

Staff Presentation by Bret Finning

18. [Racetrack Subdivision Time Extension](#)

This application is a request for approval of a two-year extension of time for a previously approved project: Racetrack Subdivision (Resolution No. 2016-36) – A Tentative Subdivision Map and Oak Tree Preservation Plan Permit to allow an approximately 3.77-gross-acre site to be divided into 10 single-family residential lots. The project is generally located north and east of the eastern intersection of Racetrack Circle and Racetrack Road, APNs 045-090-003 & 045-090-004.

- A. [Resolution of the City Council of the City of Rocklin Approving a Two-Year Extension for a Tentative Subdivision Map and Oak Tree Preservation Plan Permit \(Racetrack Subdivision Extension/SD2014-0006, TRE2015-0005\)](#)

Staff Presentation by Bret Finning

19. [Granite Terrace Subdivision Time Extension \(3rd\)](#)

This application is a request for approval of a two-year extension of time for the following previously approved entitlements to allow the development of a small lot single family residential subdivision on an approximately 7.87 acre site:

- A Vesting Tentative Subdivision Map and Oak Tree Preservation Plan Permit to create 42 single family residential lots and 16 lots for streets, landscaping, and open space.
- A Design Review to approve the design of single family homes to be constructed on lots with areas less than 6,000 square feet.

The project is generally located at the terminus of Robinson Way behind the Rocklin Elementary School campus. APNs 045-101-044, & 066.

- A. [Resolution of the City Council of the City of Rocklin Approving a Two-Year Extension for a Tentative Subdivision Map, Oak Tree Preservation Plan Permit and Design Review \(Granite Terrace Subdivision Extension/SD-2013-04, TRE-2013-35, and DR-2013-06\)](#)

Staff Presentation by Bret Finning

**REPORTS FROM CITY OFFICIALS/DISCUSSION AND POTENTIAL ACTION ITEMS**

20. [CONTINUED FROM MARCH 27, 2018 - Report on Fire Fuel Reduction Activities](#)

Staff Presentation by William Hack

**FUTURE AGENDA ITEMS**

**FUTURE STRATEGIC PLANNING ITEMS**

**PUBLIC FINANCING AUTHORITY**

21. No Action Required

**CITY COUNCIL ACTING AS SUCCESSOR AGENCY**

22. [Approval of the Sale of Former Union Pacific Railroad Property Along Railroad Avenue to the City of Rocklin by the Successor Agency to the Redevelopment Agency](#)

- A. [Resolution of the Successor Agency to the Redevelopment Agency of the City of Rocklin Approving the Sale of the Former Union Pacific Railroad Property](#)
- B. [Resolution of the City Council of the City of Rocklin Approving and Accepting the Purchase of the Former Union Pacific Railroad Property](#)

Staff Presentation by Steven Rudolph

**ADJOURNMENT**

23. Meeting Adjourned at



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**MINUTES**  
**REGULAR MEETINGS OF THE**  
**ROCKLIN CITY COUNCIL,**  
**ROCKLIN PUBLIC FINANCING AUTHORITY**  
**AND SUCCESSOR AGENCY**

**March 27, 2018**

**TIME: 6:00 PM**

**PLACE: Council Chambers, 3970 Rocklin Road**  
[www.rocklin.ca.us](http://www.rocklin.ca.us)

**INTRODUCTION**

1. The Regular Meeting of the Rocklin City Council, Rocklin Public Financing Authority and Successor Agency convened at 6:01 p.m. Mayor Broadway presiding.
2. Mayor Broadway led the Pledge of Allegiance.
3. Roll Call:
  - A. Councilmembers: Greg Janda, Joe Patterson, Scott Yuill, Mayor Ken Broadway  
  
Jill Gayaldo - Excused
  - B. City Personnel: Ricky A. Horst, City Manager  
Steven Rudolph, City Attorney  
Kim Sarkovich, Administration  
Andy Schiltz, Administration  
Karen Garner, Recreation  
Chad Butler, Police  
Jason Johnson, Central Services  
Matt McClure, Public Services  
Bret Finning, Community Development  
Laura Webster, Community Development  
Michael Young, City Manager's Office  
Sarah Novo, Recreation  
Barbara Ivanusich, City Clerk
  - C. Commissioners: Chris Anderson, Nancy Hartwell, Jaime Richey, Twiana Armstrong-Bryant

**CITIZENS ADDRESSING THE CITY COUNCIL**

4. NAME AND CITY – none.



**COUNCIL REPORTS**

## 5. Reports from Boards, Committees, and Commissions (Verbal)

Councilmember Yuill provided a report on the wall of recognition.

Vice Mayor Patterson reported his and Mayor Broadway's attendance at Fire Shared Services meeting.

Councilmember Janda reported attendance at Pioneer Community Energy meeting.

Mayor Broadway reported attendance at Sacramento Council of Governments and Placer County Transportation Planning Agency meetings.

**AGENDA REVIEW**

## 6. Agenda Modifications

Mayor Broadway continued Item No. 11 to April 10, 2018.

**CONSENT CALENDAR**

7. City Council, Public Financing Authority & Successor Agency Meeting Minutes of March 13, 2018
8. Adopt Ordinance No. 1091 of the City Council of the City of Rocklin Adding Chapter 2.45 to the Rocklin Municipal Code Establishing a Community Recognition Commission
9. Resolution No. 2017-57 of the City Council of the City of Rocklin Approving the Street Name of Adventure Way for the Access Road onto the Quarry Park Adventures
10. Resolution No. 2018-58 of the City Council of the City of Rocklin Accepting the Public Work Known as Whitney Ranch Community Entrance Landscaping (Southwest Corner) Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (SUNSET RANCHOS INVESTORS, LLC)
11. Report on Fire Fuel Reduction Activities – *Continued to April 10, 2018*
12. Resolution No. 2018-59 of the City Council of the City of Rocklin Declaring April 2018 as Child Abuse Prevention Awareness Month in the City of Rocklin
13. Resolution No. 2018-60 of the City Council of the City of Rocklin Recognizing West Nile Virus and Mosquito and Vector Control Awareness Week 2018
14. Resolution No. 2018-61 of the City Council of the City of Rocklin Commending Jaime Richey for her Service on the Parks, Recreation and Arts commission

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15. Resolution No. 2018-62 of the City Council of the City of Rocklin Recognizing the Week of March 4-10, 2018 as Women in Construction (WIC) Week

Motion to approve Item Nos. 7-10 and 12-15 on the Consent Calendar by Councilmember Yuill, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Yuill, Janda, Patterson, Broadway
Noes:	None
Absent:	Gayaldo
Abstain:	None

**SPECIAL PRESENTATIONS**

16. Present Resolution Declaring April 2018 as Child Abuse Prevention Awareness Month
17. Present Resolution Recognizing West Nile Virus and Mosquito and Vector Control Awareness Week 2018
18. Present Resolution Commending Jaime Richey for her Service on the Parks, Recreation and Arts Commission
19. Resolution of the City Council of the City of Rocklin Recognizing the Week of March 4-10, 2018 as Women in Construction (WIC) Week

Mayor Broadway presented recognition resolutions for Item Nos. 16-19.

**RESOLUTIONS**

20. Resolution No. 2018-63 of the City Council of the City of Rocklin Adopting City Council Procedural Rules

Steve Rudolph presented the staff report.

Motion to approve Item No. 20 by Councilmember Patterson, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Patterson, Janda, Yuill, Broadway
Noes:	None
Absent:	Gayaldo
Abstain:	None

21. Resolution No. 2018-64 of the City Council of the City of Rocklin Accepting and Directing the Submittal of the 2017 Housing Element Annual Progress Report to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR)

Laura Webster presented the staff report.

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Motion to approve Item No. 21 by Councilmember Yuill, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Yuill, Janda, Patterson, Broadway
Noes:	None
Absent:	Gayaldo
Abstain:	None

**ORDINANCES**

## 22. Rocklin Firefighter's Union Local 3847

Andy Schiltz presented the staff report.

- A. Adopt Ordinance No. 1092 of the City Council of the City of Rocklin Authorizing an Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System and the City of Rocklin (Local Fire Members in the Rocklin Firefighter's Union Local 3847-Section 20516 Employee Cost Sharing)

Motion to approve Item No. 22.A. by Councilmember Yuill, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Yuill, Janda, Patterson, Broadway
Noes:	None
Absent:	Gayaldo
Abstain:	None

- B. Resolution No. 2018-65 of the City Council of the City of Rocklin Approving an Amendment to Contract Between the Board of Administration California Public Employees' Retirement System and the City of Rocklin (Local Fire Members in the Rocklin Firefighter's Union Local 3847-Section 20516 Employee Cost Sharing)

Motion to approve Item No. 22.B. by Councilmember Yuill, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Yuill, Janda, Patterson, Broadway
Noes:	None
Absent:	Gayaldo
Abstain:	None

- 23. Move to Introduce an Ordinance of the City Council of the City of Rocklin Re-Enacting Chapter 3.34 of the Municipal Code Relating to the Park Maintenance and Development Fund, Waive the Full Reading of the Ordinance, and Continue to the Next Regular Meeting for Adoption.

Karen Garner presented the staff report.

Motion to approve Item No. 23 by Councilmember Yuill, seconded by Councilmember Patterson. Passed by the following vote:

Ayes:	Yuill, Patterson, Janda, Broadway
Noes:	None
Absent:	Gayaldo
Abstain:	None

## **REPORTS FROM CITY OFFICIALS/DISCUSSION AND POTENTIAL ACTION ITEMS**

24. California Public Employees' Retirement System (CalPERS) June 30, 2016 Annual Valuation Reports, and Presentation on CalPERS Employer Rate History and Future Employer Rate Estimates

Andy Schiltz presented the PowerPoint presentation.

25. Request for Direction on Commercial Marijuana Use

Bret Finning presented the staff report.

Public Input:

- Jerry Mitchell, supports keeping the moratorium in place

Council directed the moratorium remain in place.

**FUTURE AGENDA ITEMS – none.**

**FUTURE STRATEGIC PLANNING ITEMS – none.**

## **PUBLIC FINANCING AUTHORITY**

26. No Action Required

## **CITY COUNCIL ACTING AS SUCCESSOR AGENCY**

27. No Action Required

## **ADJOURNMENT**

28. Meeting Adjourned at 7:58 p.m.

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Kenneth Broadway, Mayor

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Barbara Ivanusich, City Clerk

# CITY OF ROCKLIN

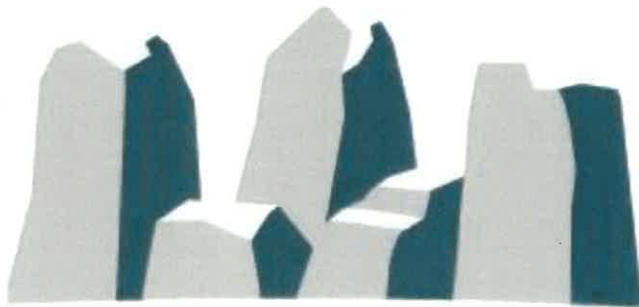


[BACK TO AGENDA](#)

Economic and Community Development  
Department Building Division

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## MONTHLY BUILDING REPORTS



**ROCKLIN**  
CALIFORNIA

**January-March 2018**





# Permits Issued - Summary by Type

City of Rocklin

Date Range Between 1/1/2018 and 1/31/2018

PERMIT TYPE	NUMBER OF PERMITS ISSUED	VALUATION	FEES CHARGED
<b>CODE CHECK</b>	4	\$1,107,813.47	\$6,254.64
RESIDENTIAL	4	\$1,107,813.47	\$6,254.64
<b>COMMERCIAL ALTER</b>	10	\$717,241.32	\$12,452.81
OTHER	3	\$13,898.32	\$760.53
ROOFING	2	\$64,723.00	\$886.32
TENANT IMPROVEMENT	5	\$638,620.00	\$10,805.96
<b>COMMERCIAL NEW</b>	2	\$409,621.30	\$19,044.14
BUILDING	1	\$339,621.30	\$16,253.38
OTHER	1	\$70,000.00	\$2,790.76
<b>ELECTRICAL</b>	100	\$1,513,295.87	\$17,418.80
ELECTRICAL PANEL-RES	14	\$27,200.00	\$2,132.00
ESS-RES	6	\$43,500.00	\$1,804.76
OTHER	7	\$34,550.00	\$1,903.63
PHOTOVOLTAIC-COM	2	\$127,750.00	\$2,323.77
PHOTOVOLTAIC-RES	71	\$1,280,295.87	\$9,254.64
<b>FIRE ALARM</b>	1	\$1,500.00	\$284.00
<b>FIRE SPRINK SYSTEM</b>	5	\$16,135.00	\$1,469.00
<b>MECHANICAL</b>	22	\$237,808.36	\$2,748.00
HVAC-RES	22	\$237,808.36	\$2,748.00
MISC SRVC INSPECTION	2	\$5,000.00	\$478.55
<b>RES 1 2 FAMILY</b>	2	\$5,000.00	\$478.55
MISCELLANEOUS	3	\$39,720.00	\$828.75
ELEC/MECH/PLUM-RES	3	\$39,720.00	\$828.75
<b>PLUMBING</b>	16	\$25,801.72	\$1,940.00
OTHER	2	\$700.00	\$232.00
WATER HEATER-RES	14	\$25,101.72	\$1,708.00
<b>POOL</b>	10	\$393,640.00	\$9,865.59
<b>RES 1 2 FAMILY ALTER</b>	41	\$936,489.74	\$22,136.05
ADDITION	1	\$18,000.00	\$669.47
ADDITION AND ALTERATION	1	\$200,000.00	\$4,554.03
ALTERATIONS	13	\$285,710.74	\$7,004.64
OTHER	12	\$239,873.00	\$5,513.90
ROOFING	12	\$165,906.00	\$3,428.44
SIDING	2	\$27,000.00	\$965.57
<b>RES 1 2 FAMILY NEW</b>	118	\$38,031,982.99	\$2,221,650.93
DETACHED GARAGE	3	\$94,631.20	\$2,034.05
DWELLING	103	\$37,797,399.64	\$2,215,237.36
PATIO COVER	10	\$86,752.15	\$3,176.39
RETAINING WALL	2	\$53,200.00	\$1,203.13
<b>SIGN</b>	6	\$6,240.00	\$1,024.53
BLDG PLANNING PERMIT	3	\$4,740.00	\$712.53
PLANNING PERMIT	3	\$1,500.00	\$312.00
<b>WEB RES HVAC</b>	31	\$351,673.00	\$3,596.00
<b>WEB RES WATER HEATER</b>	20	\$31,817.69	\$2,320.00
<b>Totals:</b>	<b>391</b>	<b>\$43,825,780.46</b>	<b>\$2,323,511.79</b>



# Permits Issued - Summary by Type

City of Rocklin

Date Range Between 2/1/2018 and 2/28/2018

PERMIT TYPE	NUMBER OF PERMITS ISSUED	VALUATION	FEES CHARGED
<b>CODE CHECK</b>	21	\$7,110.00	\$1,335.00
RESIDENTIAL	21	\$7,110.00	\$1,335.00
<b>COMMERCIAL ALTER</b>	7	\$373,584.00	\$8,429.89
ALTERATIONS	1	\$29,500.00	\$627.16
OTHER	1	\$15,000.00	\$346.70
ROOFING	2	\$122,800.00	\$1,385.88
TENANT IMPROVEMENT	3	\$206,284.00	\$6,070.15
<b>COMMERCIAL NEW</b>	6	\$173,859.75	\$5,958.91
ACCESSORY BUILDING	4	\$145,359.75	\$5,165.37
OTHER	2	\$28,500.00	\$793.54
<b>ELECTRICAL</b>	63	\$2,144,915.06	\$18,128.36
ELECTRICAL PANEL-RES	3	\$5,300.00	\$348.00
ESS-RES	1	\$7,000.00	\$256.50
OTHER	9	\$260,806.00	\$1,438.91
PHOTOVOLTAIC-COM	7	\$995,037.26	\$10,468.95
PHOTOVOLTAIC-RES	43	\$876,771.80	\$5,616.00
<b>FIRE ALARM</b>	4	\$377,293.00	\$2,104.28
<b>FIRE SPRINK SYSTEM</b>	10	\$31,074.00	\$1,043.00
<b>MECHANICAL</b>	10	\$90,131.00	\$1,258.00
HVAC-COM	1	\$7,729.00	\$116.00
HVAC-RES	9	\$82,402.00	\$1,142.00
<b>MISCELLANEOUS</b>	4	\$29,776.00	\$1,335.00
ELEC/MECH/PLUM-COM	1	\$11,459.00	\$537.00
ELEC/MECH/PLUM-RES	3	\$18,317.00	\$798.00
<b>PLUMBING</b>	17	\$43,529.56	\$2,590.26
OTHER	5	\$18,750.23	\$1,055.26
WATER HEATER-COM	1	\$4,411.00	\$116.00
WATER HEATER-RES	11	\$20,368.33	\$1,419.00
<b>POOL</b>	15	\$659,835.00	\$15,849.90
PRIVATE	15	\$659,835.00	\$15,849.90
<b>RES 1 2 FAMILY ALTER</b>	34	\$439,423.72	\$12,789.83
ADDITION	1	\$50,000.00	\$1,269.87
ALTERATIONS	10	\$120,834.27	\$3,946.66
OTHER	15	\$195,169.45	\$5,532.67
ROOFING	8	\$73,420.00	\$2,040.63
<b>RES 1 2 FAMILY NEW</b>	49	\$12,110,774.36	\$590,997.13
DWELLING	31	\$11,979,891.66	\$586,168.39
PATIO COVER	11	\$108,482.70	\$3,443.24
RETAINING WALL	7	\$22,400.00	\$1,385.50
<b>SIGN</b>	6	\$18,000.00	\$1,449.62
<b>UNDERGROUND HYDRO</b>	1	\$6,000.00	\$384.00
Unassigned	1	\$6,000.00	\$384.00
<b>WEB RES HVAC</b>	29	\$366,424.00	\$3,364.00
<b>WEB RES WATER HEATER</b>	12	\$19,183.85	\$1,392.00
<b>Totals:</b>	<b>288</b>	<b>\$16,890,913.30</b>	<b>\$668,409.18</b>



## Permits Issued - Summary by Type

City of Rocklin

Date Range Between 3/1/2018 and 3/31/2018

PERMIT TYPE	NUMBER OF PERMITS ISSUED	VALUATION	FEES CHARGED
<b>BIMP-MULTI FAMILY NEW</b>	1	\$0.00	\$65.00
<b>BIMP-RES 1 2 FAMILY NEW</b>	1	\$0.00	\$56.00
<b>COMMERCIAL ALTER</b>	8	\$754,467.00	\$12,998.43
ALTERATIONS	1	\$39,465.00	\$682.34
OTHER	1	\$5,000.00	\$288.53
ROOFING	3	\$152,002.00	\$1,813.06
TENANT IMPROVEMENT	3	\$558,000.00	\$10,214.50
<b>COMMERCIAL NEW</b>	2	\$433,000.00	\$2,216.53
<b>DEMOLITION</b>	1	\$11,000.00	\$516.64
<b>ELECTRICAL</b>	<b>78</b>	<b>\$1,327,949.28</b>	<b>\$10,555.20</b>
ELECTRICAL PANEL-RES	12	\$24,329.88	\$1,557.00
OTHER	5	\$24,795.00	\$1,174.38
PHOTOVOLTAIC-RES	61	\$1,278,824.40	\$7,823.82
<b>FIRE ALARM</b>	4	\$19,950.00	\$1,121.00
<b>FIRE SPRINK SYSTEM</b>	2	\$8,420.00	\$550.00
<b>MECHANICAL</b>	27	\$395,802.40	\$4,428.63
HVAC-COM	1	\$30,000.00	\$894.63
HVAC-RES	26	\$365,802.40	\$3,534.00
<b>PLUMBING</b>	21	\$60,680.20	\$3,063.76
OTHER	6	\$27,691.43	\$1,209.88
SOLAR PANELS-RES	1	\$7,000.00	\$201.88
WATER HEATER-COM	2	\$6,962.40	\$292.00
WATER HEATER-RES	12	\$19,026.37	\$1,360.00
<b>POOL</b>	8	\$399,605.00	\$8,680.99
<b>RES 1 2 FAMILY ALTER</b>	36	\$617,829.52	\$16,986.91
ALTERATIONS	11	\$313,951.52	\$9,907.16
OTHER	9	\$84,534.00	\$2,506.51
ROOFING	15	\$198,768.00	\$4,187.65
SIDING	1	\$20,576.00	\$385.59
<b>RES 1 2 FAMILY NEW</b>	67	\$17,444,719.07	\$1,057,302.05
DETACHED GARAGE	3	\$65,830.40	\$2,244.87
DWELLING	57	\$17,296,620.97	\$1,051,941.14
OTHER	1	\$25,110.00	\$672.31
PATIO COVER	6	\$57,157.70	\$2,443.73
<b>SIGN</b>	5	\$31,430.00	\$1,497.79
<b>BLDG PLANNING PERMIT</b>	4	\$31,430.00	\$1,393.79
PLANNING PERMIT	1	\$0.00	\$104.00
<b>WEB RES HVAC</b>	20	\$197,187.72	\$2,320.00
<b>WEB RES WATER HEATER</b>	8	\$13,713.00	\$928.00
<b>Totals:</b>	<b>289</b>	<b>\$21,715,753.19</b>	<b>\$1,123,286.93</b>



## City Council Report

**Subject:** Chapter 3.34 of the Rocklin Municipal Code Relating to Park Maintenance and Development Fund

**Submitted by:** Karen Garner, Director

**Date:** April 10, 2018

**Department:** Parks and Recreation

**Ord. No.**

- **Staff Recommendation:** Move to adopt an ordinance of the City of Rocklin re-enacting Chapter 3.34 of the Rocklin Municipal Code Relating to Park Maintenance and Development Fund

The proposed ordinance was introduced at the regular City Council meeting on March 27, 2018.

**BACKGROUND:** The current Park Maintenance and Development Act of 1998 (“park tax”) was adopted by Ordinance No. 781 in June, 1998. Collection of the tax required a 2/3 vote of registered Rocklin voters. On November 3, 1998 “Measure P” passed by a vote of 75.8% yes votes. This measure included a sunset provision to expire on June 30, 2009.

Ordinance No. 949 reenacted Rocklin Municipal Code Chapter 3.34 to readopt the park tax. A special mail ballot was conducted on August 25, 2009 for Measure A and passed with a vote of 82.7% yes votes. This measure also included a sunset provision to expire on June 30, 2019.

The funding collected by this tax is an important part of the Parks Division budget. The ordinance specifies that these funds are to be used for the development, installation, servicing, maintenance, repair and operation of parks and related recreation facilities. Although the tax contributes about 20% to the overall Parks Division budget annually, the funds can be used for a wide variety of purposes under the umbrella of parks, allowing flexibility to address changing needs or opportunities from year to year. Unlike park development fees that are limited to park development expenses, the park tax can be used for maintenance and operational expenses.

The attached ordinance reenacts Chapter 3.34 of the municipal code, extending the tax for 10 years, expiring on June 30, 2029. Minor clean-up modifications to the revised ordinance are proposed clarifying exemptions and an appeal procedure. No other modifications are proposed. The assessment rate will remain the same as it has been since the ordinance was first established in 1998.

Single Family Residential	\$30
Residential Duplex (each unit)	\$20
Residential Triplex (each unit)	\$20
Condominium	\$30

*Park Maintenance and Development Fund Ordinance**April 10, 2018**Page 2*

Apartment (each unit)	\$10
Vacant Residential Lot	\$10
Residence on a Commercial Lot	\$30
Mobile Home Park (each unit)	\$10
Senior Citizen's Discount Rate (62 years+)	\$10
<i>Proof of eligibility required</i>	

Although the current park tax does not expire until June 30, 2019, the timing related to the requirements by the County for placing a measure on the ballot necessitates that the ordinance be adopted by vote of the council at a regularly scheduled council meeting before July 3, 2018.

**FINANCIAL IMPACT**

There is a cost of approximately \$45,000 to the City for the General Election, however adding a ballot measure does not increase that cost. If the measure is not placed on the ballot and the park tax expires, there will be a loss of approximately \$530,000 (about 20%) to the parks division budget.

**FINDINGS, CONCLUSIONS & RECOMMENDATIONS:****Findings:**

- The park tax is an important revenue source for the city and parks division.
- If the park tax is not renewed, it will expire in June 2019 and the funds will no longer be collected and used for the development, maintenance and operations of the city's park system.
- In order to maintain this revenue source without a gap in collections, a ballot measure must be placed on the November 2018 General Election ballot.
- The measure must pass with at least a 2/3<sup>rd</sup> vote of registered Rocklin voters to stay in effect.

**Conclusions:**

- Loss of the park tax would reduce park funding by about 20% and would either negatively affect the level of service at the parks.
- The park tax is proposed to be extended as it is currently structured with the same rates and would be in effect until June 30, 2029.

**Recommendations:**

- Adopt an ordinance of the City of Rocklin re-enacting Chapter 3.34 of the Rocklin Municipal Code Relating to Park Maintenance and Development Fund, waive the full reading of the ordinance, and continue to the next regular meeting for adoption.
- Direct staff to prepare other resolutions that are necessary and bring to council as appropriate related to placing this ballot measure on the November 2018 General Election ballot.

**Alternatives:**

- Do not recommend placing a measure on the November 2018 General Election ballot, thus allowing the park tax to expire in June 2019.



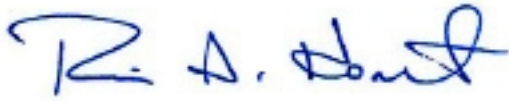
*Park Maintenance and Development Fund Ordinance*

*April 10, 2018*

*Page 3*

- 
- Direct staff to modify the structure of the ballot measure and bring back new ballot measure language.

**Fiscal Impact:**



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**Ricky A. Horst, City Manager**  
**Reviewed for Content**



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**Steven P. Rudolph, City Attorney**  
**Reviewed for Legal Sufficiency**



BACK TO AGENDA

## ORDINANCE NO.

### ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN RE-ENACTING CHAPTER 3.34 OF THE ROCKLIN MUNICIPAL CODE RELATING TO PARK MAINTENANCE AND DEVELOPMENT FUND

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

**SECTION 1. PURPOSE.** Chapter 3.34 of the Rocklin Municipal Code sets forth the Park Maintenance and Development Fund and related special tax, which sunsets on June 30, 2019. The purpose of this Ordinance is to continue the Park Maintenance and Development Fund and its associated special tax for park purposes.

**SECTION 2. AUTHORITY.** The City Council enacts this ordinance and special tax authorized herein pursuant to the provisions of Government Code Sections 37100.5 and 53720 et seq. and Section 4 of Article XIII A, Section 2 of Article XIIIC, and Section 3 of Article XIID of the California Constitution.

### **SECTION 3. FINDINGS.**

A. In 1998 the City Council of the City of Rocklin adopted Ordinance No. 781 establishing a park maintenance and development special tax known as the Park Maintenance and Development Act of 1998.

B. The voters of the City of Rocklin subsequently voted to approve the Park Maintenance and Development Act of 1998 establishing a special tax for park purposes.

C. The Park Maintenance and Development Act of 1998 included a sunset provision which terminated the special park tax on June 30, 2009.

D. In 2009 the City Council of the City of Rocklin adopted Ordinance No. 949 establishing the Park Maintenance and Development Act of 2009 to extend the park maintenance and development special tax at the same rate and amount as the 1998 special park tax.

E. The voters of the City of Rocklin subsequently voted to approve the Park Maintenance and Development Act of 2009 to continue the special tax for park purposes.

F. The Park Maintenance and Development Act of 2009 included a sunset provision which terminates the special park tax on June 30, 2019.

G. The City Council of the City of Rocklin desires to continue the park maintenance and development special tax at the same rate and amount which was first established in 1998 and continued in 2009, and desires to enact this ordinance to extend the park maintenance and development tax for an additional ten years through June 30, 2029.

**SECTION 4. AMENDMENTS TO CHAPTER 3.34.** Chapter 3.34 of Title 3 of the Rocklin Municipal Code is hereby repealed and re-enacted to read as follows:

**3.34.010 – Title and Purpose.**

A. This chapter shall be known as the Park Maintenance and Development Act of 2018.

B. It is the intent of the City Council in re-adopting this chapter to continue to provide a source of funds for the development, installation, servicing, maintenance, repair and operation of parks and related recreation and appurtenant facilities which may be either currently or subsequently operated, serviced and maintained by the City of Rocklin. Such funds shall be used for the development of parks and recreation facilities, including but not limited to architectural, engineering and environmental services, and the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of these facilities including, but not limited to: personnel for maintenance and operations such as mowing, litter control, irrigation and equipment maintenance; utilities such as water for park irrigation, electricity and sewer; fertilizers, pesticides, soil amendments, and other agricultural products; replacement trees, shrubs, plants, park and playground equipment, fencing, and sports facilities including lighting; building maintenance and custodial items such as light bulbs, paint, floor care products, sanitation equipment and paper goods; maintenance of swimming pool equipment, building heating, ventilating and air conditioning systems, and park maintenance equipment; contract maintenance services; and rents and leases of maintenance equipment.

C. This special tax is not an ad valorem tax on real property, nor a transaction tax, nor sales tax on real property. The tax imposed under this chapter is solely for the purpose of raising revenue necessary for the development and maintenance of parks and related recreation and appurtenant facilities in the City of Rocklin as described in this section. The revenue raised by this special tax shall be placed in a special fund to be used only for the purposes set forth in this section.

**3.34.020 - Authority to adopt measure.**

This chapter and the tax authorized herein is adopted pursuant to the provisions of Government Code Sections 37100.5 and 53720 et seq. and California Constitution Article XIII A, Section 4, Article XIII C, Section 2, and Article XIII D, Section 3.

**3.34.030 - Maximum tax rate.**

A. A special tax for park development and maintenance is hereby imposed and shall be levied annually on each residential parcel within the City of Rocklin.

B. What qualifies as a residential parcel shall be determined by reference to the Assessor's Use Code assigned to the parcel as it appears on the most current Placer County equalized assessor's tax roll, or by actual land use, as determined by land use or building permits issued to the property.

C. The maximum tax rate, by type of residential parcel, is hereby established as follows:

Assessor's Use Code	Type of Residential Parcel	Tax Per Residential Unit
01	Single-Family Residential	\$30.00
02	Duplex (each unit)	20.00
03	Triplex (each unit)	20.00
04	Condominium	30.00
05	Apartments (each unit)	10.00
10	Vacant Residential Lot	10.00
<u>16</u>	Residence on a Commercial Lot	30.00
28	Mobile Home Park (each unit)	10.00

D. Notwithstanding subsection C of this section, the following maximum tax rate is hereby established for homeowners sixty-two years of age and older for a single-family residence, duplex unit, triplex unit, condominium, or a residence located on a commercially zoned lot of which they are the principal occupant.

Assessor's Use Code	Type of Residential Parcel	Tax Per Residential Unit
98	Single-Family Residence	\$10.00
02	Duplex (unit occupied by homeowner)	10.00
03	Triplex (unit occupied by homeowner)	10.00
04	Condominium	10.00
<u>16</u>	Residence on a Commercial Lot	10.00

E. The classification for each parcel shall be based on the most current Placer County equalized assessor's tax roll.

### **3.34.040 - Collection of tax—Interest and penalties.**

A. The County of Placer tax collector shall annually levy on each residential parcel of real property located within the City of Rocklin a special tax in the amount specified in Section 3.34.030. The tax shall be added by the tax collector to the parcel's real property tax bill, and the tax collector shall take any and all action necessary to collect the tax.

B. The special tax for each fiscal year and subsequent fiscal years shall be due on the same basis, in the same manner, and on the same applicable dates as established by law for the due dates for the other charges and taxes fixed and collected by the County of Placer on behalf of the City of Rocklin.

C. The special tax imposed hereby shall be collected in the same manner, on the same dates, and subject to the same penalties and interest in accordance with the established dates as, or with, other charges and taxes fixed and collected by the County of

Placer on behalf of the City of Rocklin. Such special tax, together with all penalties and interest thereon, shall constitute a lien upon the parcel upon which it is levied until it has been paid, and such special tax, together with all penalties and interest thereon, shall, until paid, constitute a personal obligation to the City of Rocklin by the persons who own the parcel on the date the tax is due.

### **3.34.042 – Exemptions.**

- A. The following parcels shall be exempt from the special tax imposed by this Chapter:
  - a. Parcels owned by federal or state agencies;
  - b. Parcels owned by local governmental agencies, including but not limited to, special districts and school districts;
  - c. Parcels exempt from taxation by the City pursuant to the laws or constitutions of the United States and the State of California.
- B. Any person claiming an exemption from the special tax imposed by this Chapter shall file a verified statement of exemption on a form prescribed by the City Manager prior to June 30th of the first fiscal year for which the exemption is sought.

### **3.34.045 – Administrative Determinations; Appeal.**

- A. The records of the Placer County Assessor shall determine the use and improvement of each parcel for the calculation of the tax applicable to that parcel in the following fiscal year. As used in this Chapter, a parcel shall mean a contiguous unit of improved or unimproved real property in possession of an owner, as identified on the Placer County Assessor's Parcel Map.
- B. The City Manager shall administer this Chapter. Actions or decisions of the City Manager, or his/her designees, regarding the administration of this Chapter may be appealed in writing to the City Clerk in accordance with the procedures set forth in Chapter 5.01 of the Rocklin Municipal Code.

### **3.34.050 - Reduction in rate—Tax adjustment.**

- A. The tax rates imposed by this Chapter are maximum rates and may not be increased by the City Council above such maximum rates.
- B. The tax imposed by this Chapter may be levied at a reduced rate or eliminated by the City Council for any fiscal year upon a determination by the City Council that, after such reduction or elimination, there will be sufficient revenues available to fund park development and maintenance for the ensuing fiscal year. Such reduction or elimination shall be effective only for the fiscal year following such determination.

### **3.34.060 - Annual accountability report.**



On or before January 1<sup>st</sup> of each successive year that this ordinance is in effect, the city's finance director shall file an annual report with the City Council reporting the amount of funds collected and expended under this section, and explaining the status of any project required or authorized to be funded by the special tax authorized by this section. The annual report shall comply with all the requirements set forth in Government Code Section 50075.3. The annual report shall be presented to the City Council at a regular meeting of the City Council.

### **3.34.070 - Expiration date.**

This chapter shall expire by its own terms on June 30, 2029.

### **3.34.080 – Amendment.**

The City Council of the City of Rocklin is hereby authorized to amend this Chapter by three (3) affirmative votes of its members for the purpose of carrying out the general purposes of this Chapter, to conform the provisions of this Chapter to applicable state law, to permit the County Tax Collector or another public official to collect the special tax levied by this Chapter in conjunction with County taxes, or to re-assign the duties of public officials under this Chapter. In no event, however, may the City Council alter the provisions of Sections 3.34.030 or other provisions which increase the maximum tax rate, without the approval of two-thirds of the voters of the City voting on the question.

**SECTION 5. ENVIRONMENTAL.** The City Council hereby finds that this Ordinance is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060, subdivision (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061, subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the environment). Furthermore, this Ordinance is exempt from CEQA because the Ordinance involved the approval of government revenue to fund existing services (Pub. Resources Code § 21080, subd. (b)(8); CEQA Guidelines § 15273(a)).

**SECTION 6. SEVERABILITY.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

**SECTION 7. AMENDMENT.** The City Council of the City of Rocklin is hereby authorized to amend this Ordinance by three (3) affirmative votes of its members for the purpose of carrying out the general purposes of this Ordinance, to conform the provisions of

this Ordinance to applicable state law, to permit the County Tax Collector or another public official to collect the special tax levied by this Ordinance in conjunction with County taxes, or to re-assign the duties of public officials under this Ordinance. In no event, however, may the City Council alter the provisions of Sections 3.34.030, or other provisions which increase the maximum tax rate, without the approval of two-thirds of the voters of the City voting on the question.

**SECTION 8. ELECTION; EFFECTIVE DATE.** The City Council of the City of Rocklin shall order the submission to the qualified electors of the City a measure for the approval of this ordinance at the general election to be held on Tuesday, November 6, 2018. If two-thirds (2/3) of the voters voting on such measure cast their votes in favor of the ordinance, it will be considered as adopted upon the date the vote is declared by the City Council, and shall go into effect ten (10) days after that date.

**SECTION 9. PUBLICATION.** Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Councilmembers voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Councilmembers voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the City Councilmembers voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on March 27, 2018, by the following vote:

AYES: Councilmembers: Yuill, Patterson, Janda, Broadway

NOES: Councilmembers: None

ABSENT: Councilmembers: Gayaldo

ABSTAIN: Councilmembers: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on April 10, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Kenneth Broadway, Mayor

ATTEST:

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Barbara Ivanusich, City Clerk

First Reading: 3/27/18

Second Reading: 4/10/18

Effective Date: 5/10/18



BACK TO AGENDA

## RESOLUTION NO. 2018-

### RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN IN SUPPORT OF CALIFORNIA ASSEMBLY BILL 2596

WHEREAS, the City of Rocklin has joined into a partnership with the Greater Sacramento Economic Council, a public private partnership with 40 CEOs and 19 local jurisdictions in the six - county Capitol Region of California, to drive innovative growth strategies; and

WHEREAS, the City of Rocklin, as part of the Northern California Megaregion, an interconnected marketplace representing nearly one third of the population of California, seeks to strengthen the connectivity between the Bay Area and Capital Region into a single, high-performing economy; and

WHEREAS, the City of Rocklin recognizes that California jobs matter and supports policies to retain employment and businesses in the state instead of losing them to competitive states like Texas, Alabama, and South Carolina; and

WHEREAS, the City of Rocklin seeks to model comprehensive strategies similar to other states like New York, Virginia, and Oregon that have implemented statewide economic development strategies to set statewide economic goals, target key clusters for development, align programs and priorities, evaluate policy outcomes, and prioritize the economic needs unique to regions within the state; and

WHEREAS, the people of the City of Rocklin benefit from the creation of market-based strategies that bring greater wealth and inclusion to our economy and that improve economic development programs, policies, and strategic plans within the State of California:

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

That the City of Rocklin supports the California Legislature and Governor's adoption of California Assembly Bill 2596, an act relating to economic development and requiring the Governor's Office of Business and Economic Development to lead the preparation of a California Economic Development Strategic Plan. Adoption of such legislation will allow California to set state-level plans and goals, evaluate and examine economic outcomes, define target industries, and create regional economic development.

PASSED AND ADOPTED this 10<sup>th</sup> day of April, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Ken Broadway, Mayor

ATTEST:

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Barbara Ivanusich, City Clerk



## City Council Report

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**Subject:** Resolution of the City Council of the City of Rocklin Amending Resolution 2018-30 and Fixing the Employer Contribution at an Equal Amount for Employees and Annuitants Under the Public Employees' Medical and Hospital Care Act

**Submitted by:** Michael Green, Human Resources Manager  
Kimberly Sarkovich, Assistant City Manager/CFO

**Date:** April 10, 2018

**Department:** Administrative Services

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**Staff Recommendation:**

Approve the Resolution of the City Council of the City of Rocklin Amending Resolution 2018-30 and Fixing the Employer Contribution at an Equal Amount for Employees and Annuitants Under the Public Employees' Medical and Hospital Care Act.

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**BACKGROUND:**

On February 27, 2018, the City of Rocklin reached agreement on a new contract with the Rocklin Police Officers' Association (RPOA) per Resolution No. 2018-37, and with the Rocklin Police Officers' Association-Public Safety Managers' Bargaining Unit (RPOA-PSM) per Resolution No. 2018-36. Per Article 25 of the RPOA contract and per Article 10 of the RPOA-PSM contract, the City agreed to increase the monthly contribution towards the cost for health care insurance from a maximum of \$1,093 to \$1,200 effective July 1, 2018. The resolution reflects the amount that the City will contribute towards the premiums for medical insurance under the Public Employees' Medical and Hospital Care Act (PEHMHCA) for employees and annuitants.

**CONCLUSION & RECOMMENDATION:**

**Conclusion:**

This resolution reflects that the City of Rocklin monthly contribution towards the cost for health insurance for current RPOA and RPOA-PSM employees and annuitants will increase from a maximum of \$1,093 to \$1,200 effective July 1, 2018.


**Recommendation:**

Staff recommends Approving the Resolution of the City Council of the City of Rocklin Amending Resolution 2018-30 and Fixing the Employer Contribution at an Equal Amount for Employees and Annuitants Under the Public Employees' Medical and Hospital Care Act.




**Fiscal Impact:**

The increase to the health care contribution for RPOA and RPOA-PSM employees and annuitants will be incorporated into the 2018-19 budget.



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**Ricky A. Horst, City Manager**  
Reviewed for Content



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**Steven P. Rudolph, City Attorney**  
Reviewed for Legal Sufficiency



BACK TO AGENDA

RESOLUTION NO. 2018-XXX

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN AMENDING RESOLUTION 2018-30  
AND FIXING THE EMPLOYER CONTRIBUTION AT AN EQUAL AMOUNT FOR EMPLOYEES AND  
ANNUITANTS UNDER THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT

WHEREAS, The City of Rocklin is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the Act"); and

WHEREAS, Government Code Section 22892(a) provides that a contracting agency subject to Act shall fix the amount of the employer contribution by resolution; and

WHEREAS, Government Code Section 22892(b) provides that the employer contribution shall be an equal amount for both employees and annuitants, but may not be less than the amount prescribed by Section 22892(b) of the Act; and

Now, therefore, the City Council of the City of Rocklin does resolve as follows:

Section 1. Resolution No. 2018-30 is hereby amended:

Section 2. That the employer contribution for each employee or annuitant shall be the amount necessary to pay the full cost of his/her enrollment, including the enrollment of family members, in a health benefits plan, up to a maximum of:

Medical Group	Monthly Employer Contribution
001 MANAGEMENT	No Change
002 CONFIDENTIAL	No Change
003 PUBLIC SERVICE (MISC.)	No Change
004 POLICE	\$1,200.00
005 FIRE	No Change
006 HOURLY	No Change
008 UNREPRESENTED	No Change
014 PUBLIC SAFETY MANAGERS	\$1,200.00

Plus administrative fees and Contingency Reserve Fund assessments; and be it further

Section 3. That the City of Rocklin has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further resolved

Section 4. That the participation of the employees and annuitants of City of Rocklin shall be subject to determination of its status as an “agency or instrumentality of the state or political subdivision of a State” that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that City of Rocklin would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, CalPERS may be obligated, and reserves the right to terminate the health coverage of all participants of the employer.

Section 5. That the executive body appoint and direct, and it does hereby appoint and direct, the Assistant City Manager/Chief Financial Officer to file with the Board a verified copy of this resolution, and to perform on behalf of City of Rocklin all functions required of it under the Act.

Section 6. That coverage under the Act be effective on July 1, 2018.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin in the City of Rocklin, California on this 10th day of April, 2018 by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Ken Broadway, Mayor

ATTEST:

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Barbara Ivanusich, City Clerk



BACK TO AGENDA

## City Council Report

- 
- Subjects:**
1. Resolution of the City Council of the City of Rocklin Electing to Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization (004 Police)
  2. Resolution of the City Council of the City of Rocklin Electing to Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization (014 Public Safety Managers)

**Submitted by:** Michael Green, Human Resources Manager  
 Kimberly Sarkovich, Assistant City Manager/CFO

**Date:** April 10, 2018

**Department:** Administrative Services

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**Staff Recommendations:**

1. Approve the Resolution of the City Council of the City of Rocklin Electing to Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization (004 Police).
  2. Approve the Resolution of the City Council of the City of Rocklin Electing to Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization (014 Public Safety Managers).
- 

**BACKGROUND:**

1. The City of Rocklin and the Rocklin Police Officers' Association (RPOA) reached an agreement on a new contract per Resolution No. 2018-37 on February 27, 2018. Per Article 30 of the contract titled Retiree Health Benefits, the RPOA and the City agreed to rescind the vesting schedule for retiree health benefits adopted by the City by Resolution No. 2003-91, in exchange for the City increasing the monthly contribution towards health care for RPOA employees from \$1,093 per month to \$1,200 per month effective July 1, 2018. This resolution will amend the contract to rescind the vesting schedule for all employees in Rocklin Police Officers' Association.
2. The City of Rocklin and the Rocklin Police Officers' Association Public Safety Managers' Bargaining Unit (RPOA-PSM) reached an agreement on a new contract per Resolution No. 2018-36 on February 27, 2018. Per Article 15 of the contract titled Retiree Health Benefits, the RPOA-PSM and the City agreed to rescind the vesting schedule for retiree health benefits adopted by the City by Resolution No. 2003-91, in exchange for the City increasing the monthly contribution towards health care for RPOA employees from \$1,093 per month to \$1,200 per month effective

July 1, 2018. This resolution will amend the contract to rescind the vesting schedule for all employees in Rocklin Police Officers Association Public Safety Managers' Bargaining Unit.

**CONCLUSION:**

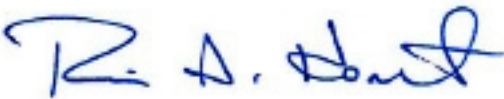
1. This resolution rescinds the health benefit vesting under Section 22893 of PEMHCA for all employees in Rocklin Police Officers' Association.
2. This resolution rescinds the health benefit vesting under Section 22893 of PEMHCA for all employees in Rocklin Police Officers' Association Public Safety Managers' Bargaining Unit.

**RECOMMENDATION**

1. Staff recommends approving the Resolution of the City Council of the City of Rocklin Electing to Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization (004 Police).
2. Staff recommends approving the Resolution of the City Council of the City of Rocklin Electing to Rescind Health Benefit Vesting Under Section 22893 of the Public Employees' Medical and Hospital Care Act With Respect to a Recognized Employee Organization (014 Public Safety Managers).

**Fiscal Impact:**

These resolutions will result in no fiscal impact to the total compensation budget.



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Ricky A. Horst, City Manager  
Reviewed for Content



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Steven P. Rudolph, City Attorney  
Reviewed for Legal Sufficiency

## RESOLUTION NO. 2018-XXX

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN  
ELECTING TO RESCIND HEALTH BENEFIT VESTING  
UNDER SECTION 22893  
OF THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A  
RECOGNIZED EMPLOYEE ORGANIZATION  
(004 Police)

WHEREAS, City of Rocklin is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the Act") for participation by members of 004 Police and

WHEREAS, City of Rocklin is a contracting agency that has filed a resolution with the Board of the California Public Employees' Retirement System to provide a postretirement health benefits vesting requirement to employees who retire for service in accordance with Government Code Section 22893; and

Now, therefore, the City Council of the City of Rocklin does resolve as follows:

Section 1. City of Rocklin elects to rescind postretirement health benefits vesting requirements; and be it further

Section 2. That employees first hired on or after May 1, 2003 will no longer be subject to vesting as established by Resolution 2003-91 and be it further

Section 3. City of Rocklin has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further

Section 4. That the participation of the employees and annuitants of City of Rocklin shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that City of Rocklin would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, the California Public Employees' Retirement System may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further,

Section 5. That the executive body appoint and direct, and it does hereby appoint and direct, the Assistant City Manager/Chief Financial Officer to file with the Board a verified copy of this resolution, and to perform on behalf of City of Rocklin all functions required of it under the Act.

Section 6. That coverage under the Act be effective on July 1, 2018.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin in the City of Rocklin, California on this 10th day of April, 2018 by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Ken Broadway, Mayor

ATTEST:

---

Barbara Ivanusich, City Clerk



BACK TO AGENDA

## RESOLUTION NO. 2018-XXX

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN  
ELECTING TO RESCIND HEALTH BENEFIT VESTING  
UNDER SECTION 22893  
OF THE PUBLIC EMPLOYEES' MEDICAL AND HOSPITAL CARE ACT WITH RESPECT TO A  
RECOGNIZED EMPLOYEE ORGANIZATION  
(014 Public Safety Managers)

WHEREAS, City of Rocklin is a contracting agency under Government Code Section 22920 and subject to the Public Employees' Medical and Hospital Care Act (the Act") for participation by members of 014 Public Safety Managers and

WHEREAS, City of Rocklin is a contracting agency that has filed a resolution with the Board of the California Public Employees' Retirement System to provide a postretirement health benefits vesting requirement to employees who retire for service in accordance with Government Code Section 22893; and

Now, therefore, the City Council of the City of Rocklin does resolve as follows:

Section 1. City of Rocklin elects to rescind postretirement health benefits vesting requirements; and be it further

Section 2. That employees first hired on or after May 1, 2003 will no longer be subject to vesting as established by Resolution 2003-91 and be it further

Section 3. City of Rocklin has fully complied with any and all applicable provisions of Government Code Section 7507 in electing the benefits set forth above; and be it further

Section 4. That the participation of the employees and annuitants of City of Rocklin shall be subject to determination of its status as an "agency or instrumentality of the state or political subdivision of a State" that is eligible to participate in a governmental plan within the meaning of Section 414(d) of the Internal Revenue Code, upon publication of final Regulations pursuant to such Section. If it is determined that City of Rocklin would not qualify as an agency or instrumentality of the state or political subdivision of a State under such final Regulations, the California Public Employees' Retirement System may be obligated, and reserves the right to terminate the health coverage of all participants of the employer; and be it further,



Section 5. That the executive body appoint and direct, and it does hereby appoint and direct, the Assistant City Manager/Chief Financial Officer to file with the Board a verified copy of this resolution, and to perform on behalf of City of Rocklin all functions required of it under the Act.

Section 6. That coverage under the Act be effective on July 1, 2018.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin in the City of Rocklin, California on this 10th day of April, 2018 by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

---

Ken Broadway, Mayor

ATTEST:

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Barbara Ivanusich, City Clerk



## City Council Report

---

**Subject:** Approve Resolution of the City Council of the City of Rocklin Rescinding Resolution No. 2002-211 and Establishing Compensation for Members of City Commissions

**Submitted by:** Barbara Ivanusich, City Clerk

**Date:** April 10, 2018

**Department:** City Manager's Office

---

- **Staff Recommendation:** Approve Resolution of the City Council of the City of Rocklin Rescinding Resolution No. 2002-211 and Establishing Compensation for Members of City Commissions
- 

### BACKGROUND:

On March 27, 2018, the City Council adopted Ordinance No. 1091 adding Chapter 2.45 to the Rocklin Municipal Code establishing a Community Recognition Commission. The ordinance provides for compensation of commission members to be set by resolution. The commission will consist of five members holding regular quarterly meetings and special meetings as needed. Proposed compensation for the Community Recognition Commission is \$100 per regular quarterly meeting per member resulting in an annual expense of approximately \$2,000.

Resolution No. 2002-211 established compensation for existing Boards and Commissions and compensation for those Boards and Commissions remains unchanged.

### RECOMMENDATIONS:

Staff recommends approval of the Resolution of the City Council of the City of Rocklin Rescinding Resolution No. 2002-211 and Establishing Compensation for Members of City Commissions.

### ALTERNATIVES:

- Establish a different compensation amount
- Do not establish compensation for commission members

### FISCAL IMPACT:

Compensation will result in annual expense of approximately \$2,000.

A handwritten signature in blue ink, appearing to read 'R. A. Horst'.

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**Ricky A. Horst, City Manager**  
Reviewed for Content

A handwritten signature in blue ink, appearing to read 'Steven P. Rudolph'.

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**Steven P. Rudolph, City Attorney**  
Reviewed for Legal Sufficiency



BACK TO AGENDA

RESOLUTION NO. 2018-  
RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN RESCINDING RESOLUTION NO. 2002-211 AND  
ESTABLISHING COMPENSATION FOR MEMBERS OF CITY COMMISSIONS

Whereas, the City Council of the City of Rocklin has established the Planning Commission, the Parks, Recreation and Arts Commission, and the Community Recognition Commission; and

Whereas, Rocklin Municipal Code section 2.40.045 authorizes the City Council of the City of Rocklin to establish compensation for a member of the planning commission; and

Whereas, Rocklin Municipal Code section 2.44.055 authorizes the City Council of the City of Rocklin to establish compensation for a member of the Parks, Recreation and Arts Commission; and

Whereas, Rocklin Municipal Code section 2.45.050 authorizes the City Council of the City of Rocklin to establish compensation for a member of the Community Recognition Commission.

Now, therefore, the City Council of the City of Rocklin does resolve as follows:

Section 1. Compensation for the Planning Commission shall be \$300.00 per month.

Section 2. Compensation for the Parks, Recreation and Arts Commission shall be \$150.00 per month.

Section 3. Compensation for the Community Recognition Commission shall be \$100.00 per regular quarterly meeting.

Section 4. Resolution 2002-211 is hereby rescinded.

PASSED AND ADOPTED this 10<sup>th</sup> of April, 2018, by the following vote:

AYES: Councilmembers:  
NOES: Councilmembers:  
ABSENT: Councilmembers:  
ABSTAIN: Councilmembers:

\_\_\_\_\_  
Kenneth Broadway, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Ivanusich, City Clerk



BACK TO AGENDA

## City Council Report

---

**Subject:** Resolution of the City Council of the City of Rocklin Ratifying an Amendment to the Construction Cooperation and Reimbursement Agreement with South Placer Municipal Utility District for the Construction of the Lost Avenue Widening Project.

**Submitted by:** Justin Nartker, Director - Presenter

**Date:** April 10, 2018

**Department:** Public Services

---

**Staff Recommendation:**

It is recommended that the City Council of the City of Rocklin approve the Resolution of the City Council of the City of Rocklin Ratifying an Amendment to the Construction Cooperation and Reimbursement Agreement with South Placer Municipal Utility District for the Construction of the Lost Avenue Widening Project.

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**BACKGROUND**

On April 26, 2016, Council approved Resolution 2016-86 authorizing the City Manager to execute a construction cooperation and reimbursement agreement with South Placer Municipal Utility District (SPMUD) allowing reimbursement of sewer line related services requested by SPMUD on the Lost Avenue Widening Project. Under the agreement SPMUD will reimburse the City for expenses including design, compaction testing, staking, construction and construction management for an amount not to exceed \$90,000.00.

The sewer agency is liable for all design and installation costs since their facilities are located on the public right of way with no easements. The final cost was \$101,300 for a difference of \$11,300. To account for this difference SPMUD submitted an amendment to the existing agreement deleting the eight sentence of Sections 3, which reads "The total reimbursement to the CITY shall not exceed \$90,000" (Line C of Exhibit B of the original agreement) shall be deleted and replaced with the following:

"The total reimbursement to the City Shall Not Exceed \$101,300."

Staff is recommending that the City Council of the City of Rocklin approve the Resolution of the City Council of the City of Rocklin Ratifying an Amendment to the Construction Cooperation and Reimbursement Agreement with South Placer Municipal Utility District for the Construction of the Lost Avenue Widening Project.

**FINDINGS**

- On April 26, 2016, Council approved authorizing the City Manager to execute a construction cooperation and reimbursement agreement with South Placer Municipal

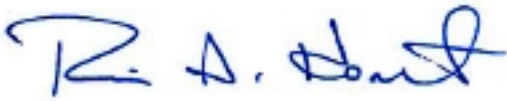
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Utility District (SPMUD) allowing reimbursement of sewer line related services requested by SPMUD.

- Under the agreement SPMUD will reimburse the City for expenses including design, compaction testing, staking, construction and construction management and was in the amount of \$90,000 however, the agreement included provisions that allowed the City to capture the actual construction cost including any authorized extra work.
- The actual costs came in at \$101,300 and SPMUD submitted an amendment to the existing agreement updating the reimbursement amount which is an increase of \$11,300 from the original estimate.

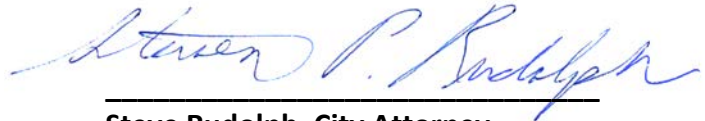
**Fiscal Impact:**

There will be no fiscal impact to the City as the entire design and construction is reimbursed by the sewer agency.



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Ricky A. Horst, City Manager  
Reviewed for Content



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Steve Rudolph, City Attorney  
Reviewed for Legal Sufficiency

**Attachments:**

RESOLUTION NO. 2018-

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN RATIFYING AN AMENDMENT TO CONSTRUCTION  
COOPERATION AND REIMBURSEMENT AGREEMENT WITH THE CITY OF ROCKLIN FOR  
SEWER INSTALLATION  
(LOST AVENUE FRONTAGE IMPROVEMENTS PROJECT)

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

WHEREAS, On April 26, 2016, City Council authorized the City Manager to execute a construction cooperation and reimbursement agreement with South Placer Municipal Utility District for the construction of the Lost Avenue Widening Project in the amount of \$90,000.

WHEREAS, An Amendment was issued to increase the reimbursement amount from \$90,000 to \$101,300.

Section 1. The City Council hereby ratifies the attached Amendment referred hereto as Exhibit A and incorporated herein by this reference, for the Lost Avenue Widening Project.

PASSED AND ADOPTED this 10TH day of April, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Barbara Ivanusich, City Clerk

## EXHIBIT A

**SOUTH PLACER MUNICIPAL UTILITY DISTRICT**  
**AMENDMENT TO CONSTRUCTION COOPERATION AND**  
**REIMBURSEMENT AGREEMENT**  
**SOUTH PLACER MUNICIPAL UTILITY DISTRICT – CITY OF ROCKLIN**  
**SEWER INSTALLATION WITHIN**  
**LOST AVENUE FRONTAGE IMPROVEMENTS PROJECT**

This Amendment to Construction Cooperation and Reimbursement Agreement for the Sewer Installation within Lost Avenue Frontage Improvements Project (the "Amendment") is made and entered into this 4th day of January, 2018, by and between the SOUTH PLACER MUNICIPAL UTILITY DISTRICT, a public entity operating under the authority of and pursuant to the provisions of the Municipal Utility District Act of the State of California (California Public Utilities Code, Section 11501, et seq.) ("DISTRICT"), and the CITY OF ROCKLIN, a political subdivision of the State of California ("CITY"). For good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

The eighth sentence of Sections 3, which reads "The total reimbursement to the CITY shall not exceed \$90,000 (Line C of Exhibit B) shall be deleted and replaced with the following:

"The total reimbursement to the City shall not exceed \$101,310."

Except as otherwise modified herein, all other terms and conditions of the Construction Cooperation and Reimbursement Agreement for the Sewer Installation within Lost Avenue Frontage Improvements Project dated March 3, 2016, are unchanged and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment the day and year first above written.


"DISTRICT"

SOUTH PLACER MUNICIPAL UTILITY DISTRICT,  
a California Municipal Utility District

By:   
Herb Niederberger  
General Manager, South Placer Municipal Utility District

"CITY"

CITY OF ROCKLIN,  
A Political Subdivision of  
the State of California

By:   
Print: Ricky A. Horst  
Title: City Manager

Reviewed and approved by District General Counsel:

  
District General Counsel





# City Council Report


[BACK TO AGENDA](#)

**Subject:** Resolution of the City Council Approving the List of Projects Proposed to be funded with SB1 Road Maintenance and Rehabilitation Funds for Fiscal Year 2018-2019

**Submitted by:** Justin Nartker, Public Services Director

**Date:** April 10, 2018

**Department:** Public Services

Reso. No. 2018-

**Staff Recommendation:** Recommending Approval of Resolution of the City Council of the City of Rocklin Approving the List of Projects Proposed to be Funded with SB1 Road Maintenance and Rehabilitation Funds for Fiscal Year 2018-2019.

## BACKGROUND:

On October 10, 2017, Council approved Resolution 2017-232 approving the list of projects to be funded with the newly created Senate Bill 1 (SB1) Road Maintenance and Rehabilitation Account (RMRA) for Fiscal Year (FY) 2017-2018.

SB1 provides funding to Cities/Counties for basic road maintenance, rehabilitation, and critical safety projects on roadway systems within their jurisdiction. Prior to receiving the apportionment of RMRA funds from the State Controller, the City must submit a detailed list of proposed eligible projects to the California Transportation Commission (CTC). The CTC estimates that the City of Rocklin will receive approximately \$1,069,712 in FY18-19 and in order to receive funding the City must submit the project list along with approval by City Council Resolution.

## FINDINGS, CONCLUSIONS and RECOMMENDATIONS:

### Findings and Conclusions:

- Senate Bill 1 (SB1) was established during FY 17-18 and provides funds to Cities/Counties for eligible basic road maintenance, rehabilitation, and critical safety projects.
- In order to receive RMRA funds, a list of potential projects must be submitted to the CTC along with approval by City Council Resolution.
- On October 10, 2017, Council approved Reso. 2017-232 approving the FY 17-18 list of projects to be funded.
- Updated project lists along with the City Council Resolution to approve are due to the CTC annually on May 1, with project expenditure reports due annually on October 1.
- It is estimated that the City will receive approximately \$1,069,712 in FY 18-19 to be used for eligible projects.
- The SB1 list of proposed projects has been prepared for Council review and approval. These projects will also be included in the 2018-2022 Capital Investment Plan.

City Council Report  
April 10, 2018  
Page 2

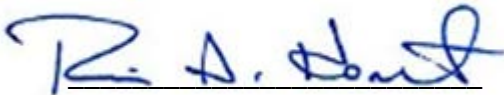
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**Alternatives:**

- None.

**Fiscal Impact:**

- The CTC has projected that the City of Rocklin will receive \$1,069,712 in FY 18-19 to be used toward eligible projects.
- As of March 26<sup>th</sup>, the City of Rocklin has received \$40,331 of the \$367,382 that the CTC has projected for FY 17-18.



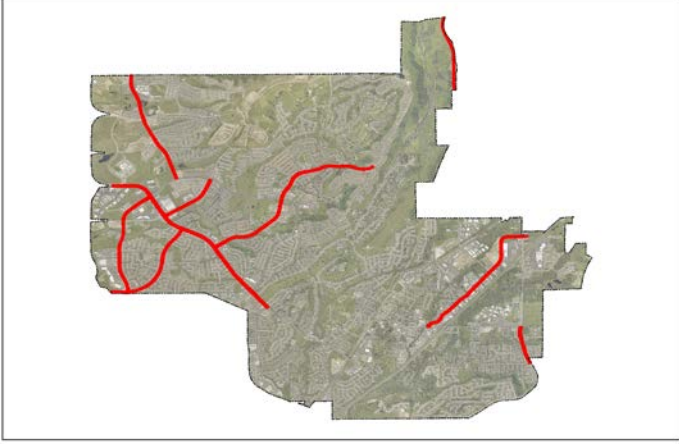
Ricky A. Horst, City Manager  
Reviewed for Content



Steven Rudolph, City Attorney  
Reviewed for Legal Sufficiency

# EXHIBIT A

## City of Rocklin Proposed 2018-2019 Project List Road Maintenance and Rehabilitation Account Projects

Citywide Dig Outs	Estimated Useful Life	20 Years
<p><b>Location</b> Granite Drive (Rocklin Road to Dominguez Road); Lonetree Blvd. (City Limit with Roseville to Sunset Blvd.); Blue Oaks Blvd. (City Limit with Roseville to Sunset Blvd.); Wildcat Blvd. (West Stanford Ranch Road to City Limit with Lincoln); Park Drive (City Limit with Roseville to Stanford Ranch Road); Park Drive (Stanford Ranch Road to Crest Drive); Sunset Blvd. (Stanford Ranch Road to Fairway Drive); Sunset Blvd. (Stanford Ranch Road to HWY 65); Sierra College Blvd. (Rocklin Road to Southside Ranch Road); Sierra College Blvd. (City Limit with Loomis to City Limit with Placer County); West Oaks Blvd. (Sunset Blvd. to Stanford Ranch Road).</p> <p><b>Description</b> The removing and replacing of degraded asphalt needs to be done as part of general repairs and is necessary to preserve the roadways and prevent major rehabilitation in the coming years.</p> <p><u>FY 18-19</u> Construction</p>		

Mission Hills Reconstruction	Estimated Useful Life	20 Years
<p><b>Location</b> Argonaut Avenue from Midas to end, Mountain View Drive from Midas Avenue to Sweetwater Drive, Mission Way from Mountain View Drive to Argonaut Avenue, Capistrano Way from Mountain View Drive to Argonaut Avenue, Verano Way from Mountain View Drive to Argonaut Avenue, Roble Way from Verano Way to Argonaut Avenue, Mesa Court from Verano Way to end, Piedra Court from Argonaut Avenue to end, Rio Court from Argonaut Avenue to end, Antelope Court from La Paloma Lane to end, La Paloma Lane from Argonaut Avenue to Antelope Way, Antelope Way from La Paloma Lane to Mountain View Drive, Sweetwater Drive from Antelope Way to Lemon Hill Drive, Sweetwater Court from Lemon Hill Drive to end, Hillside Drive from Sweetwater Drive to Pecan Court, Pecan Court from Hillside Drive to end, Baltic Circle from end to end, Chelsea Place from Sweetwater Drive to end, Chelsea Court from Chelsea Place to end, Lemon Hill Drive from Argonaut Avenue to end, David Court from Argonaut Avenue to end, Adam Court from Argonaut Avenue to end.</p> <p><b>Description</b> The removing and replacing of degraded asphalt needs to be done as part of general repairs and is necessary to preserve the roadways and prevent major rehabilitation in the coming years.</p> <p><u>FY 18-19</u> Construction</p>		



### Pacific Street Roundabout

Estimated Useful Life

20 Years

**Location** Pacific Street at Rocklin Road

**Description** Replace existing signalized intersection with a multilane roundabout, new pavement, and street lighting system. Current LOS is unacceptable due to the addition of new developments, i.e. Rocklin Commons and other developments in the vicinity along Granite Drive. Replacing the signals will lead to an acceptable LOS and reduced traffic conflicts. Rocklin Road pavement is deteriorated and has had no structural overlays in the last 10 years.

FY 18-19

Construction



### Partial Road Reconstruction of Rocklin Ranch

Estimated Useful Life

15 Years

**Location** Alvis Court, Del Mar Avenue, Monopoly Court, and Citrus Avenue

**Description** Partial road reconstruction and resurfacing of the Rocklin Ranch Industrial Park. This is an industrial area and has a lot of regular and heavy vehicular traffic. The amount of traffic has increased over time causing the streets to become fatigued and susceptible to water damage.

FY 18-19

Construction



### Rocklin Road Sidewalk and Center Island

Estimated Useful Life

20 Years

**Location** Rocklin Road between Granite Drive and I-80 North West Exit

**Description** Adjust Rocklin Road's street alignment and construct sidewalk, center island, and intersection. This will improve Rocklin Road's traffic circulation and reduce traffic impediments.

FY 18-19

Construction



### Scepter Drive & Camelot Drive Repair

Estimated Useful Life

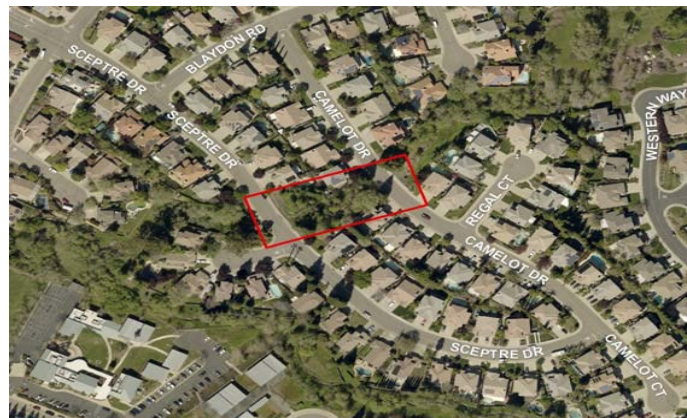
20 Years

**Location** Along the creek crossing at Sceptre Drive and Camelot Drive

**Description** Repair dips and undulations on the roadway. As a result of the natural road settling, along the creek crossing, undulations in the roadway and along the sidewalk have occurred which have created drainage issues and is creating ADA barriers on the sidewalk.

FY 18-19

Construction



### Sierra College Blvd. Reconstruction (Clover Valley - City Limits)

Estimated Useful Life

20 Years

**Location** Sierra College Blvd. Between Clover Valley and City





**Description** Limits  
Reconstruct the portion Sierra College Blvd. that is failing and needs to be reconstructed. This will involve reconstruction of the travel way and will not include the shoulders.

FY 20-21  
Construction



#### Sierra College Blvd. Reconstruction (Rocklin Road - El Don Drive)

Estimated Useful Life

20 Years

**Location** Sierra College Blvd Between Rocklin Road and El Don Drive

**Description** Reconstruct the portion Sierra College Blvd. that is failing and needs to be reconstructed. This will involve reconstruction of the travel way and will not include the shoulders.

FY 19-20  
Construction



#### Sierra College Blvd. Reconstruction (Scarborough - Nightwatch)

Estimated Useful Life

20 Years

**Location** Sierra College Blvd. Between Scarborough and Nighwatch

**Description** Reconstruct the portion Sierra College Blvd. that is failing and needs to be reconstructed. This will involve reconstruction of the travel way and will not include the shoulders.

FY 18-19  
Construction



### Sunset Blvd. and Springview Intersection Upgrade

Estimated Useful Life

20 Years

**Location** Intersection of Sunset Blvd. and Springview Drive  
**Description** Lane extension and gutter redesign and construction. Existing conditions cause delays for the left turn lane from Sunset Blvd. to 3rd Street. By extending the turn lane, it will free the straight movement through the intersection, and by removing the valley gutter and constructing a smoother transition onto 3rd Street, traffic will not have to slow for the bump, and will proceed normally through the intersection. This will result in fewer delays for drivers using the traffic signal and will sustain a steady flow of traffic in a safe and secure manner.

FY 18-19

Construction



### Traffic Signal ITS

Estimated Useful Life

30 Years

**Location** Rocklin and adjacent agencies  
**Description** Acquire consultant through RFP process to study Rocklin's gaps in transportation infrastructure, and identify technologies to enhance Rocklin's safety and drivability. As past and forecasted future performance of investments continue to influence project decisions, the ability for Rocklin to implement systems to collect the data that can be used to generate measurable/comparable performance indicators will be critical. With an ITS Master Plan, Rocklin should have the ability to develop and evaluate mitigation measures for peak hour traffic congestion.

FY 19-20

Construction



**RESOLUTION NO. 2018-\_\_\_\_\_**

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN  
ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2018-19 FUNDED BY  
SB 1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 in order to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our City of Rocklin are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the City of Rocklin must adopt a list of all projects proposed to receive funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1 by resolution, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the City of Rocklin, will receive an estimated \$1,069,712 in RMRA funding in Fiscal Year 2018-19 from SB 1; and

WHEREAS, this is the second year in which the City of Rocklin is receiving SB 1 funding and will enable the City of Rocklin to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1 ; and

WHEREAS, the City of Rocklin used a Pavement Management System, in addition to public feedback, to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the City of Rocklin maintain and rehabilitate approximately 500 lane miles of streets and roads throughout the City of Rocklin as well as many similar projects into the future; and

WHEREAS, the 2016 California Statewide Local Streets and Roads Needs Assessment found that the City of Rocklin streets and roads are in "good" condition and this revenue will help us to increase and maintain the overall quality of our road system.

WHEREAS, the SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND by the City Council of the City of Rocklin, State of California, as follows:

1. The foregoing recitals are true and correct.
2. The fiscal year 2018-19 list of projects planned to be funded with Road Maintenance and Rehabilitation Account revenues, attached hereto as Exhibit A and by this reference incorporated herein.

PASSED AND ADOPTED this 10<sup>th</sup> day of April, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Mayor

ATTEST:

---

Barbara Ivanusich, City Clerk




[BACK TO AGENDA](#)

## City Council Report

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**Subject:** Public Hearing on the Draft 2018 Federal Housing and Urban Development (HUD) Department One-Year Action Plan

**Submitted by:** Marc Mondell, Economic & Community Development Director      **Date:** April 10, 2018  
 Laura Webster, Director Office of Long Range Planning  
 Sharon Cohen, Environmental and Housing Specialist

**Department:** Economic and Community Development Department

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- **Staff Recommendation:** Solicit comments on the Draft 2018-19 Annual Action Plan (AAP) and direct staff to prepare the Final Annual Action Plan.
- 

### BACKGROUND:

This is the first of two required public hearings in the preparation of the City's 2018 HUD One-Year Action Plan.

To be eligible to receive HUD Community Development Block Grant (CDBG) funds on an annual basis, the City of Rocklin must complete a Consolidated Plan, at least every five years, and an Action Plan, on an annual basis. The Consolidated Plan is a comprehensive planning document that serves as the guiding document for the use of funds from the HUD Community Development Block Grant entitlement program in the areas of housing and community development. On May 14, 2013, the City Council approved the Consolidated Plan which covers the five-year period. Extension of the Consolidated Plan was recently approved by HUD to June 30, 2019 in order to accommodate the preparation of a Regional Assessment to Affirmatively Further Fair Housing (AFFH) and/or an Analysis of the Impediments to Fair Housing (AI) which is necessary prior to preparation of the next Consolidated Plan.

The Action Plan, a component of the Consolidated Plan, identifies the specific activities the City will undertake during the Program Year and subsequent Action Plans will be adopted for each respective year of the Consolidated Plan. It is estimated that the City will receive \$253,758 for the 2018 Program Year.

HUD has not yet published CDBG allocations for the current federal fiscal year. HUD has advised the City to plan based on prior year amounts. HUD will not accept the City's Annual Action Plan prior to publishing the 2018 allocations. In the event an allocation is not published by May 15, staff expects HUD to provide guidance to grantees.

The 2018 Annual Action Plan will also re-allocate \$25,733.30 in prior year funds that were not used. These are remainders from funds budgeted and not expended in prior years. This includes unused funds from the Handyman Program which Senior's first elected to discontinue and a retainer associated with ADA improvement contracts.

A Notice of Funding Availability and solicitation for proposals from service providers was published in the Placer Herald and on the City's website on January 18, 2018. Proposals were received from Seniors First, The Gathering Inn, Stand Up Placer and the Salvation Army. Their proposals are attached to this staff report and discussed in more detail in the following sections.

On March 1, 2018, a draft of the Annual Action Plan was made available for a 30-day public review of the document. The draft Plan was made available at City Hall, at the Public Library, and on the City's website. In addition, the notice was emailed to various service providers through dissemination by the Placer Collaborative Network (PCN) and Placer Consortium on Homelessness (PCOH). The deadline for comments on the draft Plan was Monday, April 2, 2018.

The Final Annual Action Plan, including all technical edits and changes directed by the Council, will be considered for adoption at the May 8, 2018 regular meeting of the City Council.

## **FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

### **Findings:**

- The use of CDBG entitlement funds may be used for a wide array of activities that meet at least one of the National Objectives:
  - Benefit to low and moderate income persons
  - Aid in the prevention of slums or blight
  - Urgent Need
- Eligible activities include, but are not limited to:
  1. Housing Rehabilitation (loans and grants to homeowners, landlords, non-profits and developers)
  2. Down Payment and other homeownership assistance
  3. Loans and grants to businesses for economic development
  4. Removal of architectural barriers to the elderly and disabled
  5. Public services such as job training, transportation, health care and child care
  6. Public infrastructure

### **Conclusions:**

- It is estimated that Rocklin will receive \$253,758 for this Program Year. This is an amount equal to FY 2017-18. Staff received grant applications from Seniors First, The Gathering Inn, Stand Up Placer and the Salvation Army for programs to be funded from the Public Services category. No more than 15% of the current year award or \$38,063.70 can be expended on public services during the plan year.

- 
- Seniors First requested \$20,000 in grant funding this year for the Senior Nutrition Program. They were funded \$20,000 for Senior Nutrition last year. Staff is recommending the same funding allocation for that program in 2018-19.
  - The Gathering Inn requested \$50,000 in grant funds this year. They received \$15,063 last year from CDBG funds and an additional \$30,000 last year from the City's Low and Moderate Income Housing Asset Fund. This year, City staff is recommending that \$50,000 in funds be provided to The Gathering Inn exclusively from the City's Low and Moderate Income Housing Asset Fund rather than CDBG in order to create more opportunities to fund other programs with these limited funds.
  - Stand Up Placer has requested \$10,000 in grant funding this year for their Victims Services Program. This is the first year Stand Up Placer has requested funding from the City, therefore there was no funding allocation to that entity last year. Staff is recommending that Stand Up Placer receive \$9,000 in funding from CDBG in 2018-19.
  - The Salvation Army has requested \$15,000 in grant funding this year for their Rental Assistance Program. This is also the first year that the Salvation Army has requested funding from the City; therefore there was no funding allocation to that entity last year. Staff is recommending that the Salvation Army receive \$9,000 in funding from CDBG in 2018-19.
  - Agreements with all subrecipients will specify that Rocklin funds must be utilized to assist Rocklin residents.
  - Below is a full list of programs and allocations that City staff is proposing for approval in the 2018 Program Year. These items are reflected in the Draft Annual Action Plan that has been published for review by the public and subject to Council review and direction at this time.
    1. Public Facilities and Improvements – provide improvements to public facilities. Work may include adjustments to the ADA pavement, ramps, rooms, sidewalks, hallways, and other projects or public facility or infrastructure improvements - \$190,690.30;
    2. Senior Nutrition Program – provide hot meals to seniors at the Senior Café and delivers hot meals to seniors- \$20,000 (Seniors First);
    3. Stand Up Placer – provides services to survivors of domestic violence, sexual violence, human trafficking and their non-offending family members - \$9,000
    4. The Salvation Army – providing rental assistance to those in need - \$9,000
    5. Planning and Administration – general administration of the CDBG program including reporting activities - \$50,700.

- After further consultation with the City's CDBG consultant, staff is proposing to amend the overall percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income to 100% as shown below:

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

100.00%

The original percentage published in the March 1, 2018 Draft AAP was 80%. However, it was subsequently verified that funds used for administration of the program are also considered to benefit the income groups identified as receiving benefits from Public Services and Public Facilities and Improvements. Staff has incorporated this revision within the attached document.

- Up to 20% of the grant amount can be used for Planning and Administration. Staff discovered that funds allocated to Planning and Administration in the March 1, 2018 Draft AAP indicated an amount of \$41,700. That amount should actually be \$50,700. Staff has completed the necessary corrections within the attached document as shown below.

### Annual Goals and Objectives

#### AP-20 Annual Goals and Objectives

##### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Service	2013	2017	Non-Housing Community Development	City of Rocklin	Homeless Program Public Services	CDBG: \$38,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Homelessness Prevention: 72 Persons Assisted
2	Planning and Administration	2013	2017	Planning and Administration	City of Rocklin	Planning and Administration	CDBG: <del>\$41,700</del> \$50,700	
3	Public Facilities and Improvements	2016	2016	Non-Housing Community Development	City of Rocklin	Public Facilities and Improvements	CDBG: \$190,690	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Table 6 – Goals Summary

4	Project Name	Planning and Administration (2018-04)
	Target Area	City of Rocklin
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$50,700
	Description	Provide general administration of the CDBG program including planning and reporting activities

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- **2018-19 Public Comments** - None received as of the date of publication.

#### Recommendations:

- Solicit comments on the draft 2018-19 Annual Action Plan and direct staff to prepare the Final Annual Action Plan.
- Permit staff to adjust these allocations proportionally by an equal amount to match the actual allocation as the project allocations proposed in this Action Plan for FY 2018 CDBG funds have been prepared using an estimate. Congress has not yet made the HUD FY 2018 allocation that funds the CDBG program. HUD has therefore not announced the City's final allocation.

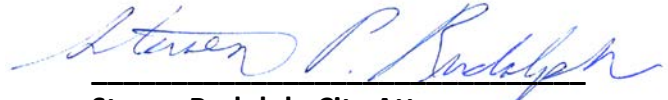
#### Alternatives:

- Direct staff to add, modify or remove programs and/or projects in the 2018-19 Annual Action Plan.

**Fiscal Impact:** Processing of the 2018-19 Annual Action Plan is necessary in order for the City to receive CDBG Entitlement Funds from HUD and will be included in the City's proposed FY 18/19 Budget.



**Ricky A. Horst, City Manager**  
**Reviewed for Content**



**Steven Rudolph, City Attorney**  
**Reviewed for Legal Sufficiency**

**Attachments:**

1. 2018-19 Draft Annual Action Plan
2. 2018-19 Applicant Requests



**PUBLIC REVIEW DRAFT**

**2018-19 Annual Action Plan  
HUD Entitlement: Community Development Block Grant**

**March 1, 2018**

Revised 4/3/18

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## Executive Summary

### AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

The 2018-19 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Rocklin. The plan covers the period of July 1, 2018 through June 30, 2019. It is the fifth Action Plan in the implementation of the five-year 2013 – 2017 Consolidated Plan. In order for the City to participate in the regional AFH, the City received a one year extension for the Consolidated Plan. Both the Consolidated Plan and the Action Plan are implemented by City staff.

The City anticipates receiving \$253,758 from the federal Community Development Block Grant (CDBG) program in 2018-19. The City will also be re-allocating \$15,000 in un-expended prior year funds due to Seniors First's decision to discontinue the Handyperson program. We also have \$4,229.13 unexpended funds from unused Handyperson funds and \$6,504.17 from unused Planning and Administration funds in program year 2016-17. The total amount to be allocated in this plan is \$279,491.30.

The City also plans to meet its community development and housing needs using a variety of other funding sources, including the Low and Moderate Income Housing Asset Fund and the General Fund. City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, holding public meetings, and encouraging public comment during the public review period. Using research and input from the public, City staff formulated the objectives and outcomes that are briefly described below.

#### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City's key objectives for the 2018-19 program year are the following:

- \* Improve the quality of housing in Rocklin.
- \* Sustain a livable community by identifying issues and working with surrounding jurisdictions and local service providers to solve them.
- \* Encourage a range of services to help prevent homelessness and to help people move from homelessness to permanent housing, including emergency shelters as well as transitional and supportive housing.
- \* Support infrastructure improvements in target areas and for the disabled population using Rocklin services.
- \* Encourage the provision of services to target-income individuals and families, including those with special needs such as youth, seniors, and persons with disabilities.
- \* Encourage the provision of services to target-income individuals and families, including survivors of domestic violence, sexual violence, human trafficking and their non-offending family members.



### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

In recognition of the administrative burden that comes with business assistance and job creation activities, the City has chosen to meet the goal of Economic Development through activities which indirectly support business activity such as infrastructure in core areas.

In 17-18, the recognition of the need to improve progress towards meeting the goal of serving youth, the City has chosen to fund public services that target youth and families with children.

The City will continue to fund activities that are best able to expend funds in a timely manner and document expenditures adequately.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

City staff encouraged citizen participation throughout the Action Plan process. This included consulting local organizations, and encouraging public comment during the public review period. The 30-day public review period on the draft Annual Action Plan was from March 1– April 2, 2018. The City Council discussed the draft Annual Action Plan on April 10, 2018. The public hearing to discuss the final Annual Action Plan occurred on May 8, 2018.

### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

A summary of public comment and staff responses will be provided at the close of the public review period and prior to council's final action.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and views made known during the public comment period will be reviewed and addressed if received.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ROCKLIN	
CDBG Administrator	ROCKLIN	City of Rocklin
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Rocklin is responsible for administering the Consolidated Plan and the Annual Action Plans.

### Consolidated Plan Public Contact Information

Sharon Cohen

Housing and Environmental Services Specialist

Economic and Community Development Department

City of Rocklin

3970 Rocklin Road Rocklin, CA 95677

sharon.cohen@rocklin.ca.us

(916) 625-5592

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The preparation of the 2017-18 Annual Action Plan included consultation with and coordination among government agencies, private groups (for-profit and non-profit) and individuals. Opportunities for public participation were offered throughout the Action Plan process. Residents, service providers and other interested parties were invited to provide comments on the Annual Action Plan by submitting written comments, email, calling City staff or attending the public hearings. Notice of the planning process was posted in public places, announced on the City's website and officially noticed in the Placer Herald newspaper.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

The City of Rocklin will continue to coordinate with the Roseville Housing Authority, which provides Section 8 vouchers to Rocklin residents. In addition, the City will maintain its relationship with the various governmental health, mental health and service organizations within Placer County. Placer County's Adult System of Care partners with agencies in Placer County to assist adults and older adults achieve their optimal level of self-sufficiency and independence by providing mental health services, substance abuse treatment and in-home support services. City staff constructed a list of services offered to Rocklin residents that need physical and mental health services, foster care, food and other assistance in order to better pair the services to those who need them.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

City staff have participated in regular committee meetings organized by the Homeless Resource Council of the Sierra (COC) and Placer County HHS Department from August 2015 to the present to consider homeless shelter needs and options in South Placer County as well as strategies to create permanent housing solutions. Participants in these meetings have included local agency staff or elected from Rocklin., Roseville, Lincoln, and Placer County. Attendees have also included numerous non-profits.

The City of Rocklin will continue to coordinate with the Placer Consortium on Homelessness whenever possible on providing homeless needs assistance. The City will also coordinate with surrounding jurisdictions in the provision of housing assistance and related services to homeless persons.

### **Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate**

**outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City does not receive ESG funds, develop performance standards, evaluate outcomes or develop funding, policies and procedures for the administration of HMIS, as it does not administer HMIS. However, the City does consult with the Placer County's Continuum of Care related to funding allocations, and encourages all agencies providing services and care for homeless individuals to utilize the HMIS system.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	ROCKLIN
	<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various departments within the City of Rocklin were consulted including the City of Rocklin Economic and Community Development Department, Public Services, Finance and Budget and Police.

2	<b>Agency/Group/Organization</b>	PLACER COUNTY
	<b>Agency/Group/Organization Type</b>	Services-homeless Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Various departments within Placer County provide information such as Placer County Department of Health and Human Services, Placer County Housing Authority and Placer County Health and Human Services Adult System of Care. The anticipated outcome is improved communication, collaboration, and coordination among the agencies.
3	<b>Agency/Group/Organization</b>	ROSEVILLE
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Roseville's Housing Authority was consulted regarding its continued administration of the City of Rocklin's Section 8 Housing Choice Voucher program. The Roseville Housing Authority also reopened its Housing Choice Voucher Rental Assistance Program list for one week in September 2017 to allow increased opportunities for participation.
4	<b>Agency/Group/Organization</b>	the Gathering Inn
	<b>Agency/Group/Organization Type</b>	Services-homeless

<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Agency was contacted either through phone call, email notification and/or public forum flyer for consultation and coordination. The anticipated outcome is improved communication and collaboration.

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City did not deliberately omit any agencies from the process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Placer Consortium on Homelessness (PCOH)	Point-in-Time count provided homeless data.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## AP-12 Participation – 91.105, 91.200(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The Annual Action Plan was available for a 30-day public review period starting on Thursday, March 1, 2018. The City Council conducted a public hearing to discuss the draft Annual Action Plan on Tuesday, April 10, 2018 and a public hearing will occur on Tuesday, May 8, 2018 to discuss the final Annual Action Plan. The 30-day public review period on the draft Annual Action Plan was from March 1, 2018 - April 2, 2018.

#### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Non-targeted/broad community	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	
3	Internet Outreach	Non-targeted/broad community	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	The 30 day public review period is March 1, 2018 to April 2, 2018. Any comments received will be reviewed and addressed prior to council's final action.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

Below is information regarding expected resources, based on prior allocations, resources, and the current Consolidated Plan.

Congress has not yet made the HUD FY 2018 allocation that funds the CDBG program. HUD has therefore not announced the City's allocation. The project allocations in this Action Plan made with FY2018 CDBG funds have been made using an estimate. These allocations will be adjusted proportionally by an equal amount to match the actual allocation.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	253,758	0	25,733	279,491	0	Based on information contained in the Consolidated Plan, the City anticipates receiving a total of \$1,057,110 over the five-year planning period.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Rocklin receives no federal funding in addition to CDBG for housing and non-housing community development and there are no matching requirements for the City's CDBG program.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City has actively met with the North State Building Industry Association (BIA) in 2015 and 2016 to discuss potential housing development on various City owned or former redevelopment agency properties. The City has also provided data regarding other available sites in Rocklin designated for high density residential development to affordable housing developers and made them aware of Rocklin's Difficult to Develop Area (DDA) designation in 2016. The City will continue to consider the use of publicly-owned land for the construction of affordable housing for low-and moderate-income households.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Service	2013	2017	Non-Housing Community Development	City of Rocklin	Homeless Program Public Services	CDBG: \$38,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted Homelessness Prevention: 72 Persons Assisted
2	Planning and Administration	2013	2017	Planning and Administration	City of Rocklin	Planning and Administration	CDBG: \$50,700	
3	Public Facilities and Improvements	2016	2016	Non-Housing Community Development	City of Rocklin	Public Facilities and Improvements	CDBG: \$190,690	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Table 6 – Goals Summary

#### Goal Descriptions

1	Goal Name	Public Service
2	Goal Name	Planning and Administration
3	Goal Name	Public Facilities and Improvements

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

City staff evaluated all submitted applications and have recommended the below projects to be funded for the 2018-19 Annual Action Plan.

Congress has not yet made the HUD FY 2018 allocation that funds the CDBG program. HUD has therefore not announced the City's allocation. The project allocations in this Action Plan made with FY2018 CDBG funds have been made using an estimate.

#### Projects

#	Project Name
1	Senior Nutrition (2018-01)
2	Stand Up Placer (2018-02)
3	The Salvation Army (2018-03)
4	Planning and Administration (2018-04)
5	Public Facilities and Improvements (2018-05)

**Table 7 - Project Information**

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

It is difficult to address all the community needs with the limited amount of funding received. However, it is believed that assisting domestic violence victims, seniors, disabled, and youth and preventing homelessness are the best way to allocate funds based on the needs of the community.

### AP-38 Project Summary

#### Project Summary Information

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1	<b>Project Name</b>	Senior Nutrition (2018-01)
	<b>Target Area</b>	City of Rocklin
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	The program delivers hot meals and provides hot meals to seniors in the senior cafes.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	There are 48 Rocklin residents benefitting from the meals on wheels program. The Rocklin cafe serves approximately 316 meals every month and 600 meals for homebound seniors a month, therefore it is anticipated that 1104 meals will be served as a benefit from the activity in the the 2018-2019 fiscal year. The program will serve seniors and disabled individuals.
	<b>Location Description</b>	The Rocklin cafe is situated at the Rolling Oaks Apartments , 5725 Shannon Bay Dr.
2	<b>Planned Activities</b>	The Senior Nutrition Program (SNP) operates 87 Senior Cafes throughout Placer County and four Meals on Wheels delivery routes, providing hot noon-time meals for seniors, Monday through Friday. Every day the food is served to seniors and disabled individuals free of charge. The SNP provides Placer County seniors with a weekday hot meal served in a congregate, social setting, to reduce food insecurity and prevent the adverse effects of malnutrition, easily accessible facilities, and foster a feeling of camaraderie and comfort, reducing the isolation experienced by many seniors.
	<b>Project Name</b>	Stand Up Placer (2018-02)
	<b>Target Area</b>	City of Rocklin
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	Stand Up Placer provides serves to survivors of domestic violence, sexual violence, human trafficking and their non-offending family members, offer community education around domestic/sexual violence and human trafficking to companies, agencies and schools.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>Clients range in age from newborn to the elderly, but the majority of clients are aged 25-44. Approximately 90% of the victims served fall into the extremely low, very low, low and moderate Area Median Income brackets established by HUD for the region.</p> <p>The services provided from this funding will allow Stand Up Placer to provide services to approximately 45 additional survivors.</p>
	<b>Location Description</b>	
	<b>Planned Activities</b>	The services provided from this funding will allow Stand Up Placer to provide additional therapy services, crisis intervention and advocacy services to Rocklin survivors.
3	<b>Project Name</b>	The Salvation Army (2018-03)
	<b>Target Area</b>	City of Rocklin
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	Preventing homelessness in the community and giving a hand up to those in need.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	72- 120 additional low to moderate income persons are estimated to benefit from the proposed activities.
	<b>Location Description</b>	
4	<b>Planned Activities</b>	Individuals or families that receive a 3-day pay or quit notice from their landlord and have an unexpected expense within the last month months receive rental assistance.
	<b>Project Name</b>	Planning and Administration (2018-04)
	<b>Target Area</b>	City of Rocklin
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Planning and Administration
	<b>Funding</b>	CDBG: \$50,700
	<b>Description</b>	Provide general administration of the CDBG program including planning and reporting activities

	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City of Rocklin
	<b>Planned Activities</b>	Provide general administration of the CDBG program, including all planning and reporting activities.
5	<b>Project Name</b>	Public Facilities and Improvements (2018-05)
	<b>Target Area</b>	City of Rocklin
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Infrastructure Improvements
	<b>Funding</b>	CDBG: \$190,690
	<b>Description</b>	ADA improvements within the City of Rocklin
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The ADA improvements are estimated to benefit at least 300 families with disabilities.
	<b>Location Description</b>	
	<b>Planned Activities</b>	ADA improvements within the City of Rocklin



## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Rocklin does not have significant, dense areas of low-income residents nor are there areas of significant racial/minority concentration.

### Geographic Distribution

Target Area	Percentage of Funds
City of Rocklin	100

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City's planning is focused more toward the number of persons who can be helped and identifying projects that will produce the best benefit for Rocklin residents.

### Discussion

Please see above information.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City of Rocklin does not currently fund any Affordable Housing projects.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Rocklin does not oversee a public housing authority and there is no public housing agency in the City.

### **Actions planned during the next year to address the needs to public housing**

The City recognizes that the Roseville Housing Authority has been acting as the public housing authority for many years and contracts with the City of Roseville to administer Rocklin's Section 8 program. The City will continue to support those services that meet the needs of Rocklin residents.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

While the City of Rocklin is not a public housing authority, the City administers affordability covenants and existing Downpayment Assistance loans on various properties within the city. City Staff continue to market these opportunities and to work with prospective buyers to determine income eligibility.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable; there are no public housing agencies in the City of Rocklin.

### **Discussion**

Please see above information.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

This section discusses the City's one year activities to address the needs of persons who are homeless.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Rocklin has provided CDBG funding to The Gathering Inn (TGI) in the past (funding range has been between \$12,000 to \$18,000). However, as a result of additional applicants for this year's CDBG and the 15% public services funding limit, \$50,000 from the City's Low and Moderate Income Housing Asset Fund is proposed to be allocated to TGI in 2018-19. TGI's primary goal is to meet the very basic needs of guests on a daily basis year round: hygiene, food and safe overnight shelter. TGI provides access to showers, toiletries, clean dry socks and clothes, plus transportation to a host church where guests are provided a warm and safe place for sleeping along with a hot nutritious meal. Guests are transported back to the intake sites where they can access social services. Placer County's Continuum of Care (CoC) conducts a Housing Inventory Count (HIC) and Point-in-Time (PIT) count of sheltered homeless persons during the last ten days in January in odd numbered years. The Housing Inventory Count (HIC) is a report that informs the homeless assistance community on the capacity to house persons who are homeless at local and national levels. The PIT provides the homeless assistance community with the data needed to understand the number and characteristics of persons who are homeless at one point-in-time. A count was conducted on January 25, 2018 by City and County staff and showed that there were 13 homeless people the night of January 24, 2018 in Rocklin. The City is still waiting for the results of surrounding jurisdictions.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Although no transitional housing facility or emergency shelter is located in Rocklin, the Placer County Department of Health and Human Services Adult System of Care operates a transitional housing facility for homeless persons with mental health disabilities just outside the City limits. HomeStart offers a transitional housing program for Placer County homeless children and their families. The Gathering Inn is an emergency housing program offering overnight housing at a variety of churches within south Placer County. In addition, the Lazarus Project provides food, housing, clothing, guidance, counseling, education, job training, budgeting classes, parenting classes and access to health care for persons recovering from homelessness, unemployment, abuse, addictions and physical and/or mental impairment.

There are several organizations that provide emergency food in the Placer County area including First United Methodist Church of Loomis, S. Mark's Anglican Episcopal and United Methodist of Newcastle. In

addition, the Salvation Army and St. Vincent de Paul provide assistance to the homeless. The City will continue to coordinate with these organizations to develop a strong system to meet the needs of homeless persons.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City does assist the homeless countywide through its participation in the Placer County Continuum of Care. The Continuum of Care (CoC) programs are created to address the problems of homelessness in a comprehensive manner. The Placer Consortium on Homelessness developed a ten-year plan to end homelessness in Placer County for 2004-2014. This plan contains a series of strategies to tackle a variety of homeless issues and concerns. The strategies are categorized into four different areas:

- \* Prevention – to prevent homelessness through a variety of means including, but not limited to, housing and appropriate services.
- \* Access – to facilitate access to housing and supportive services by actively engaging the homes population and removing barriers.
- \* Teamwork – to facilitate ongoing communication and coordination among community partners, rallying community resources to address the issues of homelessness.
- \* Housing – to provide housing for the homeless.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Rocklin will continue to coordinate with the County and Placer County Continuum of Care to implement the Placer County Ten-Year Plan to End Homelessness. In the 2018-2019 cycle, the City of Rocklin is awarding the Salvation Army with \$9,000 of CDBG funding. The Salvation Army provides assistance to low to moderate income persons through food boxes, case management, mock interviews and rental and utility assistance. In order for an individual of family to receive assistance, they must have received a 3-day pay or quit notice from their landlord and have an unexpected expense within the last three months. An unexpected expense would include an auto repair, home repair, medical bill, loss of employment or something of that nature.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in the 2013-2021 Housing Element to address these issues. The City of Rocklin has designed a number of implementing programs that will focus City resources on meeting its projected housing needs.

### **Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City recognizes that there are a number of factors impacting the provision of affordable housing. These goals include:

- \* Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin;
- \* Facilitate the provision of a range of housing types to meet the diverse needs of the community;
- \* Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs;
- \* Mitigate or remove potential governmental constraints to housing production and affordability;
- \* Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness; and
- \* Promote equal opportunity for all residents to reside in the housing of their choice.

### **Discussion:**

Please see above information.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section discusses the actions the City of Rocklin will undertake during the 2018-2019 annual Action Plan. This includes to 1) Foster and maintain affordable housing; 2) Evaluate and reduce lead-based paint hazards; 3) Reduce the number of poverty-level families; 4) Develop institutional structure; and 5) Enhance coordination.

### **Actions planned to address obstacles to meeting underserved needs**

While there are several constraints to meeting the needs of target-income residents, the primary obstacles identified through citizen participation was determined at the public hearings. The City of Rocklin's Housing Element includes recommendations and programs to alleviate obstacles to meeting underserved needs. The City will continue to use CDBG dollars to address underserved needs and to provide education about services and service providers to the extent feasible. The City will encourage area service providers to offer services in the community.

### **Actions planned to foster and maintain affordable housing**

The City is committed to removing or reducing barriers to affordable housing whenever possible. A variety of actions are contained in the Housing Element to address these issues. The City of Rocklin has designed a number of implementing programs that will focus City resources on meeting its projected housing needs. The City recognizes that there are a number of factors impacting the provision of affordable housing. These include:

- \* Maintain and improve the quality of existing housing and residential neighborhoods in Rocklin;
- \* Facilitate the provision of a range of housing types to meet the diverse needs of the community;
- \* Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of the regional housing needs;
- \* Mitigate or remove potential governmental constraints to housing production and affordability;
- \* Coordinate and cooperate with surrounding jurisdictions to address regional housing issues, including the supply of affordable housing and homelessness; and

Promote equal opportunity for all residents to reside in the housing of their choice.

### **Actions planned to reduce lead-based paint hazards**

The City will continue to coordinate with Placer County's Department of Health and Human Services Environmental Services Division when possible to help reduce lead-based paint hazards and will educate City residents about where to go if there is a problem.

### **Actions planned to reduce the number of poverty-level families**

The City's anti-poverty strategy includes improving the quality of housing in Rocklin, assuring safe housing choices for residents and supporting social service agencies.

The City's anti-poverty strategy will focus on:

- \* Increasing the supply and availability of decent, safe and affordable housing necessary for low-income families to live healthy, productive lives;
- \* Developing comprehensive public facility improvement strategies that support a viable community and primarily benefit low-and moderate-income persons; and
- \* Increasing the effectiveness of existing programs through better collaboration and efficient implementation.

\*Providing funding to a larger variety of programs to better assist individual situations, such as the victims and families of domestic violence, sexual violence and human trafficking, and individuals or families that recently faced an unexpected expense.

### **Actions planned to develop institutional structure**

The City is the lead agency for the CDBG funding. The City has established goals under the Entitlement Program and works to integrate City planning and projects with the related activities of other agencies in the area using the Citizen Participation Plan, direct email requests and various other methods of communications to facilitate this goal. The City does not plan to duplicate services of other established and successful programs. The City's system of institutional structure is strong and well-coordinated, with little duplication of services.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Roseville's Housing Authority administers the Section 8 program for the City of Rocklin via contract. The City has historically budgeted for these services from its General Fund and anticipates providing continued funding in a similar manner in 2018-19.



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The following table identifies program income that is available for use that is included in projects to be carried out. None is planned.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

This percentage applies to this year's 2018-19 Annual Action Plan. All public services and public facilities are estimated to assist persons of low and moderate income.



**Application for  
Community Development Block Grant 2018-19  
City of Rocklin**

Seniors First, Inc.  
12183 Locksley Lane, Suite 205  
Auburn, CA 95602  
Stephanie Vierstra, Executive Director

Phone: 530-889-9500 ext. 222  
Fax: 530-889-0190  
February 1, 2018  
[Stephanie@seniorsfirst.org](mailto:Stephanie@seniorsfirst.org)

### City of Rocklin, Senior Nutrition Program

**The Target Population:** The senior population of Placer County is larger than the California state average. According to U.S. Census estimates for 2013, residents 65 years and older make up 17% of Placer County's population, compared to 12.5% for the state of California. In Placer County alone, the 60 and older population is estimated to triple by 2040, while those 85 and up will see a five-fold increase, according to the Agency on Aging Area 4's report and the Placer County Economic Demographic Profile report.

**Senior Nutrition:** One of the longest running programs at Seniors First is our Senior Nutrition Program; it is one of the foundational programs that enable us to support our mission to help seniors remain independent. The Senior Nutrition Program (SNP) operates 8 Senior Cafés throughout Placer County, providing hot noon-time meals for seniors, Monday through Friday. Every day our food provider produces approximately 105 hot meals that are delivered to the cafés and served to seniors and disabled individuals free of charge.

The Senior Nutrition Program provides Placer County seniors with a weekday hot meal served in a congregate, social setting, to reduce food insecurity and prevent the adverse effects of malnutrition. Each of our eight Senior Cafés are located in easily accessible facilities, and foster a feeling of camaraderie and comfort, reducing the isolation experienced by many seniors.

Our Senior Cafés are located in Auburn, Colfax, Lincoln, Rocklin and four cafés in Roseville. During the last fiscal year, we served approximately 26,000 hot meals to Placer seniors at our Café locations. Our goal for the current year is to increase our impact by providing 28,000 hot meals in our Senior Cafés. Though there is a suggested donation of \$5, we never turn a person away because they cannot pay.

**Rocklin Café:** Our Rocklin café is situated at Rolling Oaks, 5725 Shannon Bay Dr. and serves approximately 316 meals every month.





**Meals on Wheels-** Our Meals on Wheels Program provides access to nutritious weekday noontime meals to seniors (62+ for CDBG funding) who are homebound and unable to prepare meals or shop for themselves. It also provides daily wellness checks and social interactions in an effort to increase mental and physical health among homebound or isolated seniors in Placer County. Since taking over the Meals on Wheels contract on July 1, 2017 we have served over 21,000 meals to Placer County homebound senior in the first six months. We anticipate serving over 46,000 meals by the end of the fiscal year. We currently have four Meals on Wheels delivery routes which serves approximately 48 Rocklin residents. We serve approximately 600 meals a month to homebound seniors living in Rocklin.

**Alleviating poverty:** Many older adults exist on a fixed income that rarely matches inflationary consumer costs, leading to devastating effects on their ability to remain self-sufficient and properly nourished. By providing a hot noon time meal we are able to alleviate a financial burden at the same time as we support a healthier population and foster social activities.

***Amount of CDBG Funds Requested:***

\$20,000

***How CDBG funds will be spent:***

CDBG funding received from the City of Rocklin will be utilized to help offset the following costs: program staff wages, and taxes. All funds will be utilized to provide life-sustaining programs to City of Rocklin seniors and disabled persons.

***Mission and/or major goals:***

Our mission is to provide long-term support and services to help Placer County older adults maintain their independence and thrive.

In a perfect world, every senior would have enough to eat, a safe place to live, access to community resources and transportation options. Unfortunately, today's world is far from perfect. The purpose of our programs is to ensure that every Placer County senior has access to services that assist them in retaining one of the things they hold most dear – their independence.



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### *About Seniors First:*

Seniors First is a 501(c)(3) non-profit organization serving the seniors of Placer County since 1997. In 2006, Seniors First merged with another non-profit 501(c)(3) senior services agency that had been providing services since 1971. As our name suggests, our target population is seniors, most of whom are low-income with limited physical abilities. However, several of our programs also service the disabled, homeless and at-risk families with children.

Seniors First has 13 dedicated full-time and 24 part-time employees, and over 250 community-spirited volunteers that support our mission and, most importantly, Placer County's elderly and disabled persons. Our programs and services are donation-based and provided at no-cost to our clients. Each of our cafes has a local manager to oversee day-to-day operations, including orders and food service and all cafes are managed by the Senior Nutrition Program Manager, Dawn Marie Pesola. Dawn Marie works in tandem with our part-time Registered Dietician Jasmine SooHoo-Pope to plan menus and their nutritional content, and also oversees the food preparation activities, surveys and the recording and reporting required to measure and improve the program.

Our programs include: Senior Nutrition (Senior Cafés and MyMeals- Meals on Wheels program), Transportation (MyRides and Health Express), Information and Assistance, Friendly Visitors, Recreation and Respite, Assisted Living Placement and many volunteer opportunities.

### *Major accomplishments:*

- Our eight Senior Cafés serve approximately 2,160 hot noon-time meals every month, with the café in Rocklin serving 316 meals every month.
- Our transportation program and volunteer drivers provide 27 trips every month for Rocklin seniors and almost 360 rides every month to Placer County seniors.
- Information and Assistance handles 32 calls every month from Rocklin seniors for information, assistance and follow-up, and over 380 total calls every month from Placer County Seniors.
- Our Friendly Visitors currently visit 4 homebound and isolated seniors in Rocklin and report over 20 hours of visits every month.

**Organizational Capacity:** Seniors First continues to offer core services to seniors and disabled individuals in Placer County for many years. Our oldest program has been in continuous operation for 46 years; our youngest program for 3 years. Our expertise, skills and procedures have been developed over many years and we have long term employees to shepherd our new employees through changing times.



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**Key Collaborations & Community Partnerships:** Seniors First major collaborations and funding sources include Agency on Aging Area 4, Placer County Transportation Planning Agency, Sutter Health and Kaiser Permanente. Seniors First is a member of the Placer Food Closet Collaboration and has a close relationship with Placer Food Bank, local food banks and Placer County Probation Department.

**Placer County Probation Department:** Placer County Probation Department currently has a contract with Seniors First to prepare all hot meals for our Seniors Nutrition Program. Seniors First entered into partnership with the Probation Department in August 2014 and it has been a great success with our clients. In March of 2017, the Placer County Board of Supervisors voted to approve a contract with Aramark Corporation to provide meal preparation services for the County's Correctional Facilities, and for the meals prepared for Seniors First's nutrition programs. Many have commented on the improved quality of food. Aramark is committed to retaining the inmate training and work program which is vital and important to their rehabilitation. Aramark carefully selects minimum-security inmates to receive training and job skills in the food industry by preparing meals to outsource to several agencies, including Seniors First. These individuals are learning valuable job skills that will help them transition into a productive position upon release. This assignment is a "win-win" for both Seniors First and the food preparers. Quality, nutritionally balanced, hot meals are prepared in a closely monitored environment at low cost, while rehabilitating inmates.

**A copy of the proposed City of Rocklin 2018-19 Senior Nutrition Program (SNP) budget is appended to this request.**

### **Client Success Stories:**

"June Bug"

June came to Seniors First through Adult Protective Services. She was found by a local resident roaming the streets. She didn't know where she was or where she lived.

After much investigation, her home at a local apartment community was located and she was returned home safely. That day, we worked closely with PG&E to turn June's electricity back on. Through many phone calls and research, we found out June's story.



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June was renting a room from a local senior who passed away. After June's landlord passed away, the family needed to sell the home. They moved June to the closest, most affordable apartment community they could find. June was left with a card table, two folding chairs and a twin bed with just sheets. From what we understand, June has no living family.

Over the next several months, we helped June with nutrition by sending hot meals Monday through Friday and some extra food like soup, veggies and fruit for the weekends. The daily visits really helped with June getting on her feet and beginning to trust us. Our Meals on Wheels volunteers fell in love with June and helped get her with a few more items she needed to get organized. June doesn't leave her home and rarely opens the windows to her apartment. Her nickname is June Bug, given to her by a volunteer early on.

Over the holidays Seniors First has a beautiful Christmas tree with tags listing small gift items that our seniors need or want. This is where my story about the Long family comes in....

Our family first met June through the Seniors First Christmas gift program. It was our third year, and as in previous years, we chose to deliver gifts in person. My two boys, Alex age 11 and Carson age 10, have always participated. From picking the tags, to shopping, wrapping and delivering.

When we met June to deliver her gifts, we had an instant connection and knew she would become an extension of our family. Since Christmas, we have visited June weekly and introduced her to some of our other friends who have also instantly fallen for our "June Bug". So much so, that many of our friends donated furniture and other basic needs we seem to take for granted.

In the short time we have known June, she has made huge strides in allowing us into her life. We were able to help her clean out her apartment, get her to take a walk for the first time we think in over a year and to try on some of her new outfits. She has started doing puzzles and loves watching the movies we have brought her; especially Mrs. Doubtfire!

She loves the boys and always asks where they are when I show up without them. She is a joy to know and her face lights up each time we see her. We will continue to visit and work with her in hopes that she will one day visit us at our house.



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*Proposed City of Rocklin 2018-19 SNP Budget:*

Budget Item	Total Program Budget	Total Rocklin CDBG Budget	Other Program Budget
Federal	\$370,000	\$20,000	\$350,000
State	\$ 24,000		24,000
Grant Income	\$ 31,500		31,500
Donations	\$ 10,000		\$10,000
Program Contributions	\$20,000		\$20,000
Special Events	\$ 5,000		\$ 5,000
Program Income	\$12,000		\$12,000
Other	\$223,200		\$223,200
<b>Total Income</b>	<b>\$ 681,200</b>	<b>\$20,000</b>	<b>\$ 661,200</b>
<b>Budget Item</b>			
<b>Personnel</b>			
Program Personnel	216,000	5,000	211,000
Admin Personnel	127,000	-	127,000
<b>Total Labor</b>	<b>343,000</b>	<b>5,000</b>	<b>338,000</b>

Direct Expenses

Food / Food Supplies	246,000	15,000	231,000
Vehicles / Delivery	16,000	0	16,000







<b>Total Direct Expenses</b>	<b>262,000</b>	<b>15,000</b>	<b>247,000</b>
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## Indirect Expenses

Events/Advertising	5,000	0	4,750
Insurance	8,000	0	7,600
Office Expense	4,500	0	4,500
Outside Services	4,000	0	4,000
Printing / Postage	10,000	0	10,000
Rent	12,500	0	12,500
Utilities / Communications	8,500	0	8,500
Miscellaneous/other	17,800	0	17,800

<b>Total Indirect Expense</b>	<b>91,200</b>		<b>91,200</b>
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City of Rocklin  
CDBG Proposal 2018  
Victim Services Program for Rocklin Residents

Organization Information

**Name:** Stand Up Placer, Inc.

**Description:** Stand Up Placer's mission is: Saving lives by empowering survivors and educating communities to stand up to domestic violence, sexual assault, and human trafficking. We provide services to Placer County survivors of domestic violence, sexual violence, human trafficking and their non-offending family members, and we offer community education around domestic/sexual violence and human trafficking to companies, agencies and schools. We have provided services to survivors since 1978, and offer victims fleeing life-threatening abuse the only confidential safe house in Placer County. We offer a full array of services designed to allow survivors to rebuild their lives from a place of safety, whether they receive these services as residential clients or, like the majority of survivors, through our service offices in Auburn and Roseville.

Program Information

**Description of Program:** Stand Up Placer is requesting support from the City of Rocklin CDBG Program to benefit Rocklin residents who are victims of domestic violence, sexual assault, and human trafficking as part of the agency's Victim Services Program. The Victim Services Program addresses the need for survivors of domestic/sexual violence and/or human trafficking to address their trauma, including mental and physical health needs, support their individual process of healing, and reduce the risk of future violence in their lives. The services in this program include: crisis intervention; therapy for adults and children; individual and group peer counseling; assistance with accessing the human services support system; legal advocacy including help with preparing temporary restraining orders (TROs), divorce and custody paperwork, and court accompaniment; and hospital accompaniment and advocacy. Referral to the safe house is provided for those fleeing life-threatening danger.

**Program Goals and Objectives:** The Victim Services Program goals and objectives are as follows:

Goal 1: To increase access to services needed for recovery and resilience.

- Objective a: To increase access to mental health services to enhance recovery and resilience.
- Objective b: To increase access to supportive programming to enhance recovery and resilience.

Goal 2: To reduce risk factors, enhance protective factors, and link to appropriate resources to prevent future incidents of violence.

- Objective a: To assess the immediate needs of victims.
- Objective b: To increase personal safety and the perception of safety.
- Objective c: To reduce the risk of future incidents of violence.

**Program Strategy:** Domestic violence, sexual assault, and human trafficking victims face significant mental health issues and many barriers to service. Crisis intervention allows victims to plan their immediate next steps to address their safety, housing, and mental health needs. Individual and group therapy with interns and licensed therapists at Stand Up Placer and referrals to community partners for other mental health services, such as substance abuse treatment, offer survivors access to mental health care for their specific needs. Advocacy services help survivors to access the continuum of care within the community including basic medical care and fundamental needs, such as food, clothing, and housing. Legal advocacy supports both the immediate need for safety with restraining orders as well as assisting survivors with accessing long-term legal remedies for their situations. Collectively, this array of services helps to reduce the impact of trauma on survivors' mental health and that of their children and reduces the risk of re-entering violent situations. We have found survivors achieve the most successful outcomes when they are supported with culturally competent, trauma-informed care that honors their right to choose their own life goals and the best set of services to meet their unique needs.

**Population to be Served:** The population to be served by the Victim Services Program is Rocklin residents suffering from the effects of domestic violence, sexual assault, and human trafficking and their children. We have provided services to this population from the beginning of our agency in 1978. We offer these services to all survivors regardless of race/ethnicity, age, disability, gender/gender identity, sexual orientation, faith traditions, or income. Survivor demographics track along the general county population demographics, with a majority white population followed by Hispanic/Latino, with smaller percentages of Asian/Pacific Islander, African American/Black, multi-racial, and Native Americans. Clients range in age from newborn to the elderly, but the majority of clients are aged 25-44. Approximately 90% of the victims we serve annually fall into the extremely low, very low, low, and moderate Area Median Income brackets established by HUD for our region. Some come to Stand Up Placer with low income status, and others fall into poverty or financial distress by fleeing their dangerous living situations.

**Geographic Areas Served:** Stand Up Placer provides services to any Placer County survivor in need. The majority of our clients come from South Placer and the Western slopes of the Sierra including the cities of Roseville, Rocklin, Lincoln and Auburn, the surrounding communities of Granite Bay, Loomis, Penryn, Newcastle, Sheridan, and the unincorporated areas of the foothills. This proposal is specific to services for residents of the City of Rocklin.

**Evidence of Need:** Nationwide, 1 in 4 women and 1 in 7 men will experience domestic violence in their lifetimes. 1 in 3 female homicide victims die at the hands of a current or former intimate partner. 1 in 5 women and 1 in 69 men will be the victims of violent sexual assault. Children who live in violent homes are 15 times more likely to be abused.

In 2017, Stand Up Placer served over 2,700 victims. The agency provided 271 people with 10,586 safe bed nights at our safe house and provided 140 people with 24,642 safe bed nights in our housing program. We conducted 1,108 individual therapy sessions. We fielded 4,331 calls on our 24-hour crisis line, responded to 723 calls from law enforcement for domestic violence emergency response, and received 66 requests for accompaniment for forensic medical exams for sexual assault victims. We provided temporary restraining order (TRO) advocacy for 256 individuals, court accompaniment for 255 survivors, pro-bono attorney services for 166 individuals, and assisted 617 victims with accessing the county's victim-witness program. Demand for all our services increased substantially over 2016, with the steepest increases seen in requests for service from domestic violence survivors and their family members. Help for human trafficking survivors is a burgeoning need that has increased dramatically in the past six months.

243 Rocklin residents, or about 9% of our total clients, sought Stand Up Placer's help in 2017 and utilized 8,173 services. This included 216 domestic violence victims, 32 sexual assault victims, 7 human trafficking victims, and 4 who requested information only. 14 families from Rocklin fled life-threatening violence to the safe house. The majority of Rocklin residents who seek help from our services access the Roseville service office, but about one third choose to access the Auburn service office.

**Outcomes:** Stand Up Placer will share objective and subjective outcomes with the City of Rocklin. We will share general income, race/ethnicity, age, and gender demographic information. We will report the total number of Rocklin survivors served and the number of CDBG beneficiaries served for the following advocacy and therapy services:

- Shelter referrals
- Crisis Counseling (in person crisis intervention, safety planning and social services advocacy)
- Therapy sessions (individual clinical therapy sessions)
- Hotline calls
- Total Legal Services
  - Temporary Restraining Orders
  - Court Accompaniment

Stand Up Placer will also share survivor stories that demonstrate the personal impact that receiving services makes. Survivor stories are factual, but personally identifying information is altered to protect their safety and anonymity.

## Program Budget and Sustainability

### **Total Project Budget: \$424,956**

Stand Up Placer is requesting \$10,000 from the City of Rocklin CDBG Program to support the Victim Services Program, 2.3% of the entire program budget. This funding will allow us provide therapy services to approximately 10 additional survivors and crisis intervention and advocacy services to approximately 40 more Rocklin survivors than we would without funding from Rocklin CDBG.

The budget request to the City of Rocklin reflects a portion of the wages and benefits for advocacy specialists who perform crisis intervention, advocacy, and accompaniment; the advocacy coordinator who supervises advocacy specialists and provides direct services; marriage and family therapists and marriage and family therapist Interns who provide clinical therapy; and the clinical manager, who provides mandated clinical supervision to marriage and family therapist interns and clinical therapy to victims. These individuals will provide the direct services to clients that will be reported in the outcomes. Due to the crisis nature of the services we provide, the first available advocate or therapist assists victims when they access the service offices. The services will be provided at Stand Up Placer's service offices in Roseville and Auburn.

Other current funders for this program include the California Governor's Office of Emergency Services, Kaiser Permanente, and the City of Roseville. Applications for 2018 are pending for the City of Roseville. Requests for proposals are expected to be released from Kaiser Permanente soon.

Stand Up Placer sustains the Victim Services Program through a combination of state and local governmental funding, private grant funding, and income generated through special events and individual donations.

A line item budget is attached.

## Contact Information

CEO/Executive Director: Jenny Davidson, 530-823-6224x202, [jenny@standupplacer.org](mailto:jenny@standupplacer.org)

Project Manager: Louise Czopek 530-823-6224 x205, [development@standupplacer.org](mailto:development@standupplacer.org)

Agency EIN Number: 94-2578871

Stand Up Placer is pleased to provide any additional documentation that the City of Rocklin may request, including 501(c)3 determination, agency budget, tax returns and audited financials.

# City of Rocklin

## 2018 CDBG Program

**Subrecipient:**

**Program/project:**

Stand Up Placer, Inc.

## Rocklin Victims Services Program

Line item description of cost	Total program	CDBG	Other funds
Salaries (direct services personnel)	247,226.00	8,220.00	239,006.00
Salaries (program management)	28,765.00	-	28,765.00
Payroll taxes & benefits	44,013.00	1,780.00	42,233.00
Program services	2,517.00	-	2,517.00
Travel & mileage	7,035.00	-	7,035.00
Community outreach	1,750.00	-	1,750.00
Rent/Utilities/Maintenance	34,168.00	-	34,168.00
Communications	10,115.00	-	10,115.00
Office supplies/Postage/Equipment	13,903.00	-	13,903.00
Information Technology	10,337.00	-	10,337.00
Professional fees (consultants & contractors)	19,667.00	-	19,667.00
Insurance	5,460.00	-	5,460.00
<b>Total</b>	<b>\$ 424,956.00</b>	<b>\$ 10,000.00</b>	<b>\$ 414,956.00</b>



100 Lincoln Street

P.O. Box 1372

Roseville, CA 95678

Phone (916) 784-3382

Fax (916) 784-3277

February 5, 2018

City of Rocklin  
Economic and Community Development Department  
3970 Rocklin Rd  
Rocklin, CA 95677

Re: CDBG NOFA Grant

## MISSION

Here in South Placer County, our mission is the same as it is the world over for The Salvation Army: To meet human needs without discrimination. In South Placer County, this undertaking includes preventing homelessness within our community and giving a hand up to those in need.

## HISTORY OF PREVENTING HOMELESSNESS

The Salvation Army of Roseville has been providing assistance for South Placer County residents for over 30 years. This includes food boxes, case management, mock interviews, and rental and utility assistance. Within the City of Rocklin alone, more than \$17,400 has been spent for the rental assistance program over the last two years. Rental assistance is key in preventing homelessness as it keeps families in their homes and makes a difference in ending the cycle of poverty. This meets the National Objectives of benefitting low to moderate income persons and meeting an urgent need.

## ELIGIBILITY FOR CLIENTS

In order for an individual or family to receive assistance, they must have received a 3-day pay or quit notice from their landlord and have had an unexpected expense within the last three months. An unexpected expense would include an auto repair, home repair, medical bill, loss of employment or something of that nature where the client had to pay out of pocket or had an unexpected loss of income. A document such as a doctor's note, last day of employment letter or receipt is required to receive assistance. Other documents needed include identification for all adults in the family, Social Security cards for all members of the family, lease or mortgage



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statement, and proof of income/last three paycheck stubs. Once a client has the required documentation, an appointment is made with us to receive the rental assistance.

#### REQUEST

Recently we have received an increase of calls from Rocklin residents. This is largely due to an increase in rent and a decrease in affordable housing. If approved for the CDBG NOFA grant, The Salvation Army would be able to provide assistance to more households within the City of Rocklin and continue making strides in preventing homelessness.

**Stephanie Pavlakis, Lieutenant**  
Corps Officer

The Salvation Army Roseville Corps  
100 Lincoln Street  
Roseville, CA 95678  
Office: (916) 784-3382 ext. 203  
Cell: (310) 889-8103



Physical: 201 Berkeley Ave., Roseville, CA 95678 | Mailing: P.O. Box 297, Roseville, CA 95678  
ph. (916) 791-9355 | fax (916) 791-1916

providing a hand up, not a handout

February 5, 2018  
Rocklin ECD Department  
Attn: Sharon Cohen  
3970 Rocklin Road  
Rocklin, CA 95677

### **Application for Rocklin CDBG Funding**

#### **The Gathering Inn Overnight Shelter Operations Narrative - History and Programs**

The Gathering Inn is extremely proud to be entering our 15<sup>th</sup> year of operation. Not only has TGI continued to serve the initial mission and vision of the Placer County ministers who founded our organization, but we have worked very diligently over the years to build on that initial foundation by continually augmenting the services we offer in order to best serve the homeless population of Placer County.

An initial collaboration of 13 congregations began providing food, shelter, hospitality and a sense of dignity to the homeless of Placer County in January 2004. Today, there are more than 40 collaborating churches who partner with TGI to provide meals, overnight accommodations, warmth and kindness to our homeless guests 365 days a year as part of our nomadic shelter model. Within 3 short years, The Gathering Inn's program evolved into a year-round program providing not only basic needs such as food & shelter, clothing, shower & laundry facilities, but also comprehensive wrap-around services including case management and on-site medical and dental clinics. Our medical clinic has averaged 300 patient visits per year and our dental clinic provided 149 patient visits in 2017. These services are provided pro-bono by a caring staff of volunteer doctors, dentists, nurses and dental hygienists each year and amounts to hundreds of thousands of dollars of free medical & dental care provided to our homeless guests.

Our program also expanded to include a daytime Resource Center which provides a safe environment for our guests during the day. The Resource Center provides snacks, bathroom facilities, access to computers, job placement services, case management services, life skills classes and our Access to Recovery substance abuse treatment program. An average of 71 people utilized the Resource Center on a daily basis in 2017.

In 2009, we expanded our program again with our first Interim Care Program in Auburn, operated in collaboration with Sutter and Kaiser Hospitals. This Interim Care Program provides a safe environment for homeless patients' medical recovery for up to 6 weeks after being released from local hospitals and emergency rooms. This program also provides case management services to connect to social services & benefits and primary care physicians. This program has proven to be a tremendous benefit to our community by reducing the recidivism rate at local emergency rooms and significantly reducing the burden of additional costs & resource utilization on local hospitals. The program served 49 homeless individuals last year and has proven to be so successful, that in 2017, Placer County Whole Person Care asked TGI to operate a 2<sup>nd</sup> ICP in Auburn. This program began in October 2017 and has been at full capacity since opening.

In 2016, TGI received funding support for a part-time Mental Health Clinician to work with our guests. Approximately 35% of our guests self-report mental health conditions, and these numbers only include guests who acknowledge their mental health condition(s) – it does not take into account un-diagnosed or un-reported mental health conditions. Having a licensed Clinician trained to work with the specific needs of these guests



has proven to be invaluable in dealing with a primary and ancillary cause of homelessness among our guests and has led to even more successful outcomes for our program overall.

The Gathering Inn has always placed a high value on collaborating with other non-profit organizations and government agencies in our community to achieve the best possible outcomes for the homeless guests we serve. Over the past few years, we have become a hub for homeless services in the South Placer County area with representatives from Placer County Whole Person Care, Placer County Probation, Roseville Police Department & Social Services Unit, AMIH, Veterans' Services and VOA, among others, routinely visiting our campus to directly connect with our homeless guests and provide services. In fact, this collaboration received an award of commendation from the Placer Collaborative Network for being a promising new program in 2017. We also continue our collaborative work with St. Vincent de Paul and The Lazarus Project in providing medical clinic services and transitional housing opportunities respectively.

### **Funding Request**

The Gathering Inn respectfully requests \$50,000 in CDBG funding from the City of Rocklin to help support our Overnight Shelter Services and Daytime Resource Center. During the past fiscal year, our organization served 63 guests who identified as coming from the City of Rocklin, out of 455 total unduplicated guests served. Our total program budget is approximately \$950K, and with 14% of our guests identifying as coming from Rocklin prior to experiencing homelessness, this amounts to providing approximately \$133K in services that directly benefit the City of Rocklin.

Several of these 63 guests were connected to The Gathering Inn by The Rocklin Police Department and one of their stories stands out as an example of what can be accomplished when communities and agencies collaborate. Rocklin PD contacted our CEO about a woman named Suzanne and her 4-year-old son who were fleeing a domestic violence situation. Suzanne had hotel vouchers to provide a temporary housing solution, but these vouchers were running out. Rocklin PD initially asked if The Gathering Inn could assist Suzanne and her son by providing food and necessities. TGI staff contacted Suzanne about her specific needs, purchased & dropped off these supplies to her & her son and continued to stay connected with her case. After her hotel vouchers finally ran out, The Gathering Inn invited Suzanne and her son to join our program. Within 2 short months, Suzanne obtained employment, her son was placed in a daycare program and they both moved into an apartment of their own.

Our nightly intake numbers continue to remain at capacity as we serve an average of 65 guests each night. We are incredibly proud of our outcomes for 2017 which reflect on the hard work & dedication of our staff, volunteers, and collaborating agencies, as well as the commitment of our homeless guests to actively work toward achieving success, stability and housing. 62% of our guests who actively engaged with our program 10 or more days in 2017 secured housing. Attached is a document outlining our complete program outcomes for 2017.

It is our sincere hope that in continued partnership with the City of Rocklin, we will be able to provide uninterrupted programs and services for many years to come. By providing a safe, protected environment for our homeless guests during the day and the evening, The Gathering Inn reduces the financial impact on local community resources such as fire, police, EMT and local emergency rooms & jails. By providing comprehensive on-site case management services that produce outstanding results, The Gathering Inn continues to make measurable progress toward our shared vision of ending homelessness in our community.

Sincerely,

*Keith Diederich*

CEO



providing a hand up, not a handout

## Program Outcomes Summary 2017

The Gathering Inn began 14 years ago when a group of Placer County ministers met in January 2004 to discuss opening their doors during the coldest months of the year to help meet the needs of the homeless in Placer County. This initial collaboration of 13 congregations provided food, shelter, hospitality, and a sense of dignity to the homeless. After 3 short years, The Gathering Inn evolved into a year-round program serving the homeless of Placer County with comprehensive on-site services. Each year, our organization strives to augment and improve the services we provide to our homeless guests so they can end their homeless situation.

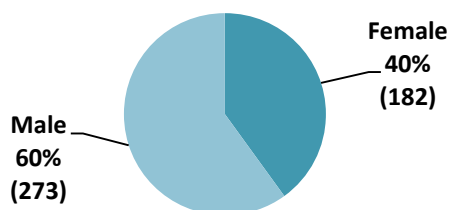
### Comprehensive Services We Offer:

- ★ Case Management
- ★ LifeSkills Classes
- ★ Sobriety Programs
- ★ Housing Assistance
- ★ Employment Assistance
- ★ 2 Interim Care Programs for homeless patients released from local hospitals
- ★ On-site medical clinic
- ★ On-site dental clinic
- ★ Clothing Closet
- ★ Laundry & Shower Services

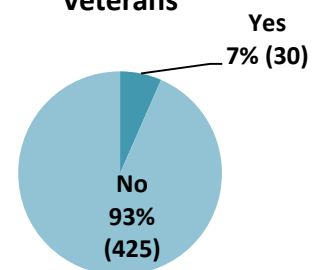
### 2017 By The Numbers

- **455** Total guests served
- **23,684** Bed nights provided to our guests
- **65** Average number of guests served each night
- **166** Number of guests who utilized emergency shelter services only with stays of 10 days or less
- **289** Number of guests who remained in our program & engaged in case management

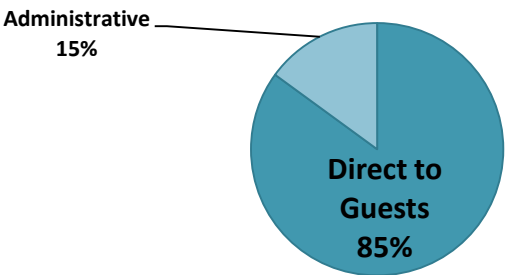
**Who We Serve  
By Gender**



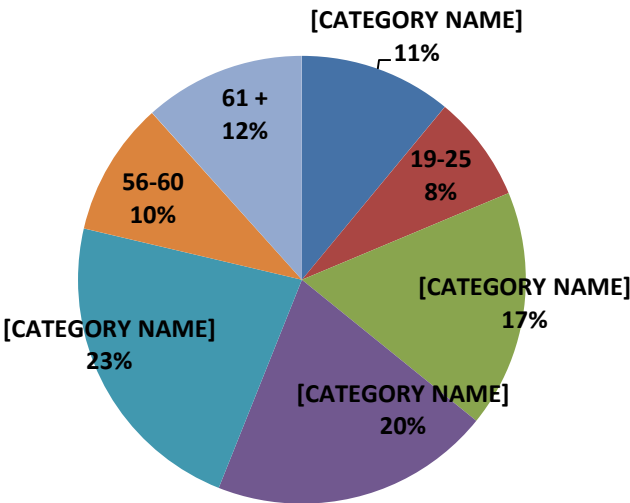
**Who We Serve  
Veterans**



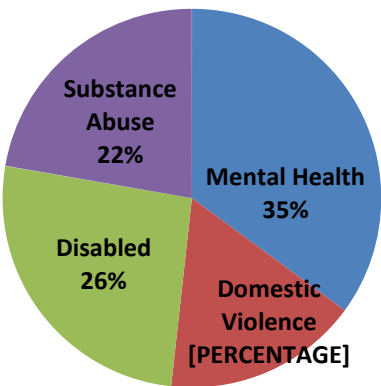
# Where Your Donations Go



# Who We Serve By Age

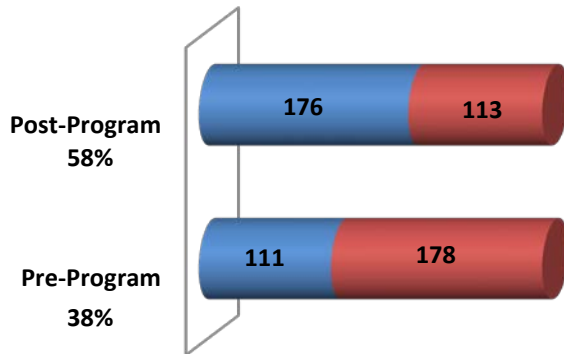


# Who We Serve Primary Issues of Mental Health/Substance Abuse/Disability/Domestic Violence



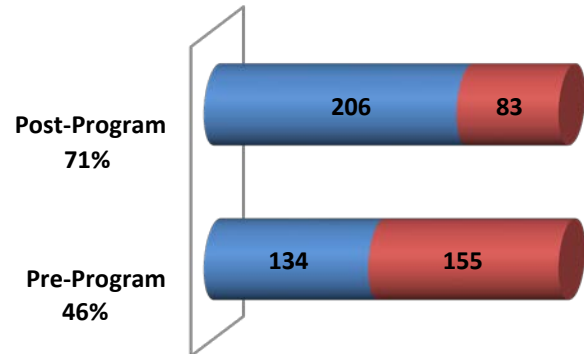
## CalFresh

■ Yes ■ No



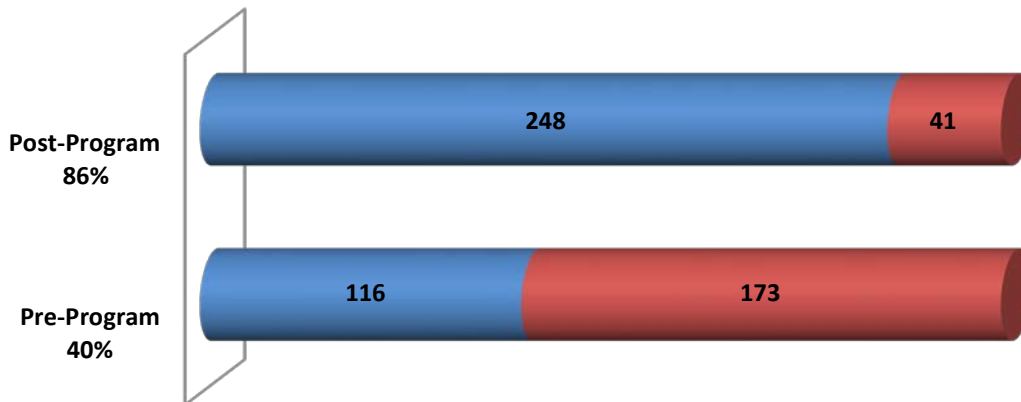
## Health Insurance

■ Yes ■ No

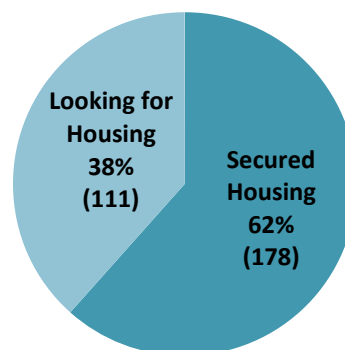


## Income Employment, General Assistance, SSI

■ Yes ■ No



## Housing



## Guest Success Stories

Connie was sent from Sutter Roseville to the Interim Care Program House in early 2017. Prior to her stay at the hospital, Connie had been staying at The Gathering Inn. Connie was a frequent guest of the shelter where she had been living on and off for several years. While at the shelter, case management noticed a pattern she had fallen into. Connie would become ill, go to the hospital, be sent to the ICP House, and then return to the shelter. This went on for several years mainly due to the fact that Connie has a weakened immune system. Fortunately, during one of her stays at the shelter, a case manager connected Connie to the Placer Co. Adult System of Care. Not long after, Connie received word that she would be getting permanent housing. On February 16, 2017 Connie moved into her new home. Case management continues to stay connected to Connie who is now much healthier, has re-established relationships with her family and has had no return visits to the hospital.

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Marie and her daughter became guests of The Gathering Inn during a bitter divorce that left her with no place to live, no transportation and little savings. She had always worked, but her part-time minimum wage jobs were not enough to move her out of homelessness. Working with our case management staff and collaborating agencies, Marie was able to save enough money to secure affordable housing for herself and her daughter & moved into her own apartment in September 2017. She was also able to finally purchase a used vehicle so she no longer needs to rely on public transportation or taking jobs within walking distance. She recently began working for The Gathering Inn full time as an office administrator and has proven herself to be an excellent addition to the team.

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Amadeus, his wife and 5 children came to The Gathering Inn in 2015. Amadeus had lost his job in construction after suffering a spinal injury. He had surgery to attempt to repair the damage & return to work, but unfortunately the surgery was unsuccessful. The family was forced to sell all their assets as they fought for social security benefits. Our Case Management team was able to assist Amadeus in obtaining benefits and a housing voucher early in 2016.

Amadeus and his family are still in housing almost 2 years later. Amadeus began working for The Gathering Inn in our Resource Center and was promoted to Lead Monitor at our new 2<sup>nd</sup> Medical Respite Program in Auburn in October 2017. His wife continues to excel in her position at Home Depot and all Amadeus' children continue to thrive in school and remain on the honor roll.

**Funding Needs**

The Gathering Inn continues to run a lean operation at approximately the same expense rate as the last several years and without increasing staffing, continues to produce outstanding outcomes for our guests. We have worked diligently over the past few years to ensure our funding streams are diversified, especially as we continue to find that funding sources are anything but guaranteed from one year to the next. The current political climate has also had an impact on our revenue stream from private donors which typically comprise 1/3 of our annual revenue. Our greatest need continues to be financial support for our general shelter operations. We are very appreciative of Placer Community Foundation's support and hope that our organization would continue to be a funding priority for 2018. We would love the opportunity to partner with you again during Big Day of Giving as a matching donor partner.



# City Council Report



BACK TO AGENDA

**Subject:** **Croftwood Unit #2**  
 Tentative Subdivision Map, SD-2017-0002  
 General Development Plan Amendment, PDG-2017-0002  
 Oak Tree Preservation Plan Permit, TRE2017-0003

**Date:** April 10, 2018

**Submitted by:** Marc Mondell, Economic and Community Development Director  
 Bret Finning, Manager Planning Services  
 Nathan Anderson, Senior Planner

**Department:** Economic and Community Development Department

## **Recommendation**

As this entitlement request includes an Ordinance amendment, a two-meeting process is required. The Planning Commission and staff recommend the City Council conduct a public hearing at the first meeting, and thereafter, approve the project as follows:

### *April 10, 2018*

MOVE TO INTRODUCE, WAIVE THE FULL READING AND READ BY TITLE ONLY, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE CROFTWOOD UNIT #2 GENERAL DEVELOPMENT PLAN (Croftwood Unit #2 / PDG-2017-0002)

Staff and the Planning Commission further recommend that the following items be included as consent items for action on April 24, 2018:

### *April 24, 2018*

MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Croftwood Unit #2 / SD-2017- 0002, PDG-2017-000, and TRE-2017-0003)

MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP AND AN OAK TREE PRESERVATION PLAN PERMIT (Croftwood Unit #2 / SD-2017-0002 and TRE-2017-0003)

City Council Report  
Croftwood Unit #2 Subdivision  
April 10, 2018  
Page 2

MOVE TO ADOPT AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE CROFTWOOD UNIT #2 GENERAL DEVELOPMENT PLAN (Croftwood Unit #2 / PDG-2017-0002)

### **Proposal/Application Request**

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

### **Summary of Planning Commission Hearing and Action**

On February 20, 2018, the Planning Commission held a public hearing regarding the proposed Croftwood Unit #2 Subdivision. Staff presented an overview of the proposed project and recommended approval to the Planning Commission which was followed by a presentation from the applicant. The Planning Commission had several questions for staff and the applicant regarding street/sidewalk design, lot sizes, and compatibility with the existing Croftwood Unit #1 subdivision.

The public hearing was opened, and 8 members of the public provided comment, generally in opposition of the project as proposed, citing concerns regarding incompatible design (smaller lot sizes than the Crowne Point development), street design, construction access, open space, shared HOA, and private streets.

One member of the public presented a table which analyzed the proposed project as compared to the approved Croftwood Unit #1 subdivision, as well as the originally-approved Croftwood Unit #2 project from 1995. This table has been included as **Attachment 5**. In order to address some of the items discussed in the submittal, staff has added a new column entitled "Staff Responses". To differentiate from the original table, staff responses have been included in blue text.

During deliberation, the Planning Commission discussed the following:

- Existing and proposed development standards.
- General compatibility between the Crowne Point and Croftwood II developments.
- The reduction in the amount of developable area on the site due to the increase in the area required to be set aside for preservation of flood plain / riparian vegetation.
- Street design consistency, sidewalks on one side only in Crowne Point versus sidewalks on both sides as proposed for Croftwood II.
- Construction Access.



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- Buffering between the existing homes in Crowne Point and future homes in the proposed Croftwood II development.

After deliberations, the Planning Commission voted 2-1 (Commissioners Whitmore and Vass absent) to recommend that the City Council approve the proposed project, with the following modifications:

*Tentative Subdivision Map:*

- COA 5.c.13 (street section) Streets in the Croftwood II project to match those in the Crowne Point development with sidewalks on one side for consistency.
- COA 12.a (construction access) If feasible, construction traffic to take access from Barton Road, subject to the granting of permission by the appropriate government agencies.

*General Development Plan – Development Standards applicable to “Area A” (Lots 26, 27, and 42 through 50):*

- Require that a minimum of 50% (six) of the lots within this portion of the project, specifically include Lots 26, 27, and 50, which share a common interior side boundary with existing Crowne Point lots, be limited to development of single story homes to reduce aesthetic impacts and privacy concerns.
- Allow 40% maximum lot coverage for single family homes and 35% for two story homes, to allow greater design flexibility for single-story products, consistent with the lot coverage requirements within Crowne Point.

The applicant was amenable to all modifications which were requested by the Planning Commission. These modifications have been incorporated into the draft approval documents.

**City Council Hearing – 3/13/18**

Subsequent to the Planning Commission recommendation in February, the project was noticed to be heard by the City Council at the regular meeting of March 13, 2018. However, on March 8, staff received a letter from the project applicant requesting that the project be continued to the meeting of April 10.

At the originally-noticed meeting of March 13, the City Council considered the applicant's request and voted to grant the continuation as requested.

### **Project Ownership and Location**

The project owner and applicant is Jesper Petersen Revocable Trust.

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

**Figure 1. Project Location**



### **Background and Site Characteristics**

The project site totals approximately 25.5 acres. The topography is mildly-sloped with elevations ranging from approximately 313 feet above sea level within the southwestern portion to 350 feet above sea level within the southeastern portion of the site. Secret Ravine, a

perennial drainage, borders the site on the west. The site contains various native vegetation; including grasslands, mixed oak woodlands, and riparian woodlands.

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

### **Surrounding Land Uses**

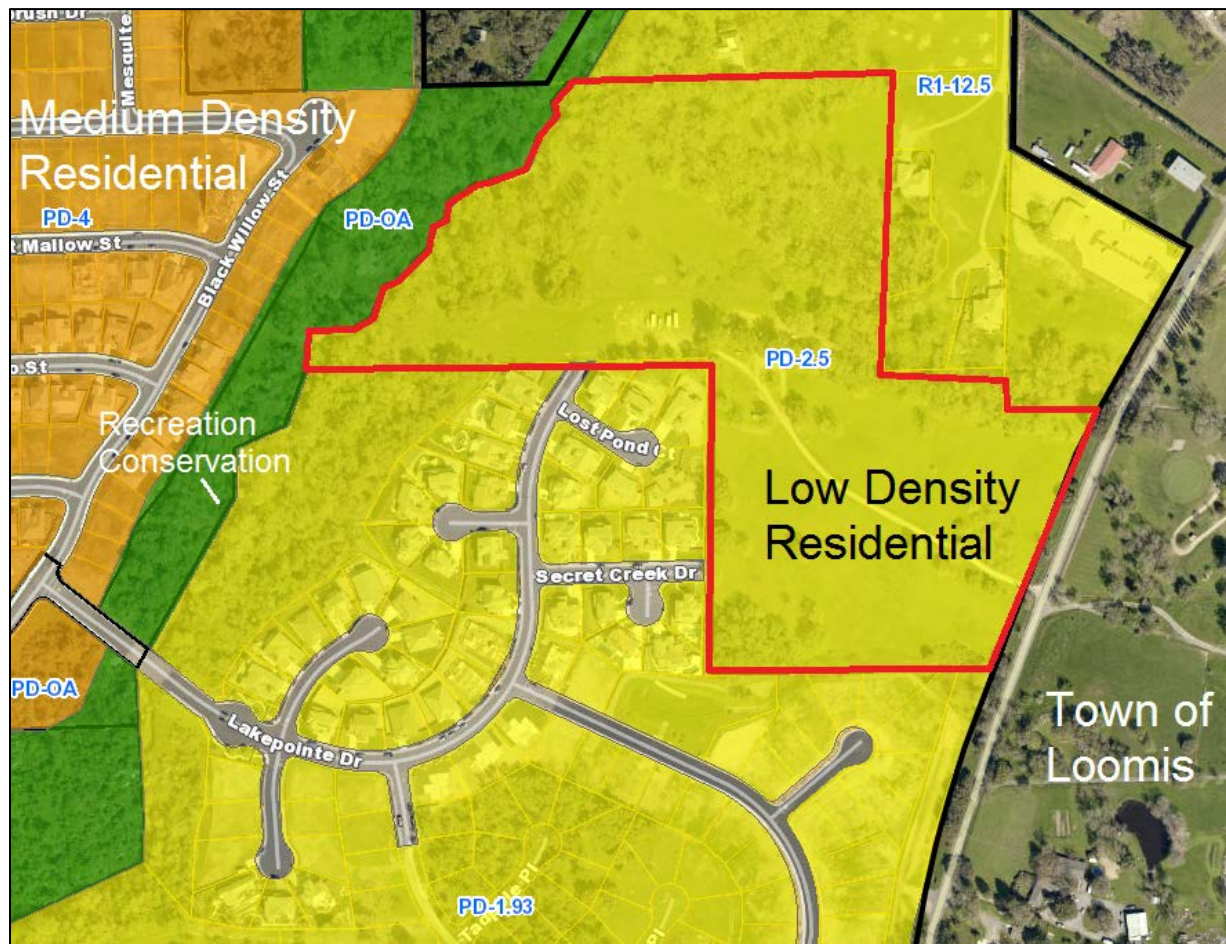
The Indian Creek Golf Course and rural single family residences are located east of the project site, across Barton Road, in the Town of Loomis. The 155-lot Croftwood Unit #1 (aka Crowne Point) subdivision is generally located to the south. Rural single family residences and a Jehovah's Witnesses hall are generally located to the north of the project site in the City of Rocklin and riparian open space associated with the Rocklin 60 subdivision is located to the west of the project site. **Table 1** contains the surrounding uses. **Figure 2** contains the current zoning and general plan land use designations for the subject property, as well as surrounding uses.

**Table 1. Surrounding Uses**

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



**Figure 2. Current General Plan/Zoning**



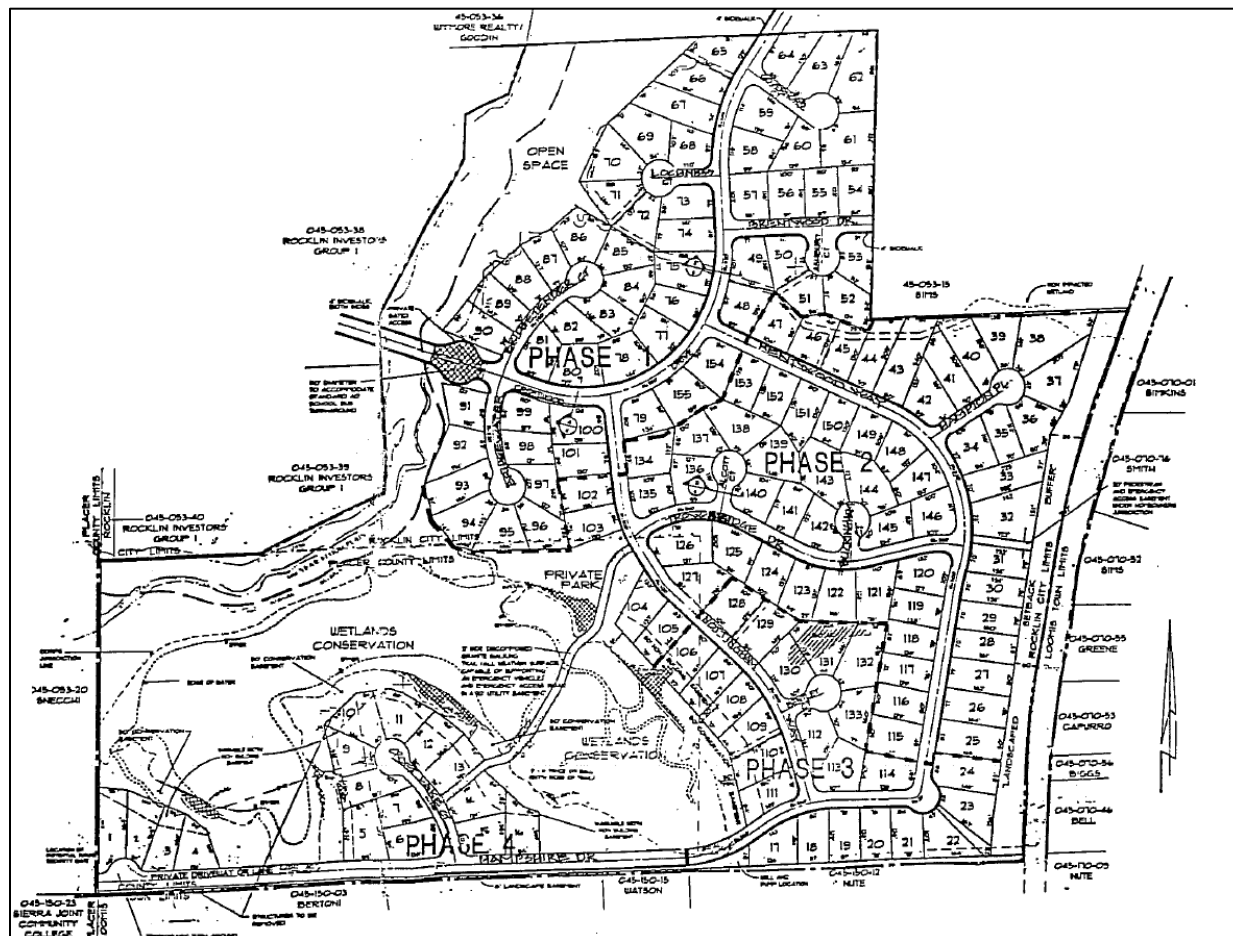
### **Previous Project Approvals**

#### **Croftwood Unit #1 (Crowne Point)**

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

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

**Figure 3. Croftwood Unit #1 Approval - 1991**



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

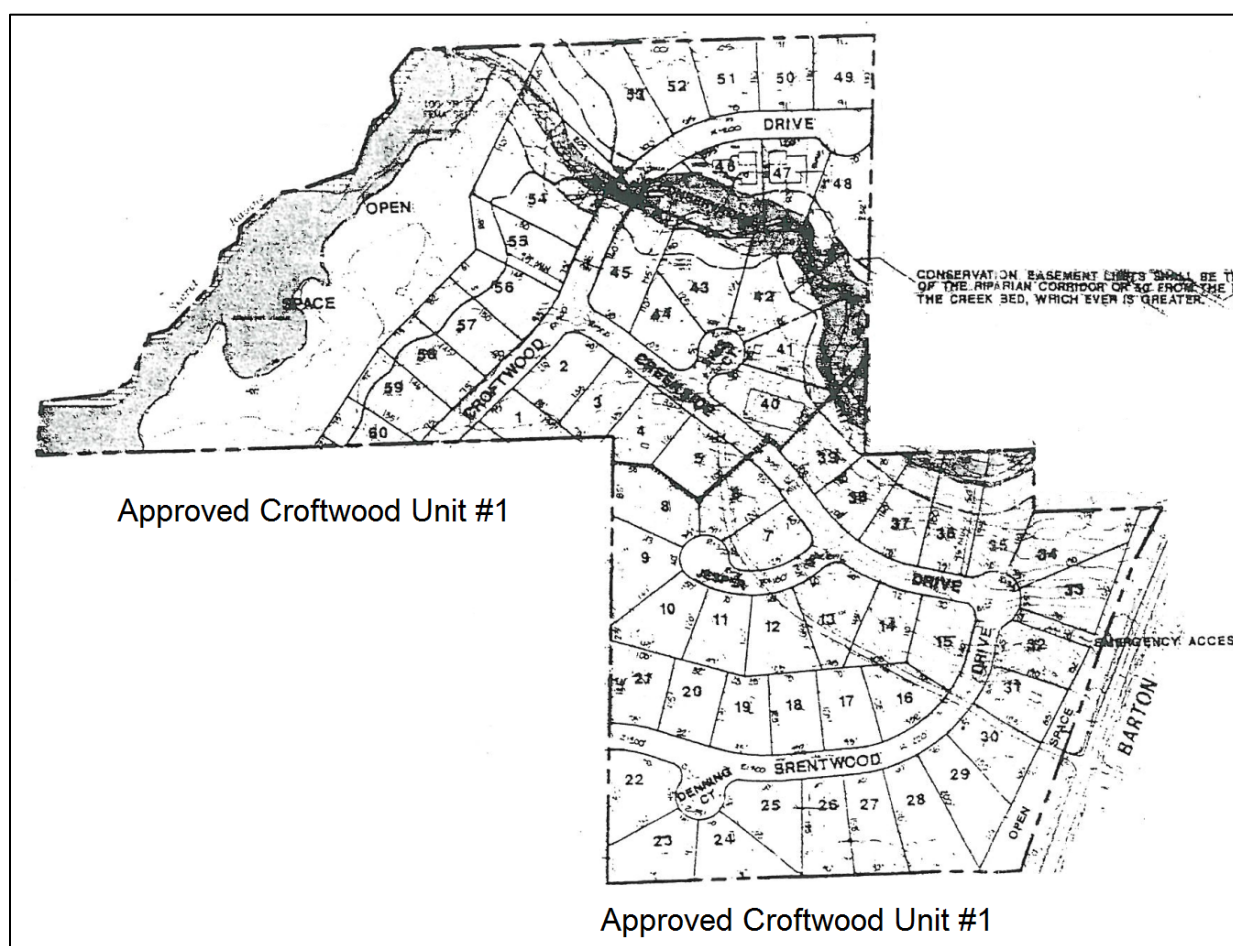
The Croftwood Unit #1 Subdivision (now called Crowne Point) is currently under construction.

### Croftwood Unit #2

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

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

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



### Revisions and Expiration

Croftwood Units #1 and #2 were both granted extensions by the City and the State following their initial approvals in 1991 and 1995, respectively. However, while Croftwood Unit #1 recorded its map and commenced construction in 2014, the Croftwood Unit #2 map did not



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 Croftwood Unit #2 Subdivision  
 April 10, 2018  
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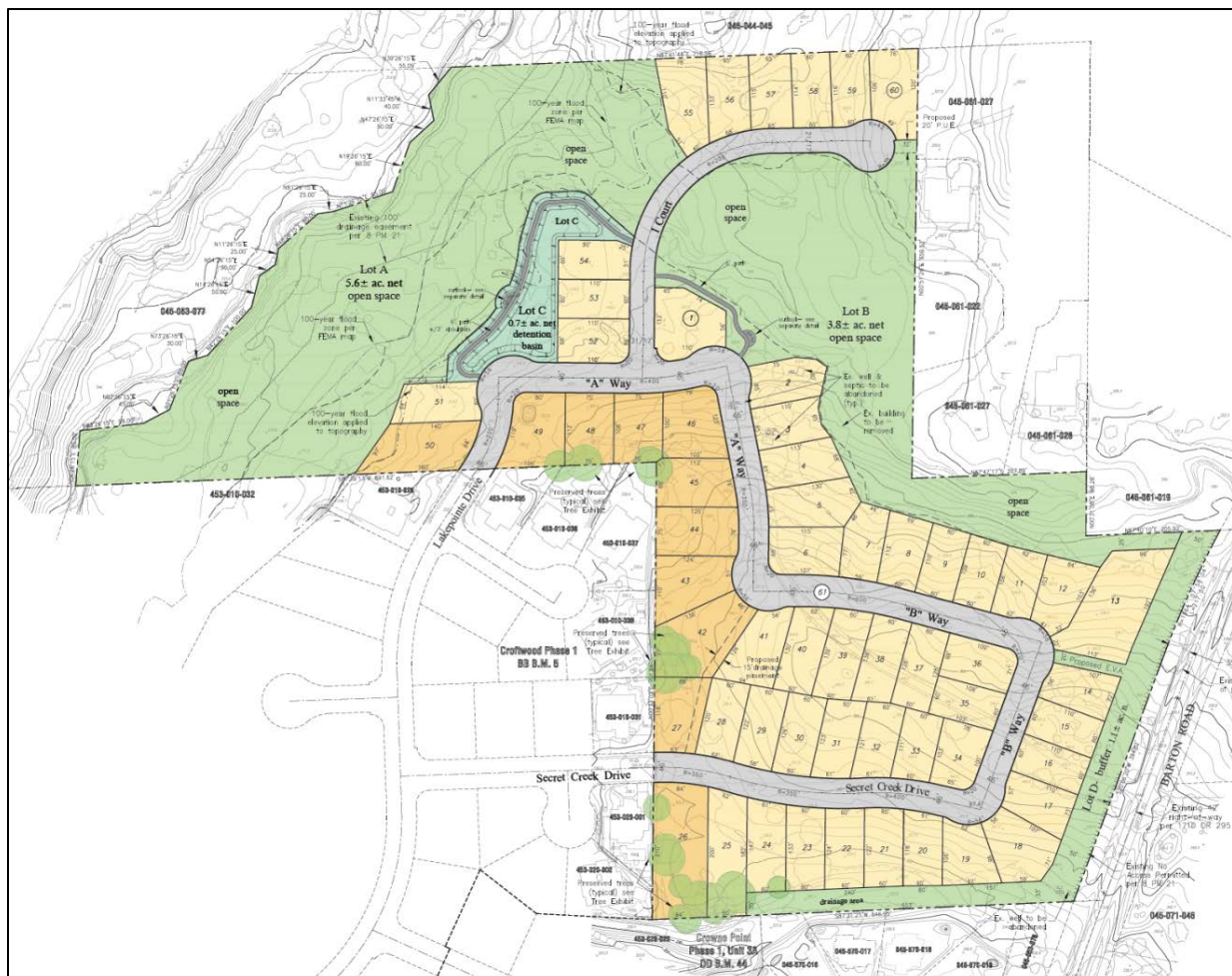
continue to file for extensions. Therefore, pursuant to the conditions of approval for the project, the Croftwood Unit #2 Tentative Subdivision Map expired on March 14, 2000.

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

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

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

**Figure 5. Proposed Tentative Subdivision Map**



### Access and Circulation

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

All streets within the subdivision would be private, and would be maintained by a homeowners association (HOA) as described further below. The Planning Commission included a condition to require that the street section developed in the Croftwood II project match the 42-foot-wide street section used in the Croftwood Unit #1 subdivision, with sidewalks on only one side only of the streets.

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

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

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

Subsequent the receipt of this letter and just prior to the Planning Commission hearing of February 20, questions were raised by the applicant regarding ownership of the Barton Road right-of-way. According to Parcel Map No. DL-75-1 (approved in January, 1976) which created the project site, it appears that a portion of Barton Road was required to be dedicated to the City of Rocklin. However, current maps show the entirety of Barton Road being located within the Town of Loomis.

At the publishing of this staff report, the ownership of Barton Road's right-of-way adjacent to this site remains uncertain. In order to address this issue, at the direction of the Planning Commission, a condition of approval (TSM Condition - 12.a) has been included which requires the applicant to work with the appropriate government agencies to obtain permission to take construction access from Barton Road, if feasible.



### Drainage

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

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

In order to mitigate additional flows resulting from the project, a detention storage basin (Lot C) is proposed to reduce the site's post-development runoff rate to be less than or not exceed pre-development flows. According to the preliminary hydrology study prepared for the project, the proposed basin would provide water quality treatment for the developed areas of the site that drain to the basin and will mitigate the proposed project runoff rates for the site. The proposed drainage has been reviewed by the City and is consistent with the current LID requirements. See the project IS/MND for additional information.

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

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

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

### Utilities

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

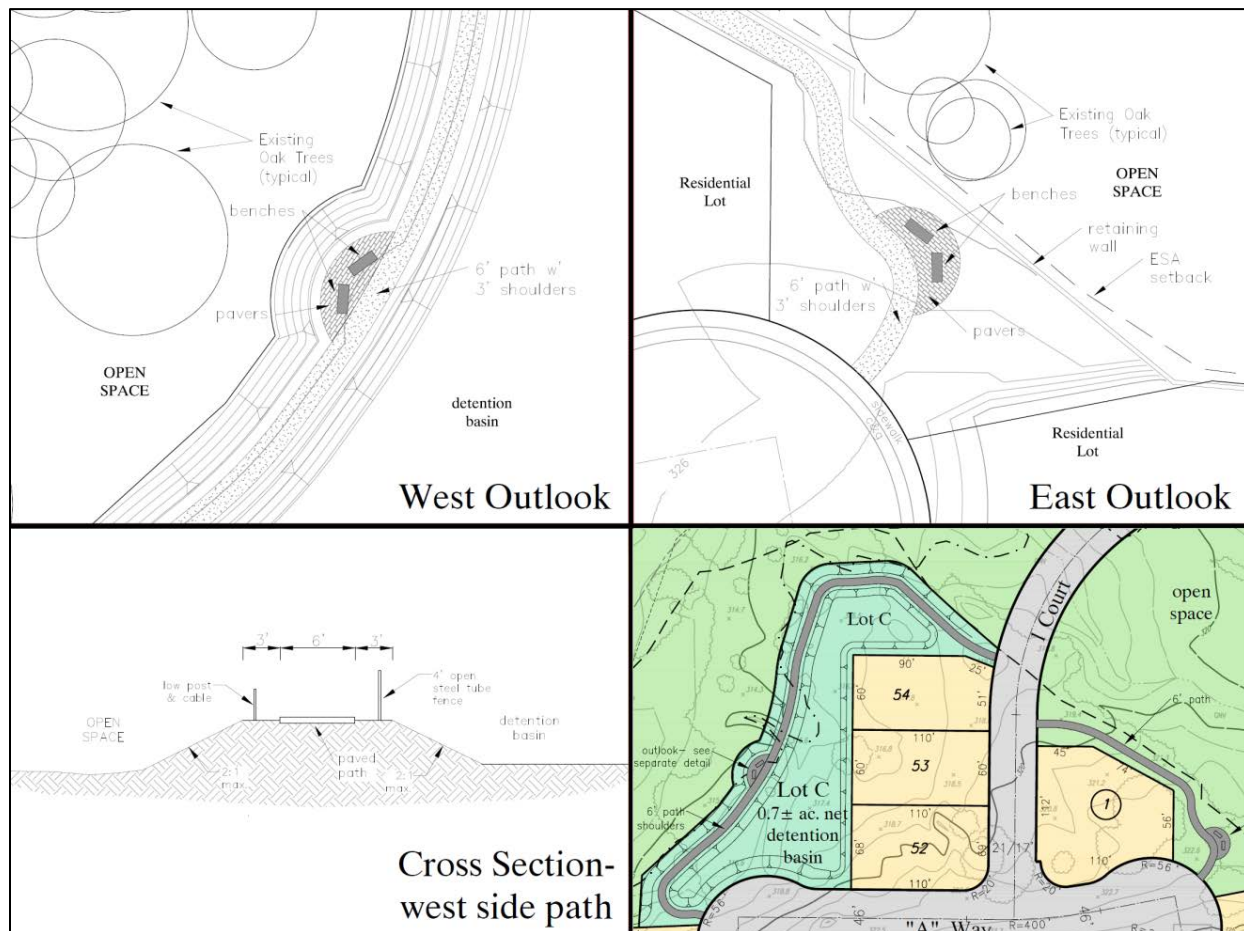
In the northeastern section of the site, a 20-foot public utility easement has been proposed in order to allow for the potential extension and connection of sewer and water utilities to the properties to the east. Both lines would be stubbed to the edge of the cul-de-sac improvements, as shown on the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

Open Space, Trails and Outlooks

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

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

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



Homeowners Association and Maintenance

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

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

*City Council Report  
Croftwood Unit #2 Subdivision  
April 10, 2018  
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The only portions of the project which would be maintained by the City would be Lot D (the landscape buffer adjacent to Barton Road, the drainage ditch adjacent to tentative map lots 18-24, as well as the 20 foot wide EVA between tentative map lots 13 and 14).

### *Oak Trees*

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

To ensure compliance with the City's Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees on the project site, the removal of oak trees would be required to comply with the City's Oak Tree Preservation Ordinance (RMC Section 17.77.080.B). See the IS/MND for additional information.

### **General Plan and Zoning Compliance**

As stated previously, the project site is designated as Low Density Residential (LDR) on the Rocklin General Plan land use map. The LDR designation allows residential densities ranging from 1 to 3.4 dwelling units per acre. The project, which proposes 60 single-family units on 25.5 acres, would result in a density of 2.4 dwelling units per acre. The project is consistent with the LDR General Plan designation.

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

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

### *General Development Plan Amendment*

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

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

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

These transitional lots, referred to as “Area A” on the amended General Development Plan, would require minimum lot sizes of 8,000 square feet for corner lots and 7,500 square feet for interior lots, and would utilize larger setbacks and reduced lot coverage from other lots within the subdivision. This would be consistent with the development standards of the R1-7.5 zone (Chapter 17.14 of the Rocklin Municipal Code), as well as the current development standards for this portion of the site, which were approved via Ordinance No. 711. The R1-7.5 standards are also the approved development standards for the Croftwood Unit #1 (Crowne Point) project, with regard to setbacks, lot coverage, building height, etc.

The Planning Commission revised the proposed development standards applicable to Area A to restrict a minimum of 50% of the lots to develop with single-story homes. This restriction specifically includes Lots 26, 27, & 50, as these lots share a common side yard boundary with existing Crowne Point homes. In addition, lot coverage requirements within Area A would allow 40% maximum lot coverage for lots with single-story homes and 35% maximum lot coverage for two-story homes, consistent with the development criteria applicable to the Crowne Point subdivision.

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

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

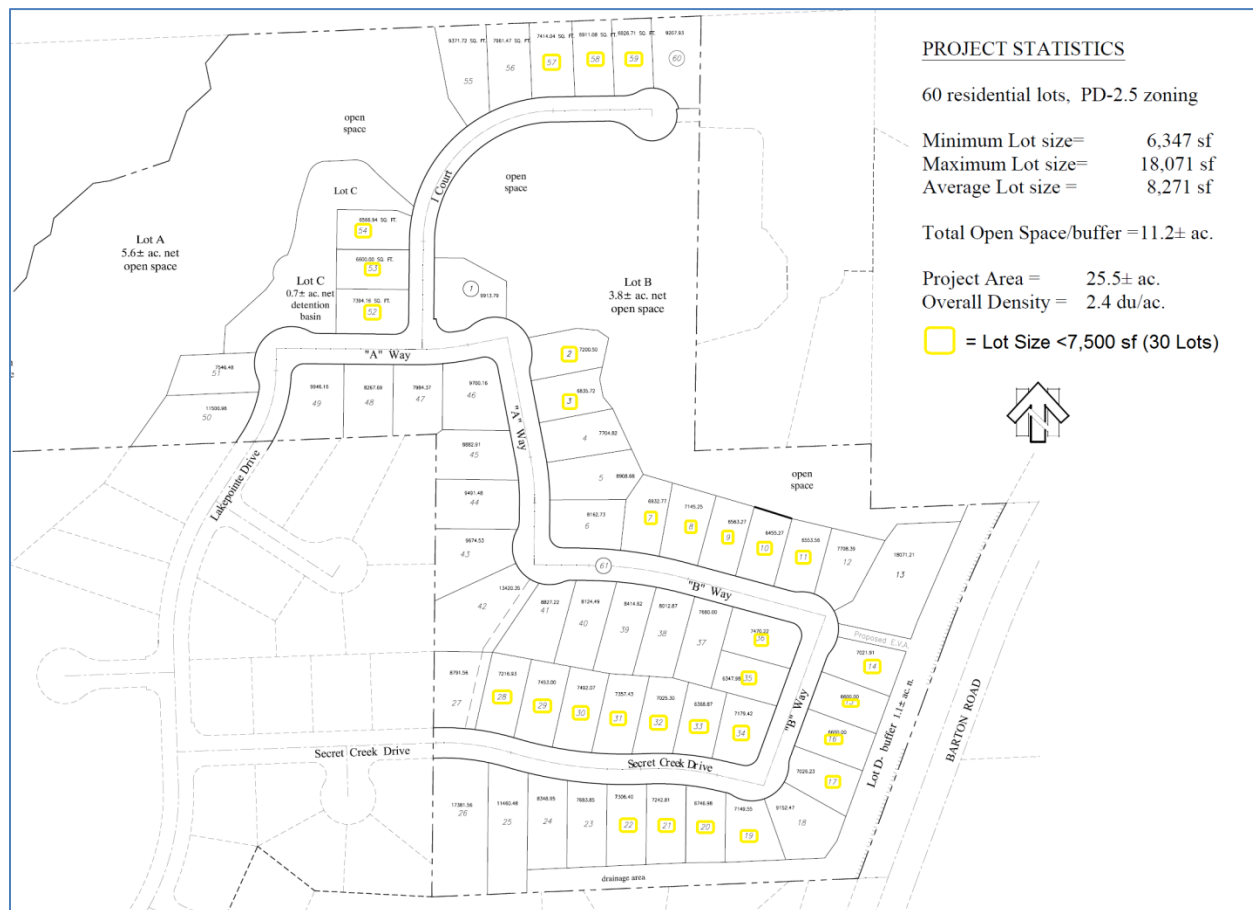
developable area of the property has reduced from approximately 20.5 acres to approximately 14.3 acres.

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

The Rocklin General Plan states that, under a PD zone, minimum lot sizes may be reduced when sensitive land constraints exist, or when there are other compensating factors which justify a reduction in size. Due to the size of the required open space/buffer area, the Planning Commission and staff believe that constraints do exist, which warrant a reduction in allowed lot sizes.

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

**Figure 6. Croftwood Unit #2 Lot Size Statistics**



### Letters from Commenting Agencies

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

### Letters from the Public

Letters from the public have been included as **Attachment 2**. As stated previously, the majority of this correspondence is from residents of Croftwood Unit #1 (Crowne Point) who are requesting that the lot sizes be increased for the proposed project, consistent with the existing Crowne Point development.

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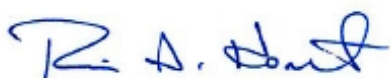
### **Environmental Determination**

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

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

### **Recommendation**

Staff and Planning Commission recommend that the City Council approve the Croftwood Unit #2 Subdivision project as proposed and conditioned.



Ricky A. Horst, City Manager  
 Reviewed for Content



Steven Rudolph, City Attorney  
 Reviewed for legal Sufficiency

*Prepared by Nathan Anderson, Senior Planner*

### **Attachments:**

- 1) Ordinance No. 711 (1995)
- 2) Public Correspondence
- 3) IS/MND Comment Letters
- 4) Summary of IS/MND Letters and Responses (2/22/18)
- 5) Public Prepared Project Analysis (with staff responses)



# **ATTACHMENT 1**

## **Ordinance No. 711**

## ORDINANCE NO. 711

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

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

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

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

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

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

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

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

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

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

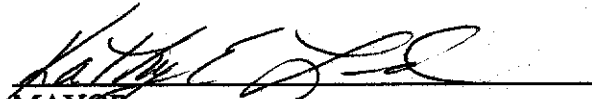
**Section 2.** The City Council of the City of Rocklin hereby approves the rezoning of the properties located east of Secret Ravine Creek, west of Barton Road, and north of Croftwood Subdivision Unit #1, as shown on Exhibit A, attached hereto and incorporated by reference herein, from R1-12.5 to Planned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

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

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

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

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

  
MAYOR

ATTEST:

  
CITY CLERK

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

SGA:lls2  
e:/clerk/ord/z9302b

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

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

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

**EXHIBIT B****GENERAL DEVELOPMENT PLAN**

(Croftwood Unit #2: PDG-93-01)

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

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

3. Circulation Plan:

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

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

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

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

5. Structures:

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

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

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

KHB:lls2  
E/clerk/ord/Z9302B

# CROFTWOOD UNIT 2

## REZONING - GENERAL DEVELOPMENT PLAN

DECEMBER, 1992  
SHEET 5 OF 5

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

**LAND USE SUMMARY**

RESIDENTIAL	17.51 AC
STREETS/PRIVATE	3.05 AC
OPEN SPACE	4.46 AC
LANDSCAPE BUFFER	0.57 AC
<b>TOTAL SITE</b>	<b>25.49 AC</b>

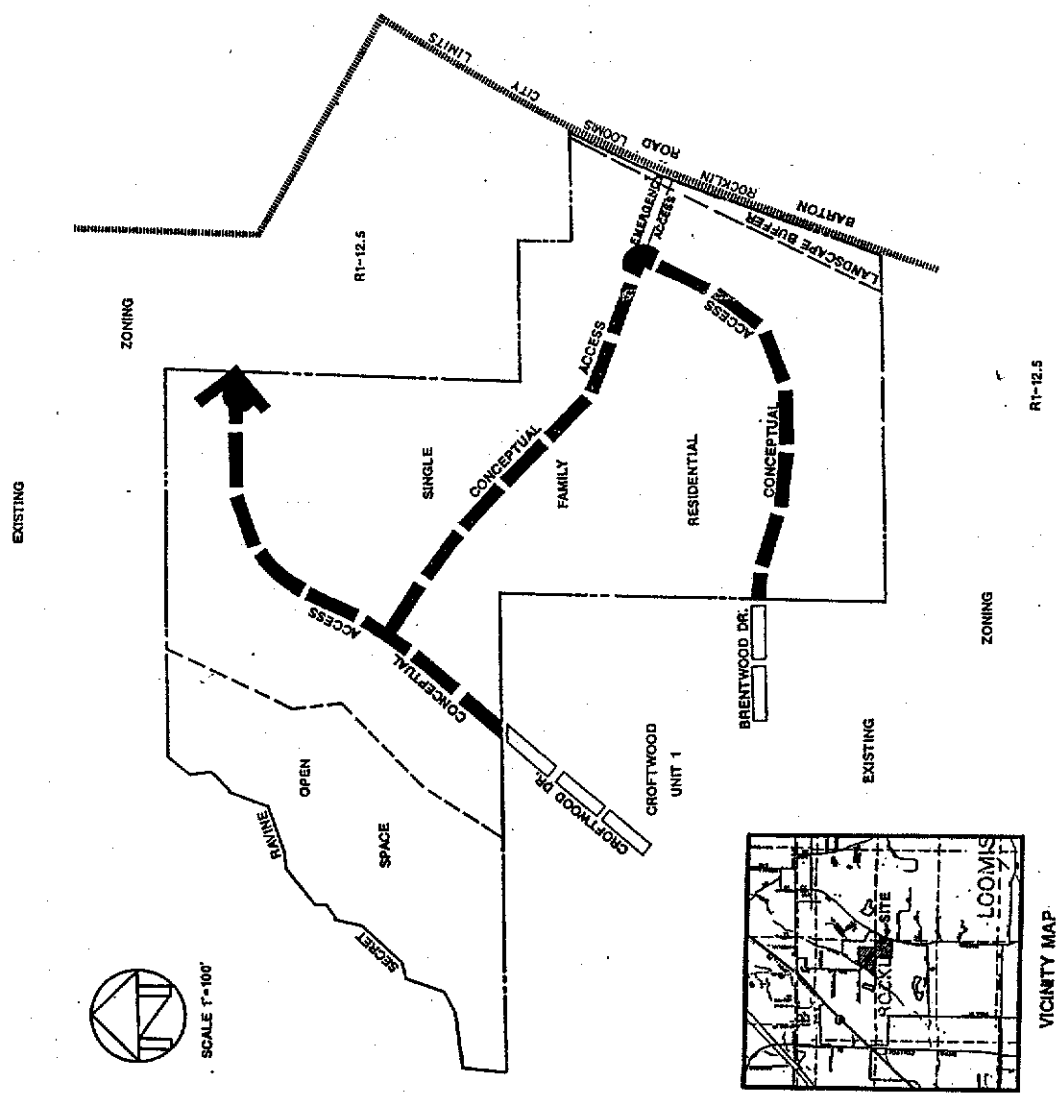


EXHIBIT A  
Croftwood #2  
Z-93-02, PDG-93-01

# **ATTACHMENT 2**

## Public Correspondence

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

December 31, 2017

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

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

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

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

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

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



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

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

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

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

Respectfully submitted,

Crowne Point Homeowners, Rocklin, California  
Neighborhood Representatives

 Karen Covey  
 Lisa Howard  
 Carolyn Petree  
 Ashlee Titus

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

June 6, 2017

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

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

Dear Mr. Anderson,

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

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

Our concerns are described in more detail as follows:

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



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

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

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

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

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

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

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

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

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

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

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

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

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



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

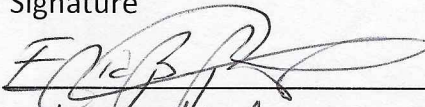
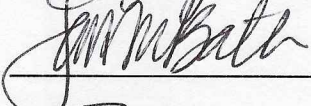
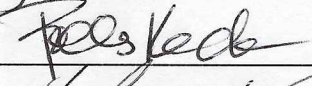

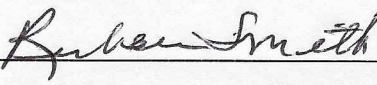
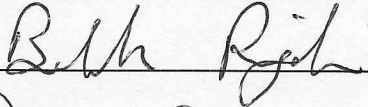
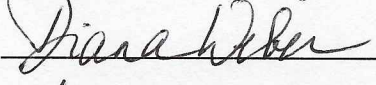
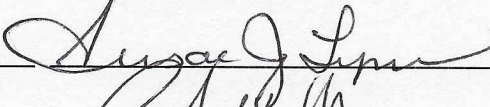
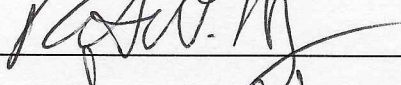
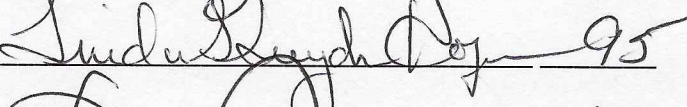

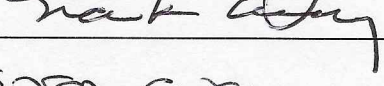
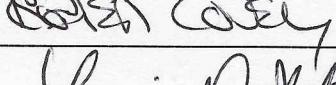
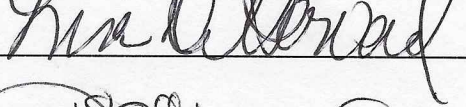
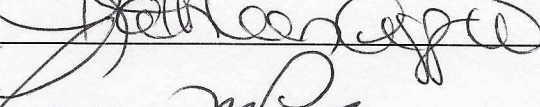
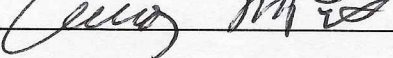
4. In light of the speed and traffic concerns already discussed above, and in further consideration of the long timeline for ongoing construction in our neighborhood and wear and tear on our roads, we request that construction equipment and associated traffic access the development from Barton Road.

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

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



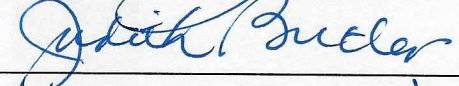
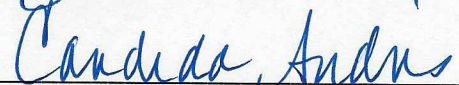

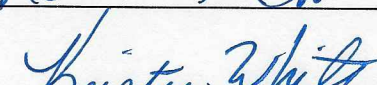
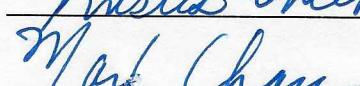
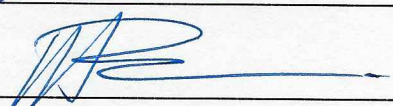
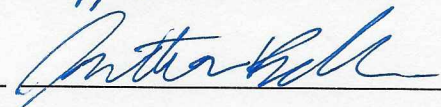





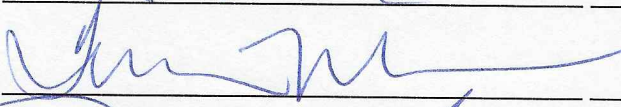
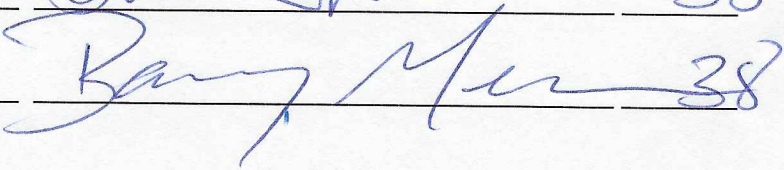
Crowne Point Homeowners  
Rocklin, California

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

Print Name:	Signature	Lot#
Eric Bates		39
JANET BATES		39
Polly Keck		109
Philip Keck		109
Rubeaux SMITH		1
Babak Rajchi		52
Diana Weber		22
Susan Lynn		20
Robert Hoyer		95
Linda S Snyder-Hoyer		95
ADAM MORAD		6
MARK COVEY		30
FAREN COVEY		30
Lisa Howard		23
Heather Caggia		14
Candy Petree		53


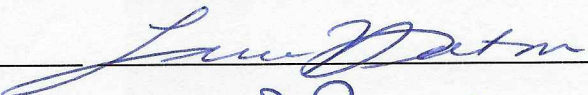
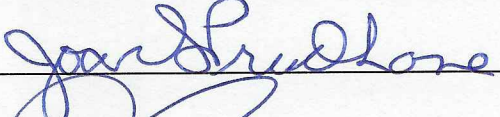

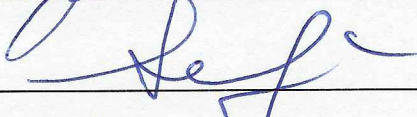
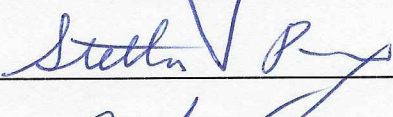

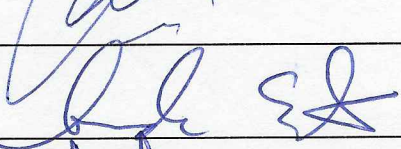

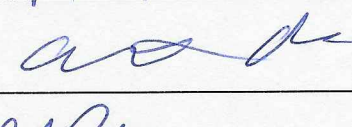


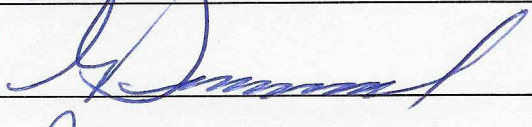
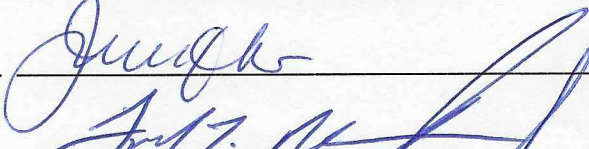
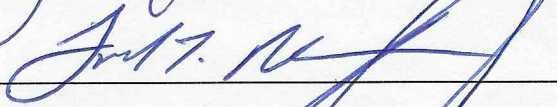
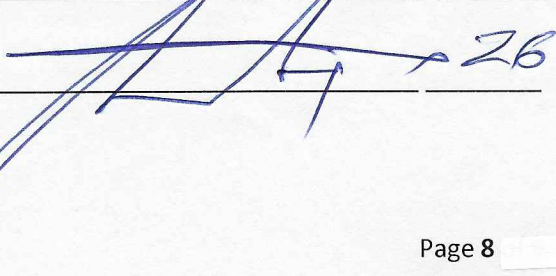


Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

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

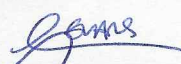
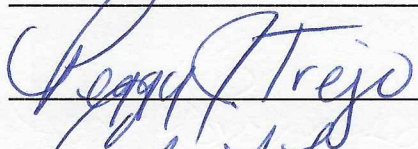
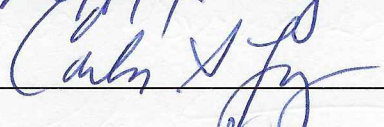

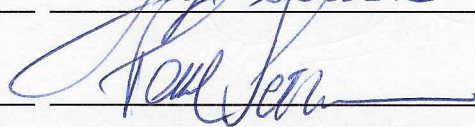

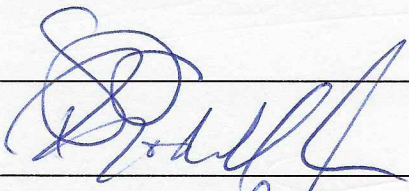
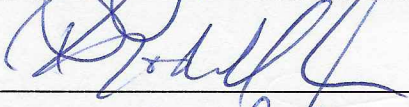
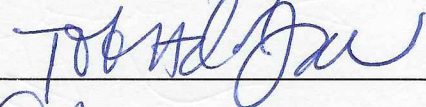
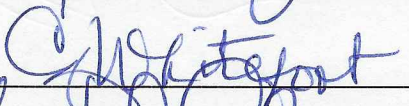
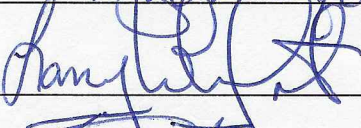
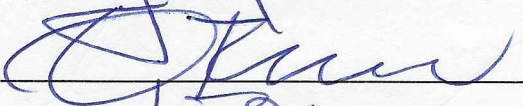
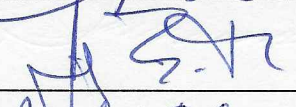
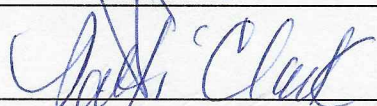

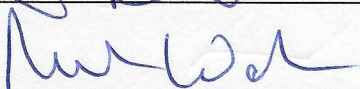


Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

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

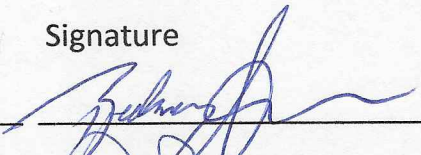

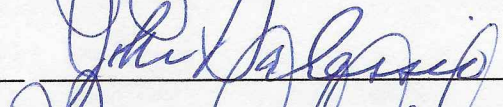

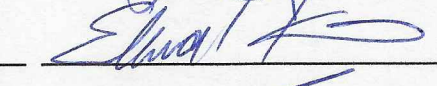

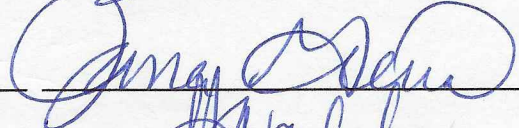

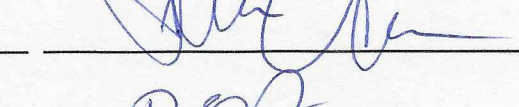

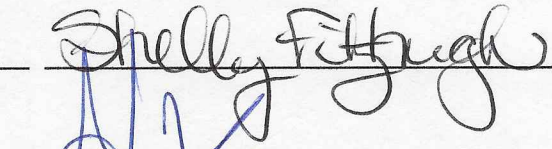
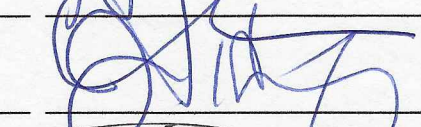

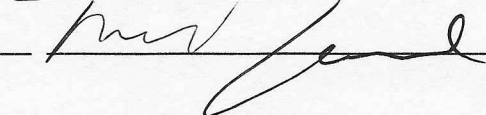



Letter from Crowne Pointe Homeowners, Croftwood Unit #1  
 RE: Application for Croftwood Unit #2  
 June 6, 2017

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



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

Print Name:	Signature	Lot#
RODNEY ASPIRAS		27
Rea Anne Arcangel		27
John Dalessio		17
Suzanne Dalessio		17
Edward Kim		11
CHRIS CHAMPION		8
Janna Greenstreet		8
Laura Appleby		4
Tim Appleby		4
Bikram Padda	B882	40
Todd Fitzhugh		28
Shelly Fitzhugh		28
Nysan Kim		11
JASON HOLLIDA		37
Scott Zarnon		110
Nicole Zarnon		110



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

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



Lot#

10

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3.

35

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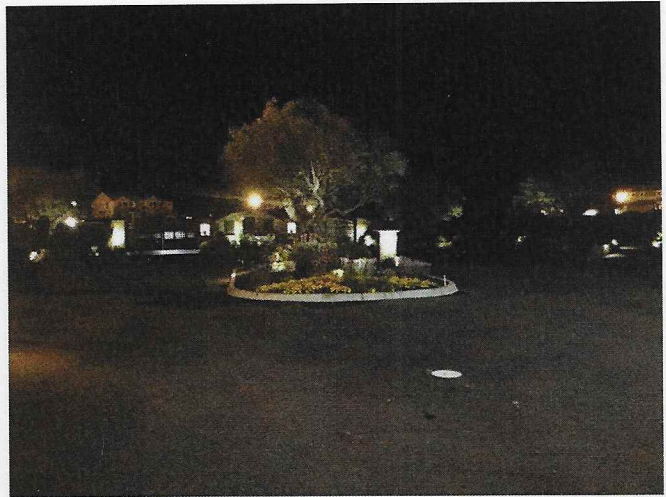
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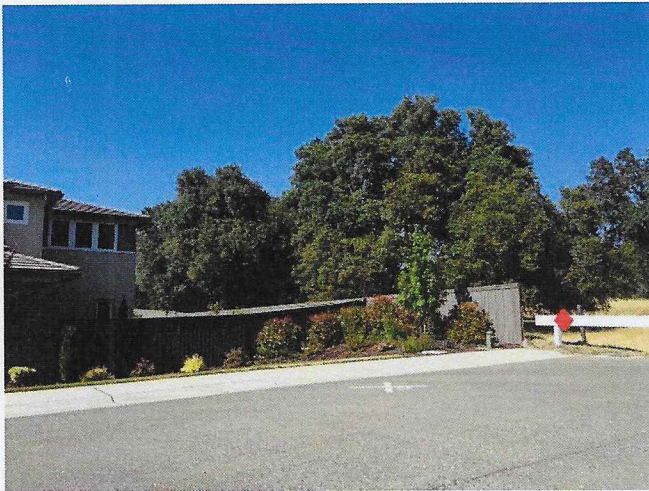
# CROWNE POINT, ROCKLIN, CALIFORNIA



Entrance – Day



Entrance – Night



Secret Creek Drive – Left



Secret Creek Drive – Right



# CROWNE POINT, ROCKLIN, CALIFORNIA



Secret Creek Drive



Lakepointe Drive



Lost Pond Court



Lost Pond Court



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

June 6, 2017


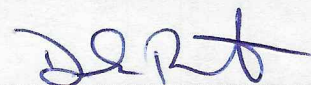
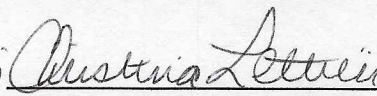
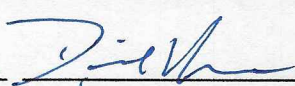
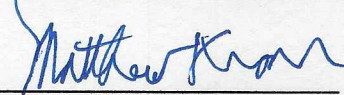
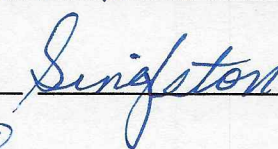

December 16, 2017 update

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

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

Dear Mr. Anderson,

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

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



[illegible]

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

David,

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

Please reject this project.

Thank you

Gary Grewal

---

**Nathan Anderson**

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

Good morning Carolyn,

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

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

Thanks,

-----  
**Sean Rabé**

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

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

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

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

Hi Mayor Rhonda Morillas and Town Manager Sean Rabe,

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

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

Thank you very much for your consideration,

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

To: Planning Commission  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

February 12, 2018

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

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

Dear Planning Commissioner Carl Sloan, Planning Commissioner Pierre Martinez, Planning Commissioner Brian Whitmore, Planning Commissioner Gregg McKenzie and Planning Commissioner Michele Vass;

In connection with the above-referenced applications, the undersigned representatives of the homeowners of Crowne Point, Croftwood Unit #1 respectfully submit the attached documents for your review:

1. Resolution 95-22, SD-93-04, Resolution of the City Council of the City of Rocklin for Croftwood Subdivision Unit #2, passed and adopted January 24, 1995
2. File number SD-88-05 SPU-91-04, City Council of the City of Rocklin Approved subdivision map dated July 23, 1991 for Croftwood- now known as Crowne Point, Croftwood Unit #1
3. Existing Crowne Point lot numbers with corresponding lot sizes
4. Tim Lewis Communities, Crowne Point Welcome/Brochure

The Resolution 95-22, DD-93-04 (Croftwood Unit #2) and SD-88-05, (Croftwood Unit #1) were both originally approved with the same density and were intended to have the same lot sizes.

- Low Density Residential
- Minimum lot size of 10,000 square feet

Homeowners of Croftwood Unit #2 will enter our community through a single gate. Existing streets that currently dead-end will be extended into Croftwood Unit #2. The development will be part of the Crowne Point Homeowners Association. Further, our private streets have a sidewalk on only one side of the street allowing for visitor parking, while the other side does not have a sidewalk and is clearly marked "No Parking". Homeowners must park their cars either in the garage or on the driveway.



February 12, 2018  
Letter from Croftwood #1 Homeowners  
Regarding Proposal to Develop Croftwood #2

A list of lot sizes for Crowne Point is attached for your review and comparison to the plans proposed for Croftwood #2. Crowne Point lot sizes range from 10,007 square foot to 18,872 square feet with an average of 11,400 square feet. We welcome the new development but insist it have the same minimum and average lot sizes as ours to be compatible with the same feeling and beauty we are now enjoying. We've attached a current brochure/welcome document from Tim Lewis Communities for Crowne Point listing some of the highlights of our community with respect to lot sizes.

The application that has been set forth is completely incompatible with the community that now exists. Further, the lot sizes for which the owner is proposing is not consistent with the City's development standards and requires an exception. The exception should not be approved. The approval should be for a minimum lot size of 10,000 square feet with an average of 11,400 square feet to be compatible with Crowne Point, Croftwood Unit #1 as was originally planned in 1995. Crowne Point and Croftwood Unit #2 will become a single neighborhood bounded by a common sound wall on its borders, utilizing a single gated entry, sharing a single park, and members of the same Homeowners Association. In every way it will be an extension of Crowne Point, and the development of Croftwood Unit #2 must be considerate of the neighborhood that already exists.

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

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

Respectfully submitted,

Crowne Point Homeowners, Rocklin, California  
Neighborhood Representatives

  
Karen Covey

  
Lisa Howard

  
Carolyn Petree

  
Ashlee Titus



**RESOLUTION 95-22****RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN  
APPROVING A TENTATIVE SUBDIVISION MAP,  
A SPECIFIC PLAN USE PERMIT,  
AND TREE PRESERVATION PLAN PERMIT****CROFTWOOD SUBDIVISION UNIT #2:  
SD-93-04/SPU-93-02/TRE-94-13**

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

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

A. A mitigated negative declaration of environmental impacts has been certified

B. The City Council has considered the effect of the approval of this subdivision and specific plan use permit on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. The proposed subdivision and specific plan use permit, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

D. The proposed subdivision and specific plan use permit, together with the provisions for its design and improvements, is consistent with the objectives, policies, general land uses, and programs in the City of Rocklin's General Plan.

E. The site is physically suitable for the proposed type and density of development.

F. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

G. The design of the subdivision and type of improvements will not cause serious public health problems.

H. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

I. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

J. The establishment, maintenance, and operation of the uses and buildings proposed by the specific plan use permit will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; or detrimental or injurious to property or improvements in the vicinity or to the general welfare of the City.

Section 2. The tentative subdivision map for Croftwood Unit #2, (SD-93-04), the specific plan use permit (SPU-93-02), and the Tree Preservation Plan Permit (TRE-94-13), as depicted in Exhibit A, attached hereto and by this reference incorporated herein, are hereby approved subject to the conditions listed below. Unless expressly stated otherwise, the subdivider applicant is solely responsible for satisfying each condition, and the conditions on the tentative map must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council, and the conditions on the specific plan use permit must be satisfied prior to issuance of the building permit.

## **TENTATIVE SUBDIVISION MAP**

### **1. UTILITIES**

A. Water -- Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or I.O.D. provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans.

B. Sewer -- Croftwood Unit #2 shall annex to the South Placer Municipal Utility District (SPMUD), and sewer service shall be provided to the subdivision from SPMUD in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or I.O.D. provided) on or with the final map. All improvements shall be included on the subdivision improvement plans.

C. Telephone, Gas, and Electricity -- Telephone, gas and electrical service shall be provided to the subdivision from Pacific Bell and Pacific Gas & Electric (P. G. & E.). All necessary improvements shall be included in the subdivision improvement plans.

D. Postal Service -- Mailbox locations shall be determined by the local postmaster and shown on the final map, along with all necessary easements. All necessary improvements shall be included on the subdivision improvement plans. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer.

### **2. SCHOOLS**

A. Financing: The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities of the Loomis Union School District and the Placer Union High School District.

1. The developer shall pay all required fees as set forth in Government Code Section 53080.

2. The above conditions shall be waived by the City Council if the applicant and the Loomis Union School District or the Placer Union High School District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that these conditions be waived.

B. Bus Stops: Improvement plans shall include school bus stops at the locations identified by the Loomis Union School District and the Mid-Placer Public School's Transportation Agency.

### 3. FIRE SERVICE

A. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency.

B. The final map shall designate tentative map lots 1 to 60, inclusive, as being in a hazardous fire area and subject to Rocklin Municipal Code section 15.94.120 (Uniform Fire Code section 11.210) requiring fire retardant roof coverings.

C. A note shall be filed by separate instrument with the final map stating that the subdivision is subject to Rocklin Municipal Code section 15.04.120F. (Uniform Fire Code section 10.306 A (2)) requiring a fire sprinkler system because the subdivision is located farther than 2 road miles from the nearest existing Rocklin Fire Station. This condition shall be waived when a fire station is constructed and operative.

D. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief.

E. The subdivision shall be annexed into Rocklin Community Facilities District No. 1

F. Prior to recordation of a Final Map, the subdivider shall enter into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy, or imposition of any assessment, fee, lien, tax or other levy, whether or not in connection with a district or area of benefit, for the purpose of construction and operation of a City of Rocklin fire station which will serve the property and adjacent areas.

### 4. DRAINAGE AND FLOOD CONTROL

A. A master drainage plan shall be prepared and submitted prior to or concurrently with, and as a part of the subdivision improvement plans. The plan shall contain the following:

1. Provisions for detaining run off at pre-development levels;
  2. Individual lot drainage, with individual lot drainage features, such as lined drainage swales, being included in the improvement plans, to the satisfaction of the City Engineer;
  3. Location and specifications of on-site or off-site detention basins. Sediment traps and detention basins shall be designed to trap sediment at construction areas to prevent clogging of drainage control structures and to reduce sediment runoff.
  4. Protective mulches and coverings shall be used to prevent erosion from rainfall impact and runoff, and from the action of wind on disturbed soils.
  5. Grading in areas having a high erosion potential shall be minimized. All slope cuts shall be stabilized.
  6. All graded areas, including slopes, will be protected from runoff to the satisfaction of the City Engineer. Methods utilized can include diversion dikes, interceptor ditches, slope drains and rock lined ditches.
  7. The discharge of any graded material or construction material into the stream or stream buffer area shall be prohibited.
  8. Energy dissipaters shall be deployed at all outlets discharging on erodible soil or into natural drainage. Energy dissipaters may be used temporarily during construction or may be permanent to the satisfaction of the City Engineer.
  9. On-site runoff reduction measures shall be implemented to trap potential urban pollutants. These measures could include some combination of on-site storage facilities, such as small detention basins, vegetated drainage swales, gravel-lined channels, and French drains.
  10. A spill prevention and countermeasure plan to be approved by the City Engineer prior to commencement of construction.
  11. Use of chemical toilets at all construction sites to prevent further bacterial and nutrient contamination of the creeks.
  12. Prohibition of discharging construction-related by-products (oil, cement, etc.) into stream waters.
- B. All necessary drainage easements shall be shown and offered (or I.O.D. provided) on or with the final map.
- C. The subdivider shall enter into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy or imposition of any assessment, fee, lien, tax or other levy, whether or not in connection with a district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin. The agreement shall also indemnify the

City against claims arising from subdivider's construction of improvements or development of the subdivision and shall be recorded and binding on successors in interest of subdivider.

D. The final map shall comply with Rocklin Municipal Code chapter 15.16 (Flood Hazard), including the following:

1. Delineation of the 100-year floodplain elevation;
2. Identification of finish floor elevation of each lot at two (2) feet above the 100-year floodplain elevation consistent with the on-going FEMA study being conducted by the Placer County Flood Control District (PCFCD);

## 5. GRADING

A. A master grading plan shall be prepared and submitted prior to or concurrently with, and as a part of the subdivision improvement plans. The plan shall contain the following provisions:

1. An erosion and sediment control plan shall be prepared to minimize soil erosion and water quality impacts. Features of the plan shall include the following:

- a. Complete revegetation and stabilization of disturbed soils. Reseeding and mulching work shall be completed by November 15th following grading. If erosion control practices are not installed by November 15th following grading, exposed soils may require additional treatment.

- b. Small sediment catchment basins or traps to prevent sediment from being transported to Secret Ravine. The location and size of these basins shall be reviewed by the City Engineer to minimize additional impacts to the Secret Ravine corridor.

- c. Details regarding seed material, fertilizer and mulching. The seed material shall include native plant species and shall be reviewed by a revegetation specialist or erosion control specialist.

2. Slopes and other graded areas shall be protected from runoff. Methods to be considered include: temporary diversion dikes, permanent diversion dikes, interceptor ditches, slope drains (down drains), flexible down drains, rock-lined ditches and diversions.

3. Grading shall only occur in areas to be immediately developed, paved, landscaped, or revegetated. Once the topsoil has been disturbed by earth moving activities, provisions shall be made to control dust during development, paving and landscaping.

4. Disturbed earth surfaces and unpaved parking areas and access roads shall be watered as necessary. This provision shall be included in all construction improvement plans.

5. Mud and dirt tracked onto paved roads by any vehicles should be removed from the road each day or as often as necessary to prevent a dust or road hazard.

6. A revegetation plan shall be required as part of the applicant's improvement plans. This plan shall be implemented immediately upon completion of site preparation activities. In the event grading is not completed prior to the rainy season, the revegetation plan shall be implemented to the satisfaction of the City Engineer.

7. A dust control plan shall be submitted as a condition of project approval.

B. Lot grading shall be limited to foundation, garage pad, and driveway. A document giving notice of this requirement shall be recorded with the final map. Cut and/or fill associated with driveways shall be reviewed and approved by the City Engineer.

## **6. IMPROVEMENTS / IMPROVEMENT PLANS**

A. The following subdivision improvements shall be designed and constructed and/or installed:

1. All on-site standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (including cable television trenching), street lights, and fire hydrants; but excepting the following: Sidewalks shall be allowed on one side of Croftwood Drive, Brentwood Drive, and the street indicated on the tentative map as Creekside Drive, with no sidewalks on cul-de-sacs as designated on the tentative subdivision map.

2. The following on-site special improvements:

a. The 20' wide emergency and pedestrian access easement, between tentative subdivision map lots 32 and 33, from Brentwood Drive to the edge of pavement on Barton Road; and shall be improved with AC pavement and emergency barricades.

b. Street lighting shall be directed to reduce off-site light and glare. Street light standards shall not exceed thirty (30) feet in height.

c. The subdivider shall provide a 46 foot wide reciprocal ingress and egress easement for the benefit of the adjoining property to the north (APN 045-044-045) (the Kwan



property) as conceptually shown on Exhibit D-1. The exact alignment of the easement shall be located to minimize impacts to the oak trees on the property to the north, to the satisfaction of the Community Development Director

In lieu of this condition, the subdivider shall provide a 23 foot wide reciprocal ingress and egress easement and shall show evidence of a recorded a 23-foot wide reciprocal ingress and egress easement located on the parcel to the east, parcel APN 045-061-018, (the Alpha Omega property) for the benefit of the property to the north as shown on Exhibit D-2. In either event, the subdivider shall re-configure tentative subdivision map lots 49 to 53, to the satisfaction of the City Engineer.

The language of the reciprocal ingress and egress easement shall include provisions for the extension of utilities, shall permit the use of all of the Croftwood subdivisions streets, and shall acknowledge that the owner of the property to the north has the right to develop according to the General Plan and that the resulting number of dwelling units will be using the easement. The maintenance of the easement shall be the responsibility of the Croftwood homeowners association.

d. The developer shall stub Croftwood Drive at the boundary between the subject property and Parcel APN 045-061-018 (the Alpha Omega property) to the east of the subject property, and shall grant a reciprocal ingress and egress easement to that property owner, and the property owner to the south, Croftwood Unit #1, 045-053-037, to the satisfaction of the City Engineer. There shall be adequate provision to allow vehicles to turn around at the end of Croftwood Drive, to the satisfaction of the City Engineer.

3. The following off-site special improvements:

a. The extension of Croftwood Drive and Brentwood Drive through Croftwood Unit #1 (SD-88-05), should Croftwood Unit #2 develop prior to Croftwood Unit #1.

b. A 50' wide road extending Croftwood Drive to Sierra College Boulevard as delineated on Sheet 6 of Exhibit A of Croftwood Unit #1 (SD-88-05),

c. The intersection of Croftwood Drive and Sierra College Boulevard, including the widening of Sierra College Boulevard to provide a southbound left-turn lane 100 feet in length to provide adequate vehicle storage and deceleration.

d. Should the tentative subdivision map for Croftwood Unit #2 record prior to the recording of the tentative subdivision map for Croftwood Unit #1, an appropriate restriction shall be recorded over the detention basins in Croftwood Unit #1 to assure their availability and use for this purpose in perpetuity. The detention basins in Croftwood Unit #1 shall be improved to the satisfaction of the City Engineer prior to the recording of the final map for Croftwood Unit #2.

e. Should the tentative subdivision map for Croftwood Unit #2 record prior to the recording of the tentative subdivision map for Croftwood Unit #1, a detention basin maintenance plan shall be developed for the detention basins located in Unit #1 and submitted to the City Engineer. The plan shall not provide for public ownership of all or any portion of the detention basin.

B. Improvement plans for all subdivision improvements shall be submitted to and reviewed and approved by the City Engineer.

C. All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer.

## 7. LANDSCAPING

A. Landscaping shall be installed in the open space along Barton Road and within the right of way of Barton Road as shown on the tentative subdivision map. Final landscaping plans for the Barton Road buffer shall be approved by the Planning Commission. The Town of Loomis shall be notified of the time that the Planning Commission will consider the landscape plan. Approved landscaping plans shall be included in the improvement plans submitted to the City Engineer for approval. The landscaping plans shall comply with the following:

1. The landscaping plan shall be prepared by a landscape architect consistent with the mitigation measures listed on page 60-62 of Croftwood Unit #1 DEIR which are to be used as guidelines in developing the landscaping plan, attached to this resolution as Exhibit B.

2. The plan shall be certified by the landscape architect, that topsoil within the landscape area is suitable for the proposed landscaping.

3. The plan shall include an automatic irrigation system.

4. The landscaping material shall be of native vegetation with emphasis on drought tolerance.

B. The subdivision improvement agreement and improvement security shall include the landscaping obligation; provided, that if the City allows the landscaping to be installed after the term of the subdivision improvement agreement, a separate improvement agreement and security shall be used to address the landscaping obligation.

C. Prior to installation of the landscaping within the Barton Road right-of-way, the applicant shall obtain an encroachment permit from the Town of Loomis for the installation and ongoing maintenance of the landscaping within the right of way. If after the applicant has made a reasonable attempt to obtain an encroachment permit and the Town of Loomis denies the request, the landscaping required for the Barton Road right of way shall be waived.

D. The subdivider shall prepare a landscape plan for any common, privately owned landscaped areas within the project. Landscaping shall be designed with water conservation measures, including the use of native drought tolerant materials. The landscape plan shall be approved by the Planning Commission and shall be implemented as a part of the subdivision improvements. The C C and R's for the project shall require that the Homeowner's Association maintain the landscape improvements.

## **8. PARKS**

A. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per single family lot is \$1,985.

B. The subdivision shall be annexed into Rocklin Park Development and Maintenance District.

## **9. RIPARIAN AREA AND CREEK PROTECTION**

A. An open space and conservation easement (as described in Government Code section 51050) shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

All areas within the Open Space designation along Secret Ravine Creek, the Wetlands Conservation area, including the 50' conservation easement area and riparian areas as shown on the tentative map.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing; provided, that native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Game. Provisions shall be made to provide access and inspection by the City of Rocklin.

B. The open space area shall be marked in the field with 4" x 4" redwood posts or other suitable and permanent markers where the open space area on non-building easement intersects with the side property line on each lot.

C. The final map shall show a primary structure setback line located parallel to and twenty feet (20') from the boundary of the open space and conservation easement or the non-building easement whichever is more restrictive. Only accessory structures such as porches, swimming pools, and sheds shall be allowed within this setback area.

D. Temporary fencing shall be placed to protect the open space area during construction.

E. Riparian vegetation may be removed only when absolutely necessary based on approval by the Community Development Director and any other required permits by other agencies having jurisdiction such as Army Corp of Engineers and State Department of Fish and Game. A revegetation plan must be submitted along with the request to remove riparian vegetation. The plan shall specify the timing of revegetation and the use of native riparian plants.

F. Construction activities in Secret Ravine Creek and the established buffer area shall be limited to the summer low-flow period to minimize water quality impacts to spawning and egg stages of anadromous salmonids.

G. Construction activities in or along Secret Ravine, the associated riparian corridor, and related oak woodland, should be coordinated with the appropriate regulatory agencies, such as CDFG (Section 1701-03 Streambed Alteration agreement) and the Central Valley Regional Water Quality Control Board, (waste discharge requirements for the erosion form construction activities).

H. No sidcasting of soil or vegetation shall be allowed in the Secret Ravine Creek buffer area.

#### **10. Open Space: Common Areas: Maintenance**

A. The following portions of the subdivision are proposed to be common areas owned by the homeowners' association:

1. All streets within the boundary of the subdivision including sidewalks, street lights, drainage improvements and utilities.
2. All areas identified as open space and wetlands conservation.
3. The twenty foot (20') wide emergency and pedestrian easement between lots #32 and #33.
4. The roadway easement located on tentative map lot 49.

5. Open Space along Barton Road as shown on the tentative map.

B. As a condition of the Final Map, the subdivider shall be required to incorporate into the homeowners association for Croftwood Unit #1, provided that homeowners association is in existence at the time of the recording of the final map.

C. The subdivider shall provide for the maintenance of the common area through the formation of a homeowners' association. The documents creating the homeowners' association shall meet the following requirements:

1. Assignment to the homeowners' association responsibility for the maintenance of landscaping, private utility services, outdoor lighting, private streets, parking, all water quality and drainage facilities, and other common areas and structures in Croftwood Unit #1 and Croftwood Unit #2.

2. Assignment to the homeowner's association of Croftwood Unit #2 in conjunction with the homeowner's association of Croftwood Unit #1 responsibility for maintenance of Croftwood Lake and associated common areas, and implementation of the Lake Management plan identified in condition 12D of City Council Resolution 91-233, the approving resolution for Croftwood Unit #1; and for implementation of the planting and maintenance plan developed for the "Non-building easement" identified in condition 12E of City Council Resolution 91-233,; and for implementation of the carpool/rideshare plan identified in condition 16 of this resolution.

3. Assignment to the homeowner's association responsibility to monitor and report to the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area in Croftwood Unit #1 and in Croftwood Unit #2.

4. Statement that the City may, at its option, cause the maintenance of the common areas to be performed and assess (lien) the cost to the homeowner's association in the event the common area is not maintained in accordance with the approved plans. (RMC- 17.60.040).

5. The landscaping installed in the Open Space along Barton Road, as shown on the tentative map, and within the Barton Road right of way, shall be maintained to the following City Standards;

1) Any dead plant material shall be replaced with like material within 30 days of its discovery.

2.) The landscaped area shall be weed free.

3) All mowing, pruning, and clipping of vegetation shall occur on an as needed basis.

D. In the event Croftwood #2 shall record prior to the recording of Croftwood Unit #1, a statement that the homeowner's association agrees that the adjoining property to the south (Croftwood Unit #1) will be incorporated into the Croftwood Subdivision homeowner's association.

E. The documents creating the homeowner's association shall be reviewed and approved by the City Attorney.

F. Homeowner's association shall be prohibited from converting any emergency access road to a permanent road for daily through traffic. Notice of this restriction shall be recorded by separate instrument with the final map as part of the use permit requirement.

## **11. BIOLOGICAL RESOURCES, WETLANDS PRESERVATION**

A. Subdivider shall cause a spring raptor nest survey of the subdivision to be conducted by a qualified biologist. Measures to prevent disturbance to any active raptor nest during nesting season shall be developed for approval by the Community Development Director and implemented by the subdivider. Measures shall include avoidance of the nest areas and cessation of construction activity as necessary to avoid disturbance until the young have fledged.

B. A Department of the Army permit is required prior to filling any of the waters present on Croftwood Unit #2, in conformance with Section 404 of the Clean Water Act. The type of permit required will depend on the type and amount of waters lost or adversely modified by any fill activities.

C. Subdivider shall obtain a Section 1603 Alteration Agreement from state Department of Fish and Game for any work conducted within Secret Ravine Creek.

## **12. ARCHAEOLOGICAL RESOURCES**

A. The subdivider shall isolate the site identified as "Croftwood #2" (a bedrock milling station) in the Cultural Resources Investigation for this project conducted by Par Environmental Services, 1990. If preservation by avoidance is not feasible, the archaeologist shall prepare a subsurface archeological test excavation to determine the importance of the resource and what mitigation measures should be taken to protect it.

B. The subdivider or developer shall stop work if bones or artifacts are discovered during construction so that the find can be evaluated by a qualified archaeologist on-site, and notification given to the Chief Building Official, City Engineer, and Community Development Director. Work shall



stop within at least 100 feet of the archaeological find. If human bones are uncovered, the Placer County Coroner and the Native American Commission must be notified. A note of this condition shall be included on the improvement plans.

### **13. PHASING**

Multiple final maps may be filed subject to the following criteria:

A. The open space area and wetlands conservation area shall be included within the final map recording the first phase of development.

B. The 20' wide emergency access be provided from the boundary of the first phase of development to Barton Road between lots 32-33.

C. The landscaping and fencing within the "Landscaped Setback Buffer" area along Barton Road be included in the first phase of development.

### **SPECIFIC PLAN USE PERMIT**

### **14. DEVELOPMENT STANDARDS**

A. The development standards for the subdivision shall be those of the R1-7.5 zone (Chapter 17.14 of the Rocklin Municipal Code). The minimum lot sizes established by the specific plan use permit shall be as indicated on the tentative subdivision map.

B. The maximum building height for primary residences shall be thirty feet and for accessory structures fourteen feet as required by Section 17.124.030 of the Rocklin Municipal Code.

### **15. PROJECT DESIGN AND IMPROVEMENT**

A. Subdivider shall design the project entry gate (should Croftwood Unit #2 develop prior to Croftwood Unit #1), and the emergency access onto Barton Road in compliance with the emergency vehicle accessibility standards allowing for mechanical entry to the satisfaction of the Fire Chief and Chief of Police.

B. Open fencing such as wire mesh, split rail, or chain link will be required adjacent to the open space areas to reduce improper disposal or storage of materials within the open space area.

### **16. TRANSPORTATION PLAN**

A. The Applicant shall prepare a Carpool/Rideshare Plan to be implemented by the Homeowners Association to the satisfaction of the Community Development Department.

### **17. CONSTRUCTION REQUIREMENTS**

A. Prior to commencing any blasting on the site the subdivider/developer shall obtain a blasting permit from the City of Rocklin

Police Department. The blasting shall only be performed by a firm or individual experienced, bonded, and insured to perform such work, as determined by the Chief of Police. Blasting shall be designed to minimize the potential damage to adjacent properties. Prior to commencing any blasting operation all owners of property contiguous to the site shall be notified by the subdivider or his designee. This condition shall apply to the tentative map and specific plan use permit.

B. Construction vehicles are prohibited from using the Barton Road emergency access once the Croftwood Drive bridge is constructed. This condition shall be included on the improvement plans and shall be a condition of the specific plan use permit.

C. Construction equipment must be properly maintained.

### **TREE PRESERVATION PLAN PERMIT**

#### **18. IDENTIFICATION AND MITIGATION FOR TREES TO BE REMOVED**

A. Prior to the issuance of any grading permit for any portion of the project, the applicant shall identify on the grading plan those trees to be preserved and those to be removed to the satisfaction of the Community Development Director. The trees to be removed shall be the same as those permitted under this Tree Preservation Plan Permit as shown in Exhibit A. The Applicant is required to replace the 665 inches of oak trees being removed with 161 mitigation inches.

B. Two 15-gallon replacement trees shall be located within the yards of each single family lot for a total of 120 inches (1-inch X 2 trees X 60 lots.) Tree location consistent with this condition shall be shown on the plans submitted for a building permit, and shall be planted prior to final building inspection. The replacement trees shall be in addition to those shown as required landscaping on Exhibit A.

C. The remaining 41 inches of replacement trees shall be located within the City of Rocklin landscaped open space area along Barton Road and/or payment into the Oak Tree Mitigation Fund as applicable. These replacement trees shall be included with the subdivision improvement plans to the satisfaction of the City Engineer and Community Development Department.

D. The replacement trees shall be of the permitted species listed in Appendix A of the City of Rocklin Oak Tree Preservation Guidelines.

#### **19. PROTECTION MEASURES FOR TREES TO BE PRESERVED**

A. The applicant shall retain a certified arborist to review the design of the project improvements and recommend measures to protect the trees,

which are designated to remain, both during construction and afterwards. These measures shall be incorporated into, or filed prior to or concurrently with the project improvement plans, for review and approval of the City Engineer. The protection measures shall include appropriate fencing around those trees to remain. The protection measures shall be approved prior to the issuance of a grading permit for all or any portion of the project.

B. The applicant shall retain a certified arborist to prepare and implement an inspection plan providing for the periodic inspection of the site during grading and construction, and verification to the City Engineer that the approved protection measures are properly implemented.

## 20. MONITORING

Prior to approval of final improvement plans, or any tree removal, or any grading on the property, the subdivider shall deposit with the City of Rocklin the amount of \$1,500 to pay the City's time and material cost to administer the implementation of the mitigation monitoring program.

## 21. CONCURRENT APPROVALS

The approval of the tentative map and the specific plan use permit shall not become effective until the concurrently requested entitlements for Zoning (Z-93-02) and General Development Plan (PDG-93-01) become effective.

## 22. EXPIRATION DATE

This tentative subdivision map and specific plan use permit shall expire in two years from the effective date of approval by the City Council, unless the applicant records the final map, or applies for and receives an extension.

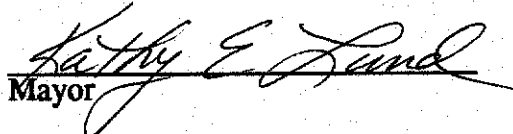
**PASSED AND ADOPTED** this 24th day of January, 1995, by the following roll call vote:

AYES: Councilmembers: Magnuson, Dominguez, Yorde, Huson, Lund

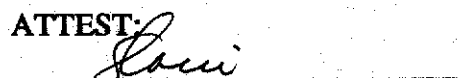
NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

  
Mayor

ATTEST:



City Clerk

KGB/gb1

e:\clerk\reso\sd9304a

EXHIBIT A

JAN 25 1994

SD-93-24, TREE-94-13

Jan. 20, 1994

## CROFTWOOD UNIT 2 OAK TREE MITIGATION PLAN

### Introduction

The project consists of 60 single family lots and has been designed to minimize the possible impacts to the oak woodlands by incorporating roadway alignment and selective lot pad grading to insure proper drainage and minimal tree removal. We have also designated a 50 foot conservation easement on both sides of the perennial stream and provided an open space corridor along Secret Ravine. No impacts to existing oak trees will occur in these areas except at one road crossing through the perennial stream as shown on the tentative map.

### Impacts

There are approximately 281 oak trees of 6" or greater in diameter located within the project boundary, this includes approximately 60 oak trees within the proposed open space along Secret Ravine which are not included in mitigation measures. The removal of 17 trees is anticipated for roadway construction and 39 trees for the development of the residential building pads as outlined in the table below.

### TREE SUMMARY

Description	Oak Trees	Other Trees	Percent of Oak Trees
Trees to remain unimpacted	132*	8	60%
Trees recommended for removal by arborist	33	2	15%
Trees removed for roadways	17	2	7.5%
Trees removed for building pads	39	1	17.5%
Total trees on site	221*	13	100%

\* Does not include approximately 60 oak trees along Secret Ravine and the perennial stream.

treepln2.cwd

## Croftwood Unit 2 (Tree Mitigation Plan)

### Mitigation Measures

The development of the project will result in the removal of 56 oak trees, resulting in a 25% impact to the total number of oak trees within the project boundary. The total diameter inches of existing oak trees which are not recommended for removal by the arborist report is 2,521 inches. Of the 2,521 inches a total of 665 inches are to be removed which equals to a 24% impact to existing oak trees.

The developer will implement the following tree mitigation measures per the City of Rocklin "Oak Tree Preservation Guidelines" to offset the impacts to the existing tree conditions.

1. Prepare a tree removal and replacement schedule and plan for the development and approved by the Director of Community Development.
2. Provide replacement of removed trees based on Section III.D.3 of said guidelines, determined as follows:

#### Step 1

2,521 inches TDBH X 20% = 504.2 inches Discount Diameter

#### Step 2

665 inches to be removed - 504 inches = 161 inches TDBH Replacement Trees

The tree mitigation for the subject project will be 161 inches TDBH of replacement trees or (112) 15 gallon trees which ever is greater.

3. The replacement trees shall be on-site and located within the yard area of each single family lot. Tree location shall be shown on the application for a building permit and planted prior to final building inspection outlined in Section III.D.1.. The tree replacement shall consist of 100% oak trees. No off-site mitigation, dedication of land or Payment to the Oak Tree Preservation Fund will be necessary.

4. Provide tree fencing and protection as outlined in Section IV of the Oak Tree Preservation Guidelines for the oak trees to remain within 50 feet of any construction activity.

treepln2.cwd

EXHIBIT B  
SD-93-04, SPU-93-02

**IMPACT: CHANGE IN VISUAL CHARACTER FROM OPEN SPACE TO  
SUBURBAN RESIDENTIAL**

**Mitigation Measures:** The following mitigation measures are recommended to reduce impacts to the Barton Road viewshed to less than significant levels, however, the overall change in aesthetic character of the project site will remain significant:

- As a part of the Specific Plan Use Permit review process, and prior to issuance of a building permit, the applicant shall be required to present to the Planning Commission, for its review and approval, a detailed landscape plan for the Barton Road landscape buffer. The landscape plan shall incorporate the following concepts or present alternative design features that achieve the same level of screening:
  - Earth berms shall be constructed along the rear property line of residences adjacent to Barton Road to provide a continuous screen with a minimum height of eight feet. A drainage swale shall be placed adjacent to the road edge. Surface grade shall be gently undulating to closely resemble natural settings. See Figure 3-7 for a conceptual illustration of the buffer treatment.
  - Boulder groupings shall be placed randomly throughout the length of the Barton Road landscape buffer. Groupings should contain boulders of different size and character as well as in various quantities. The general character and quality of boulders should be similar to those indigenous to the area. Subterranean boulders shall not be accepted. Boulders should be placed with at least 1/3 to 1/2 of their height buried in finish grade.
  - Planting Palette: All plant materials used in the Barton Road landscape buffer shall be of native, indigenous varieties. Planting selections shall include, but not be limited to, the following palette: (See also conceptual plan and section of subject area, Figure 3-7.)



Trees: Planted from minimum 15 gallon container

*Pinus sabiniana* - Digger Pine

*Quercus wislizenii*

Shrubs: Planted from minimum 5 gallon container

*Arctostaphylos manzanita* - Manzanita

*Berberis dictyota* - Barberry

*Ceanothus cuneatus* - California lilac

*Fremontodendron californica* - Flannel bush

*Heteromelus arbutifolius* - Toyon

*Rhamnus crocea* - Redberry

*Rhamnus californica* - Coffeeberry

Large shrubs from 4-8 feet in height shall be planted to form a virtually continuous mass of shrubs adjacent to the retaining wall/property line. This will create a visual barrier to the rear yards.

Native Annual Grass and Wildflower Mix: Hydroseeded

*Bromis diandrus* - Rip gut brome

*Bromis molis* - Soft chess

*Collinsia heterophylla* - Chinese houses

*Gilia tricolor* - Bird's Eye Gilia

*Eschscholzia californica* - California poppy

*Lupinus latifolius* - Lupine

*Nemophila menzilsii* - Five spot

*Silene californica* - California pink

Hydroseeding of the grass and wildflower mix shall occur after November 15, but prior to February 1 to ensure the best chance of continual moisture for growth and maturity.

- Permanent, subgrade irrigation is discouraged. The plant materials selected for the palette will only need irrigation for establishment not continued growth. A drip irrigation system should be used to establish container material for 2-5 years only. Once adequate root systems have developed, irrigation may be shut off completely with the plants relying strictly on seasonal rainfall.

- Modify development standards to limit building height to 30 feet on all lots adjacent to Barton Road.
- Require the conservation of existing oak trees as outlined in Section 3.5 to maintain the native vegetation canopy to the maximum extent feasible.
- Require the use of native trees for all street tree and common open space landscaping.

**IMPACT:     INCREASED LIGHT AND GLARE**

**Impact Analysis:** The development of 156 single family residences on the project site will introduce significant new sources of light and glare to the project site and surrounding properties. This impact is considered to be significant.

**Mitigation Measures:** The following mitigation measures are designed to reduce significant light and glare impact to less than significant levels:

- As a part of the Specific Plan Use Permit review process and prior to the issuance of a building permit, the applicant shall be required to present a lighting plan to the Planning Commission for its review and approval. The lighting plan shall incorporate the following features:
  - Street lighting shall be directionally shaded to reduce offsite fugitive light and glare.
  - Street light standards shall not exceed 30 feet in height.
  - Vehicle headlights shall be screened from the view of adjoining properties through the use of solid landscape buffers or fences.

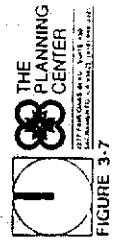


FIGURE 3-7

CROFTWOOD SUBDIVISION EIR  
CITY OF ROCKLIN, CA

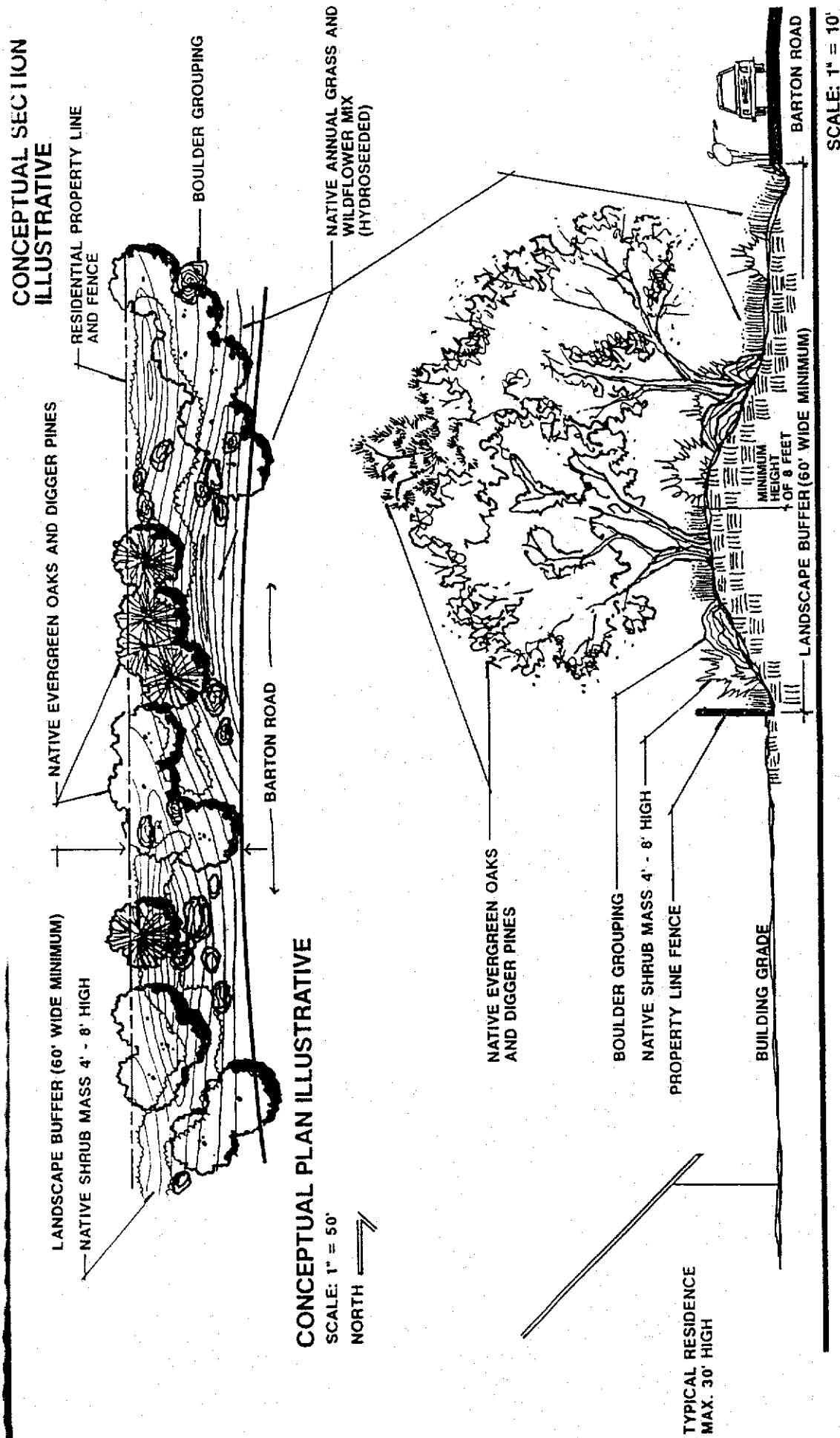
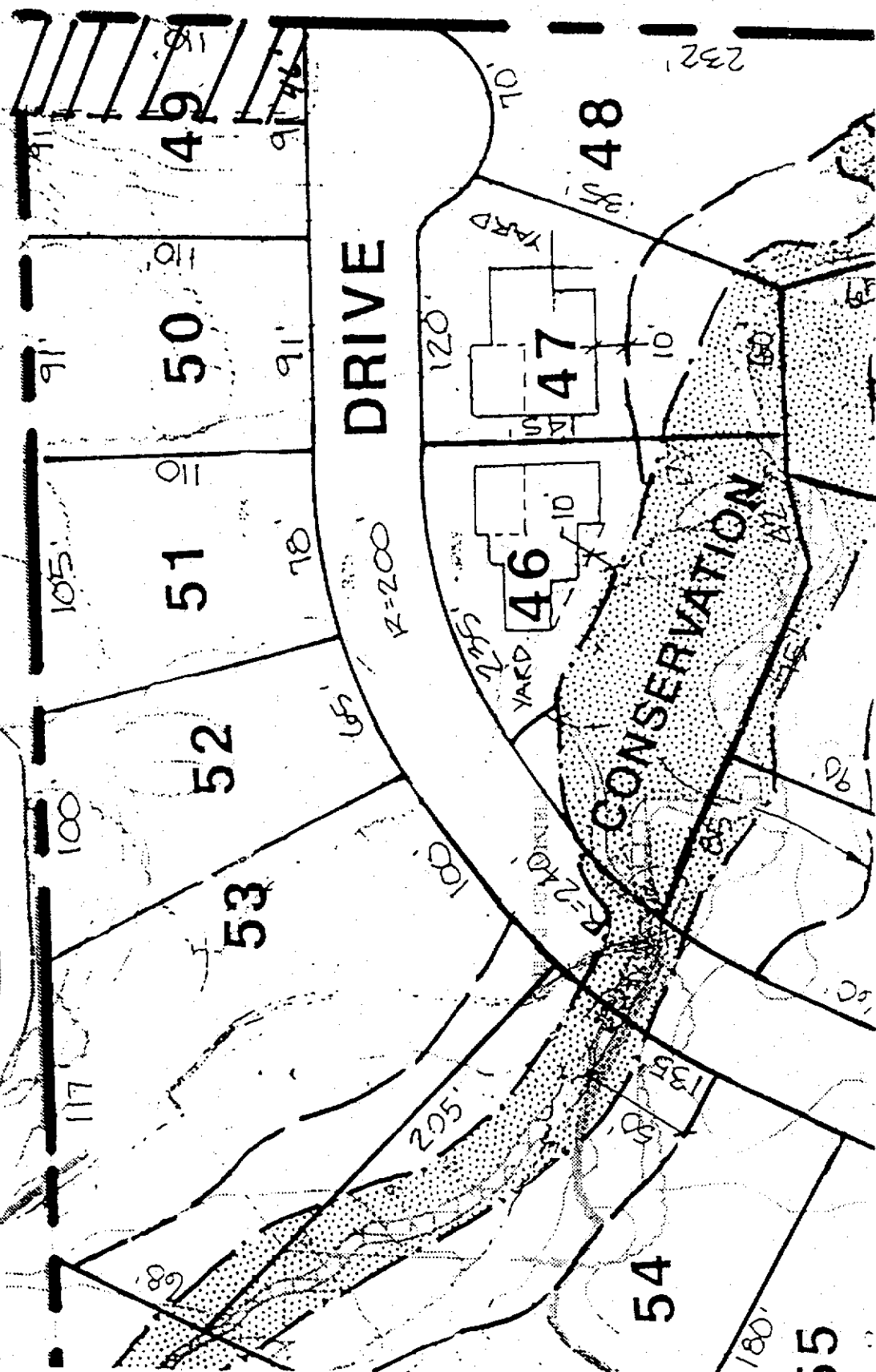


EXHIBIT D-1  
SD 93-04

~~WAX~~  
45-044-45



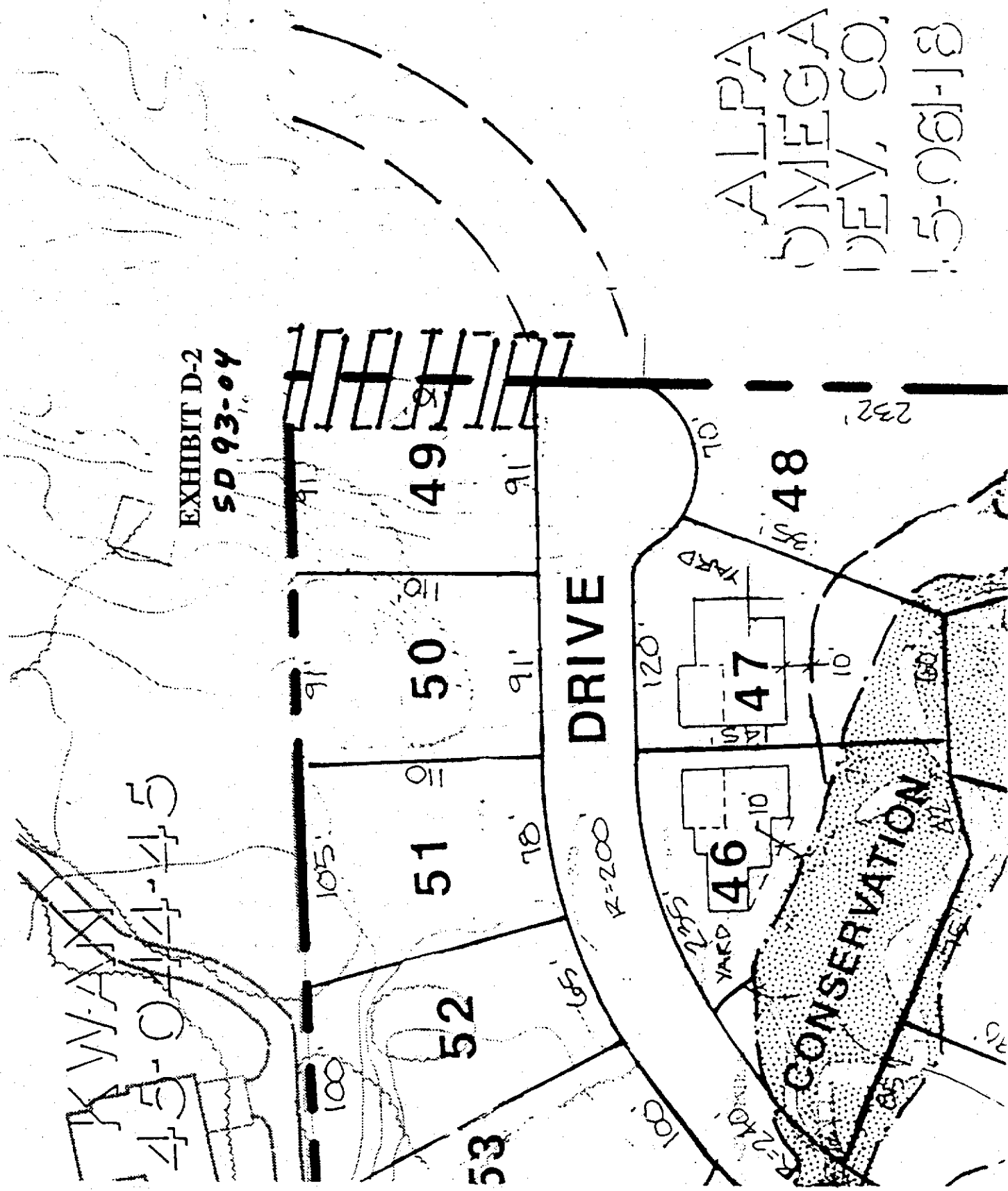


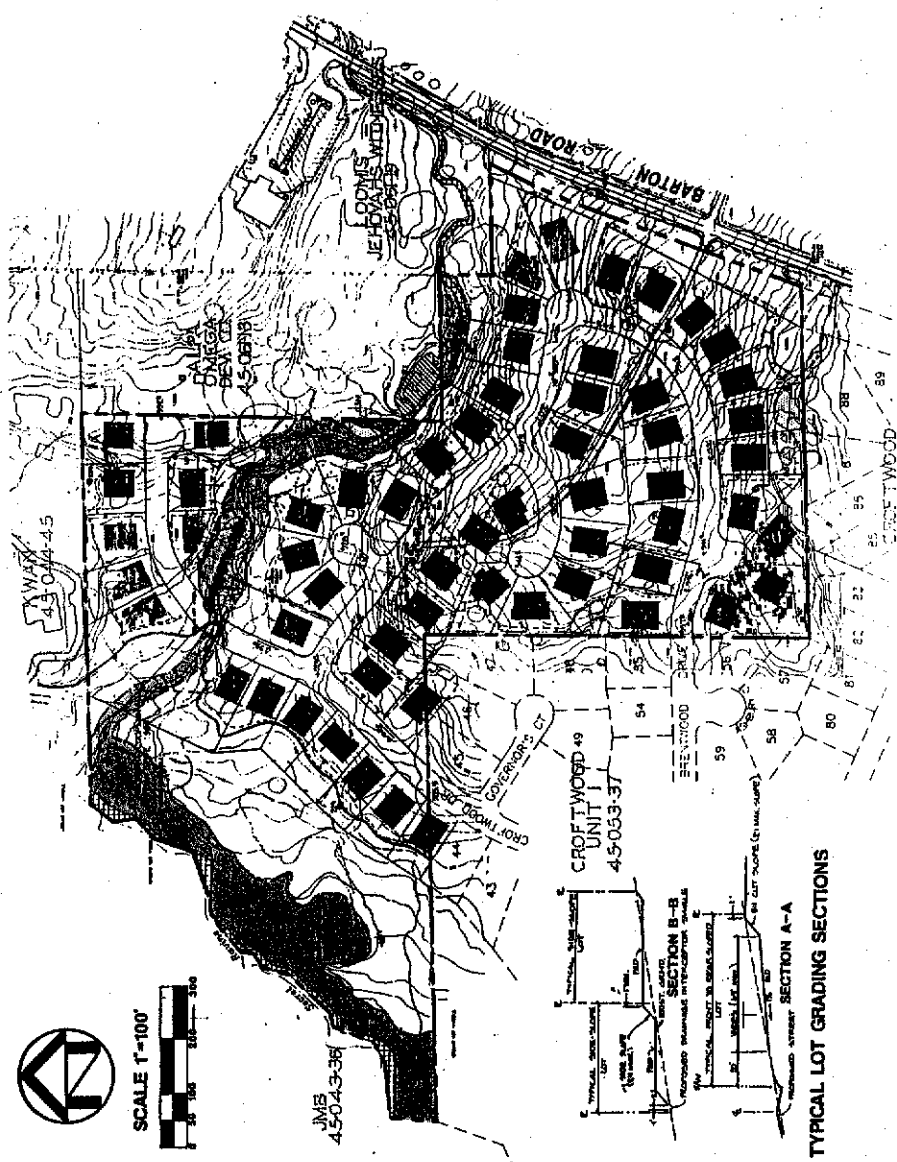
EXHIBIT D-2  
SD 93-04

ALPHA  
OMEGA  
DEV. CO.  
15-091-18





# TENTATIVE SUBDIVISION MAP **CROFTWOOD UNIT 2** CITY OF ROCKLIN, CALIFORNIA



**TREE PRESERVATION SUMMARY**

DATE	TIME	PERCENT OF	DATE
1982	10	80%	
1983	2	10%	
1984	17	2%	
1985	20	1%	
1986	20	1%	
1987	20	1%	
1988	20	1%	
1989	20	1%	
1990	20	1%	
1991	20	1%	
1992	20	1%	
1993	20	1%	
1994	20	1%	
1995	20	1%	
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2006	20	1%	
2007	20	1%	
2008	20	1%	
2009	20	1%	
2010	20	1%	
2011	20	1%	
2012	20	1%	
2013	20	1%	
2014	20	1%	
2015	20	1%	
2016	20	1%	
2017	20	1%	
2018	20	1%	
2019	20	1%	
2020	20	1%	

**LEGEND**

LOT AND ELEVATION

LIMIT OF GRADING

TREE TO REMAIN

TREE TO BE REMOVED

EXISTING SLOPE

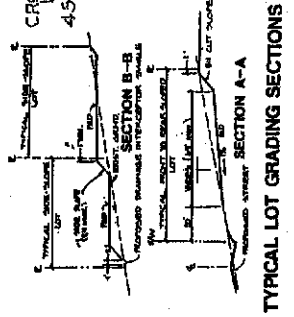
CHANGING SLOPE

USABLE YARD

U.S.

**REVISIONS**

REVISION	DATE
1. EXTENDED FROM TO PLANNING COMMISSION APPROVAL	



**GRADING AND TREE PRESERVATION PLAN**

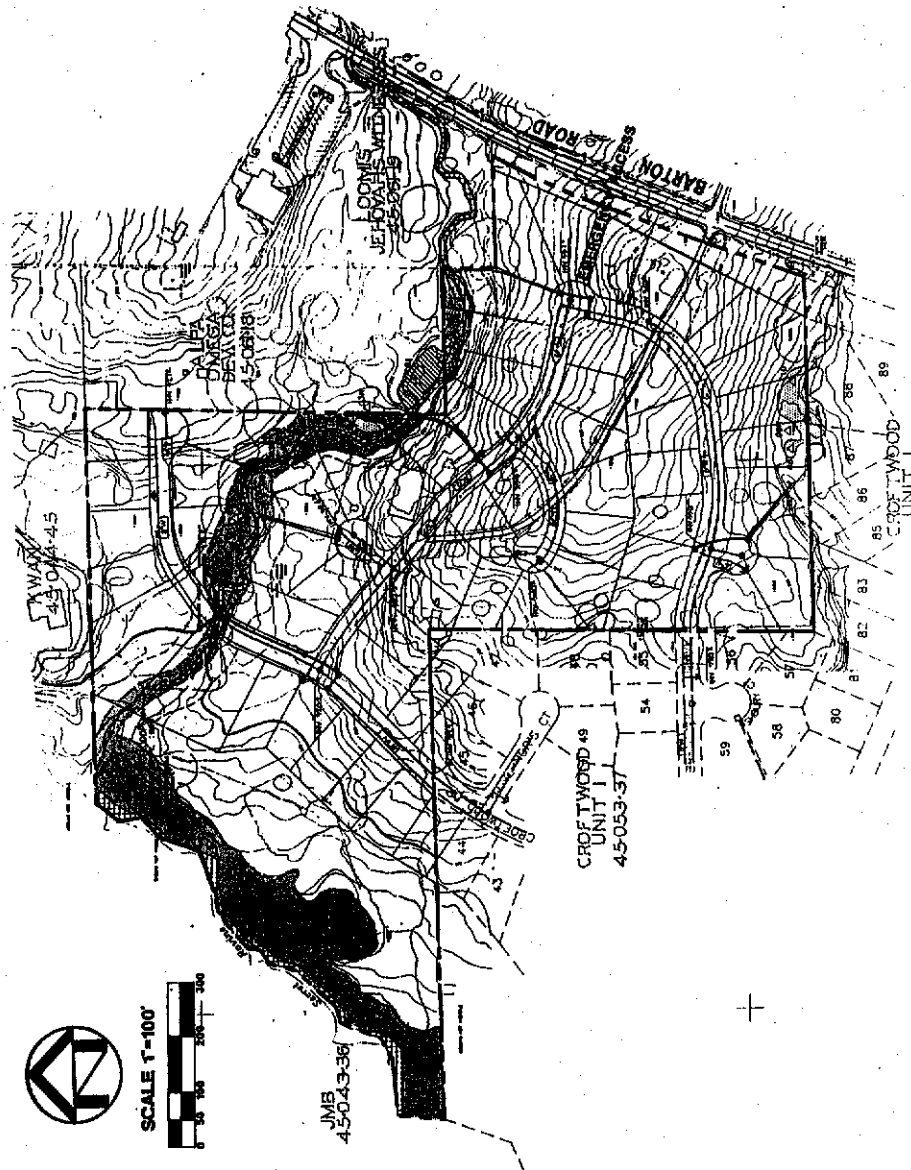
DECEMBER, 1991

**SHEET 2 OF 5**

**DESIGNTECH**

10000 10th Avenue, Suite 100, Rocklin, CA 95765

# TENTATIVE SUBDIVISION MAP **CROFTWOOD UNIT 2** CITY OF ROCKLIN, CALIFORNIA



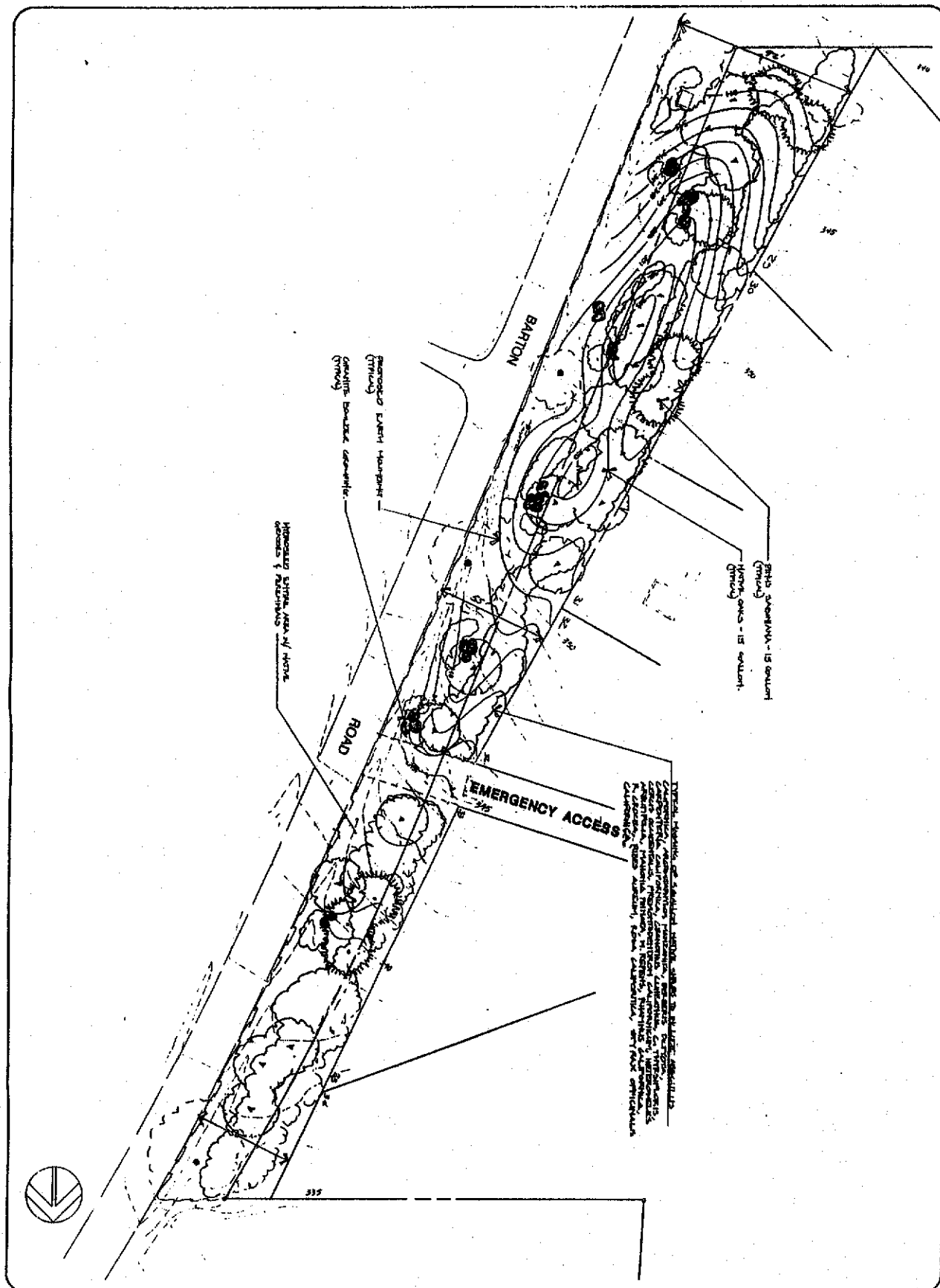
LEGEND	PROPOSED	EXISTING
SANITARY SEWER, MANHOLE		
STORM DRAINAGE, DRAINAGE INLET AND MANHOLE		
WATER LINE, VALVE AND FIRE HYDRANT		


## REVISIONS

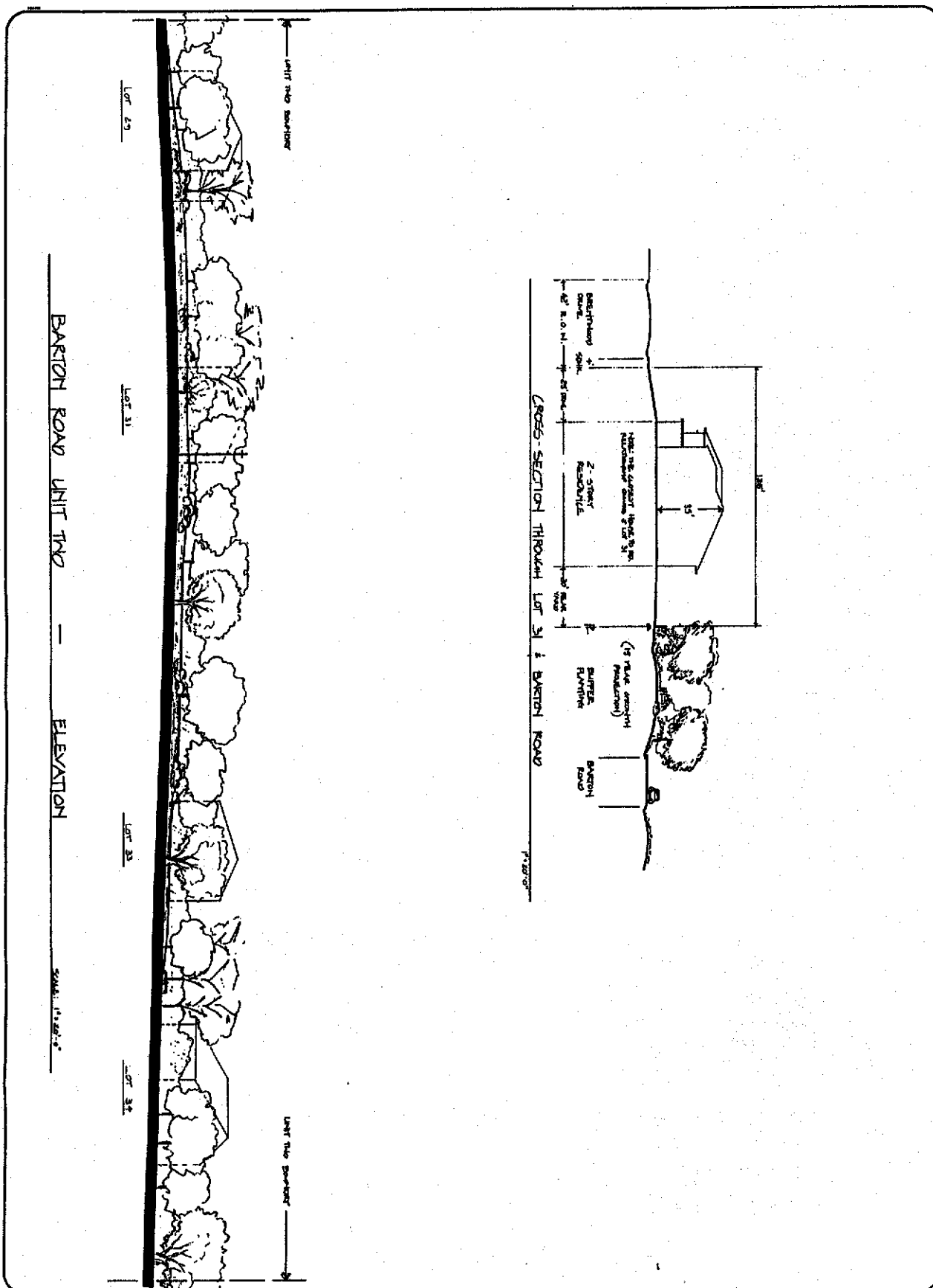
REVISION	DATE

UTILITY PLAN  
 SHEET 3 OF 3

**DESIGNTECH**  
 CIVIL ENGINEERING  
 10000 ROCKLIN AVENUE, SUITE 100  
 ROCKLIN, CA 95765  
 (916) 221-1111

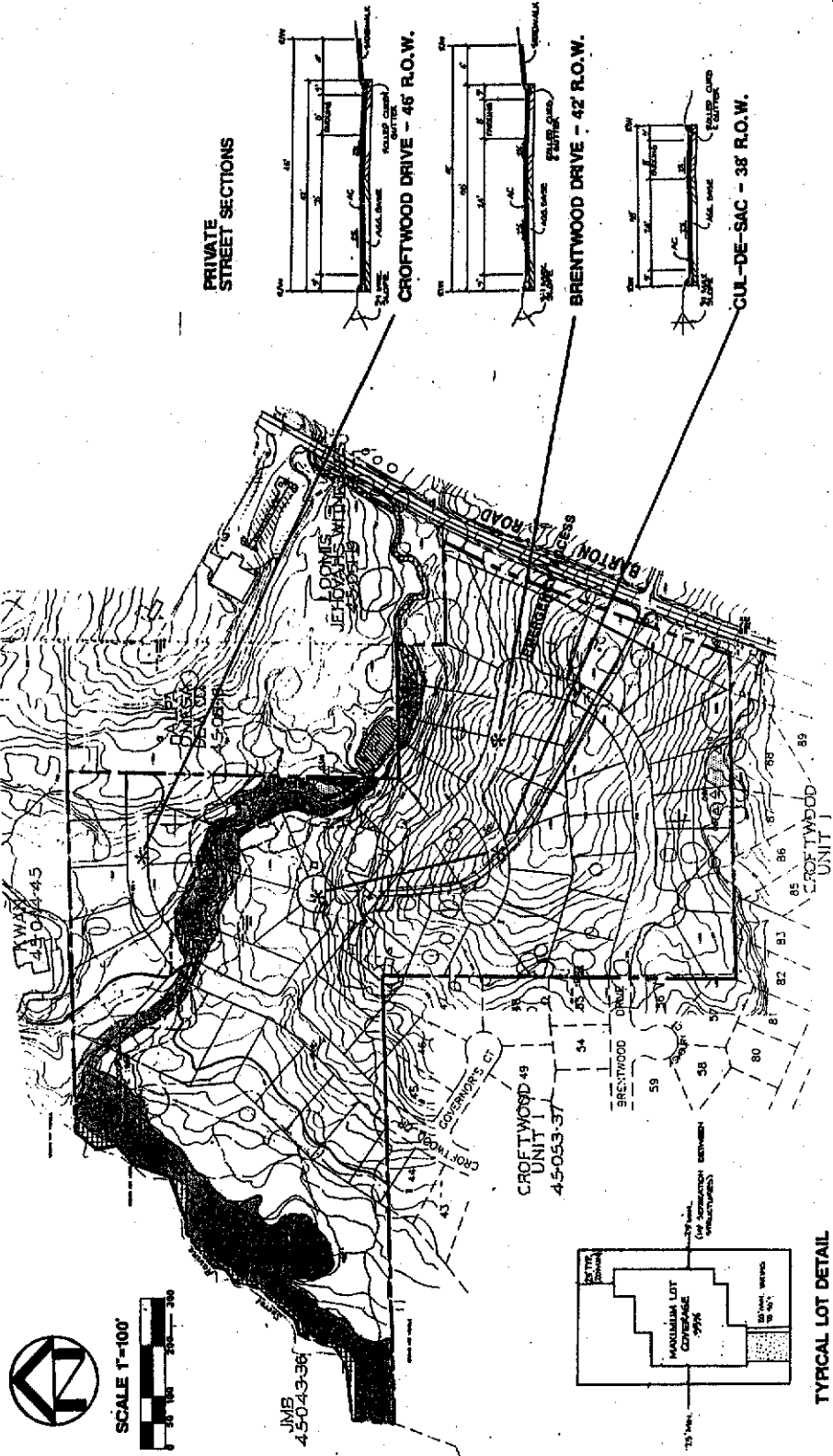


Sheet # 1  of 2		3750 Auburn Blvd, Suite C Sacramento, CA 95821-2101 (916) 671-0272	<b>CROFTWOOD</b> <b>BARTON ROAD FRONTAGE</b> UNIT TWO <b>ROCKLIN, CA.</b>		DRAWING PG. 1-12 OF 12 011 CALIF. REG. NO. 10001	DATE 3-23-93	DRAWN BY JEM	PROJECT #
			PRELIMINARY LANDSCAPE PLAN		DESIGNED BY JEM			



Sheet # <b>2</b> of <b>2</b>		3750 Auburn Blvd, Suite C Sacramento, CA 95821-2101 (916) 971-0272	<b>CROFTWOOD</b> <b>BARTON ROAD FRONTAGE</b> <b>UNIT TWO</b> <b>ROCKLIN, CA.</b>		DATE: 3-30-95 BY: R. J. Allison CHECKED BY:	PROJECT #
			PROJECT #		PROJECT #	

# TENTATIVE SUBDIVISION MAP CROFTWOOD UNIT 2 CITY OF ROCKLIN, CALIFORNIA



CONCEPTUAL DETAILS PLAN  
SHEET 4 OF 5

DESIGNTECH  
CITY OF ROCKLIN, CALIFORNIA  
DESIGNTECH ENGINEERING, INC.  
10000 ROCKLIN AVENUE, SUITE 100  
ROCKLIN, CALIFORNIA 95765  
TEL: (916) 221-1111  
FAX: (916) 221-1112  
WWW.DESIGNTECH-CA.COM

The Large Exhibit A Map for this resolution  
can be found in archives.

See the City Clerk for location.



# CROFTWOOD

## OWNERS - DEVELOPER

CROFTWOOD - A JOINT VENTURE  
2260 DOUGLAS BLVD. SUITE #110  
ROSEVILLE, CA. 95661  
(916) 773-4979

## ENGINEERS/PLANNERS

OMNI • MEANS, LTD.  
ENGINEERS • PLANNERS  
2240 DOUGLAS BLVD. #260  
ROSEVILLE, CA 95661  
(916) 782-8688/969-8688

### LEGEND

PROJECT BOUNDARY	---
EXISTING PARCEL LINES	---
PHASING LINES	---
100 YEAR FLOOD PLAIN (1988 CORPS CRITERIA)	---
100-FOOT RIPARIAN SETBACK	---
CENTERLINE OF CREEK	---
TOP OF BANK	---
EASEMENTS	---
SIDEWALKS	---
JURISDICTIONAL LINES	---

### SHEET INDEX

1. TENTATIVE SUBDIVISION MAP
2. TREE PRESERVATION & CONCEPTUAL LANDSCAPE PLAN
3. PRELIMINARY GRADING & STORM DRAINAGE LAYOUT
4. PRELIMINARY SANITARY SEWER LAYOUT
5. PRELIMINARY WATER LAYOUT
6. SECTIONS, PROFILES AND DETAILS
7. GENERAL DEVELOPMENT PLAN

ASSESSOR'S PARCELS NUMBERS  
045-053-12, 26, 27, 28, 29, 30 AND 37

#### EXISTING ENTITLEMENTS

GENERAL PLAN DESIGNATIONS  
LDN (LOW DENSITY RESIDENTIAL) - CITY OF ROCKLIN  
R-C (RECREATION CONSERVATION) - CITY OF ROCKLIN  
RE S-20 (RURAL ESTATES S-20 ACRES) - PLACER COUNTY/  
MOR (MEDIUM DENSITY RESIDENTIAL) - CITY OF ROCKLIN  
ZONING  
R1-12.5 (RESIDENTIAL 12,500 SQ. FT. MIN) - CITY OF ROCKLIN  
AR-12-4.6 (AGRICULTURAL RESIDENTIAL 4.6 AC. MIN) - PLACER COUNTY

#### PROPOSED ENTITLEMENTS

SPECIFIC PLAN USE PERMIT:  
REQUIRED BY PD ZONING DISTRICT  
TENTATIVE SUBDIVISION MAP  
GENERAL PLAN DESIGNATION  
LDN (LOW DENSITY RESIDENTIAL) MOR (MEDIUM DENSITY RESIDENTIAL)  
R-C (RECREATION CONSERVATION)  
ZONING  
PD-1.93 (PLANNED DEVELOPMENT RESIDENTIAL OVERALL  
DENSITY OF 1.93 DWELLING UNITS PER ACRE, DENSITY  
TRANSFER FROM SENSITIVE ENVIRONMENTAL AREAS,  
AVERAGE LOT SIZE STANDARD OF 12,500 SQUARE FEET)

ANNEXATION:  
PARCELS 045-053-12, 26, 27, 28 AND 30 ARE TO BE  
ANNEXED TO THE CITY OF ROCKLIN. THE ENTITLEMENTS  
REQUESTED FOR THESE PARCELS ARE SUBJECT TO LAFCO'S  
APPROVAL OF THE ANNEXATION REQUEST.

#### UTILITY REPRESENTATIVES

ELECTRIC	PACIFIC GAS & ELECTRIC
PHONE	PACIFIC BELL
CABLE	STAR STREAM CABLE
SEWER	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
STORM DRAIN	CITY OF ROCKLIN
WATER	PLACER COUNTY WATER AGENCY
FIRE PROTECTION	ROCKLIN FIRE DEPARTMENT
SCHOOLS	LOOKS UNION SCHOOL DISTRICT
ELEMENTARY	PLACER UNION HIGH SCHOOL DISTRICT
HIGH SCHOOL	

#### CONSERVATION EASEMENT

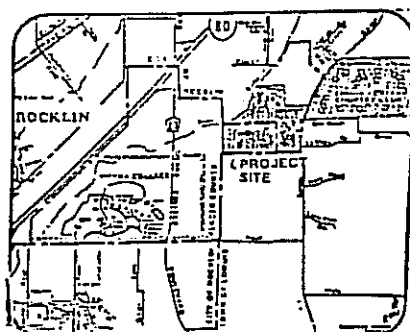
OWNED BY THE HOME OWNERS ASSOCIATION (HOA)  
NO DEVELOPMENT (EXCEPT WALKING TRAIL, DOCKS ON LAKE, STREAM BEDS).  
NO TREE REMOVAL  
CLEAN UP OF DUMPED GARBAGE AND DEBRIS.  
PLANTINGS FROM SUGGESTED SPECIES LIST (PLANTED BY DEVELOPER/HOA).

#### VARIABLE WIDTH NON BUILDING EASEMENT

PRIVATE OWNERSHIP  
NO STRUCTURES, INCLUDING BUT NOT LIMITED TO, POOLS, PLAYHOUSES, ETC.  
FENCING (REAR YARD FENCING BEING OF PREDETERMINED DESIGN).  
NO LAWN  
NO GRADING  
NO TREE REMOVAL  
ONLY DROUGHT TOLERANT NATIVE PLANTINGS WILL BE ALLOWED IN THIS AREA.  
DIP IRRIGATION ONLY. NO BUBBLERS OR SPRAYERS.

#### LEGEND

WETLAND AREAS TO BE FILLED	374 AC.
WETLAND AREA IMPACTED BUT NOT FILLED	404 AC.
TOTAL WETLAND AREA IMPACTED	778 AC.



VICINITY MAP  
N.T.S.

ACREAGE SUMMARY  
TOTAL ACREAGE: 83.3 ACRES  
PROPOSED DEVELOPED:  
LOTS: 43.8 ACRES  
ROADS: 8.39 ACRES  
PROPOSED UNDEVELOPED:  
PARK: 2.08 ACRES  
OPEN SPACE: 11.55 ACRES  
WETLAND CONSERVATION: 14.3 ACRES  
BARTON ROAD BUFFER: 2.1

#### LOT SUMMARY

TOTAL LOTS: 155  
MINIMUM LOT SIZE: 10,000 SQ. FT.  
AVERAGE LOT SIZE: 12,309 SQ. FT.  
OVERALL DENSITY: 1.88 DU/ACRE

#### NOTES

1. ONLY HOUSE PADS, DRIVEWAYS & ROADWAYS WILL BE GRADED. FINAL APPROVAL OF LOT DRAINAGE WILL BE DONE BY THE CITY OF ROCKLIN PRIOR TO ISSUANCE OF BUILDING PERMITS.
2. BUILDING UTILITIES TO BE LOCATED WITHIN THE STREET RIGHT-OF-WAY, UNLESS WITHIN SEPARATE EASEMENTS AS DESIGNATED ON THE UTILITY PLAN.
3. ALL INTERIOR ROADWAYS WILL BE BUILT TO CITY OF ROCKLIN STANDARDS, BUT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

045-053-35  
ROCKLIN INVESTORS  
GROUP 1

045-053-39  
ROCKLIN INVESTORS  
GROUP 1

045-053-40  
ROCKLIN INVESTORS  
GROUP 1

045-053-20  
SNECCHI

045-150-03  
BERTONI

045-150-05  
WATSON

045-150-07  
NUTE

045-150-09  
BELL

045-150-11  
BIGGS

045-150-13  
CAPURRO

045-150-15  
SMITH

045-150-17  
GREENE

045-150-19  
NUTE

045-150-21  
BELL

045-150-23  
BIGGS

045-150-25  
CAPURRO

045-150-27  
SMITH

045-150-29  
GREENE

045-150-31  
NUTE

045-150-33  
BELL

045-150-35  
BIGGS

045-150-37  
CAPURRO

045-150-39  
SMITH

045-150-41  
GREENE

045-150-43  
NUTE

045-150-45  
BELL

045-150-47  
BIGGS

045-150-49  
CAPURRO

045-150-51  
SMITH

045-150-53  
GREENE

045-150-55  
NUTE

045-150-57  
BELL

045-150-59  
BIGGS

045-150-61  
CAPURRO

045-150-63  
SMITH

045-150-65  
GREENE

045-150-67  
NUTE

045-150-69  
BELL

045-150-71  
BIGGS

045-150-73  
CAPURRO

045-150-75  
SMITH

045-150-77  
GREENE

045-150-79  
NUTE

045-150-81  
BELL

045-150-83  
BIGGS

045-150-85  
CAPURRO

045-150-87  
SMITH

045-150-89  
GREENE

045-150-91  
NUTE

045-150-93  
BELL

045-150-95  
BIGGS

045-150-97  
CAPURRO

045-150-99  
SMITH

045-151-01  
GREENE

045-151-03  
NUTE

045-151-05  
BELL

045-151-07  
BIGGS

045-151-09  
CAPURRO

045-151-11  
SMITH

045-151-13  
GREENE

045-151-15  
NUTE

045-151-17  
BELL

045-151-19  
BIGGS

045-151-21  
CAPURRO

045-151-23  
SMITH

045-151-25  
GREENE

045-151-27  
NUTE

045-151-29  
BELL

045-151-31  
BIGGS

045-151-33  
CAPURRO

045-151-35  
SMITH

045-151-37  
GREENE

045-151-39  
NUTE

045-151-41  
BELL

045-151-43  
BIGGS

045-151-45  
CAPURRO

045-151-47  
SMITH

045-151-49  
GREENE

045-151-51  
NUTE

045-151-53  
BELL

045-151-55  
BIGGS

045-151-57  
CAPURRO

045-151-59  
SMITH

045-151-61  
GREENE

045-151-63  
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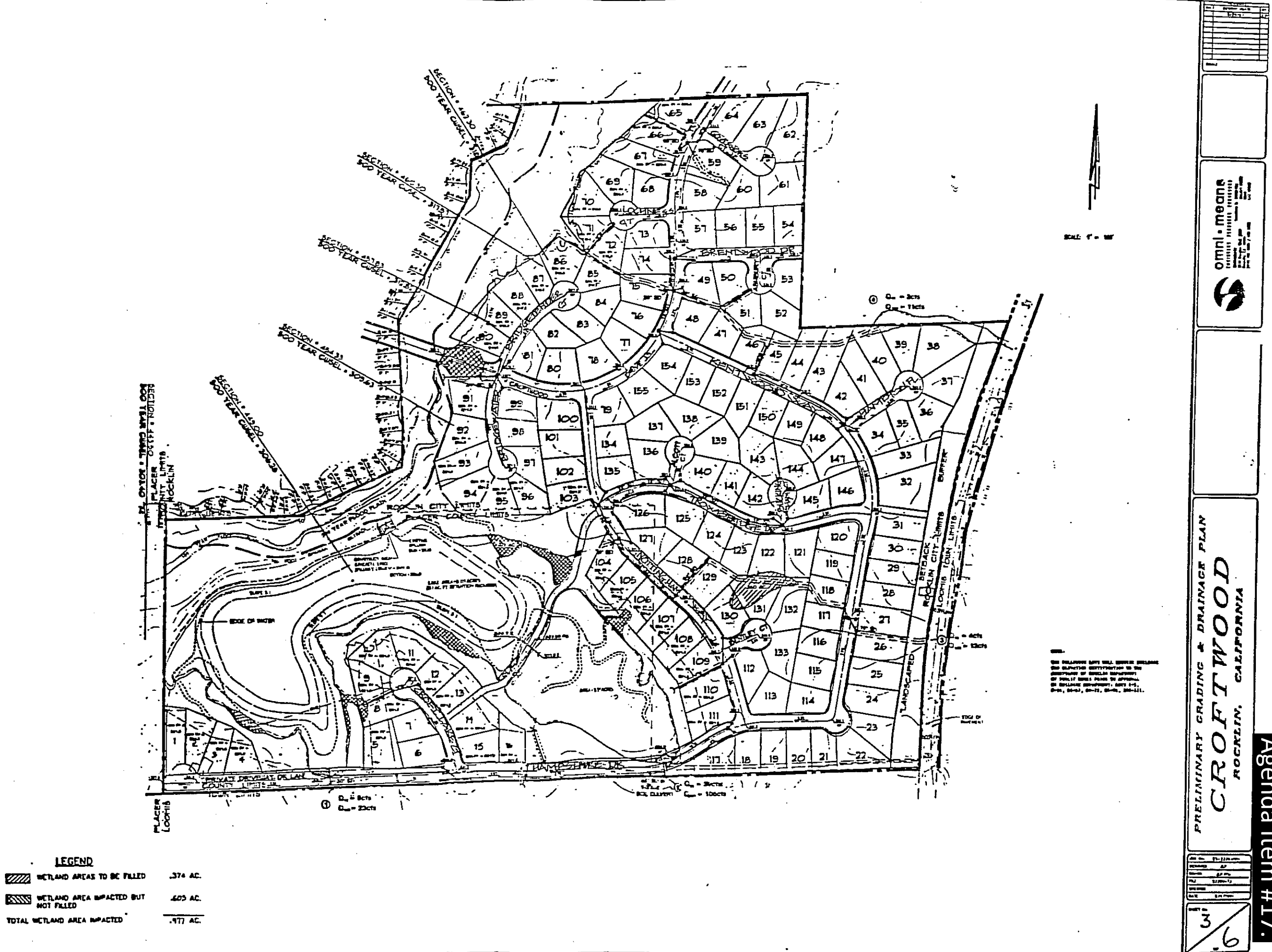
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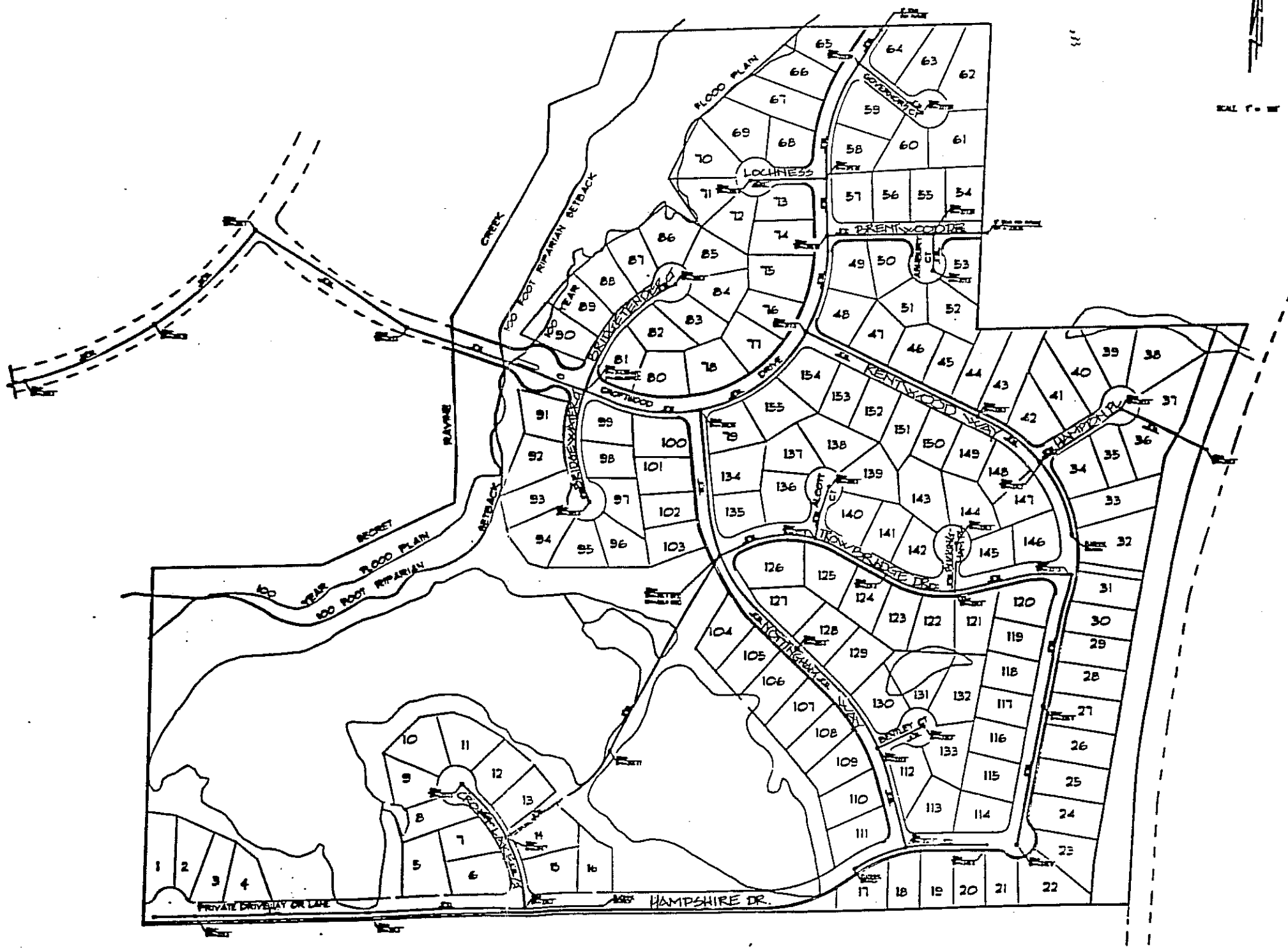
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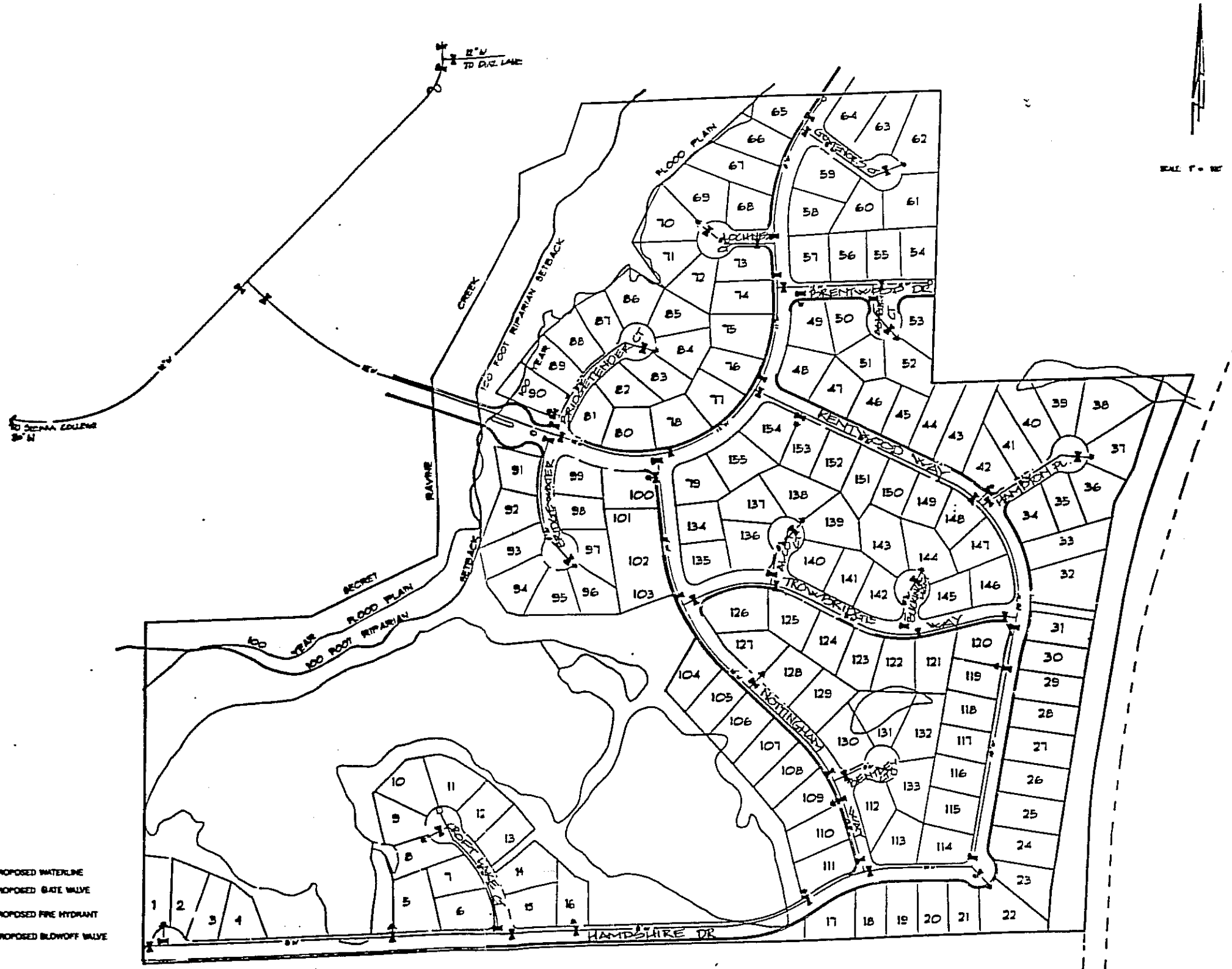


PRELIMINARY SANITARY SEWER PLAN  
**CROFTWOOD**  
ROCKLIN, CALIFORNIA

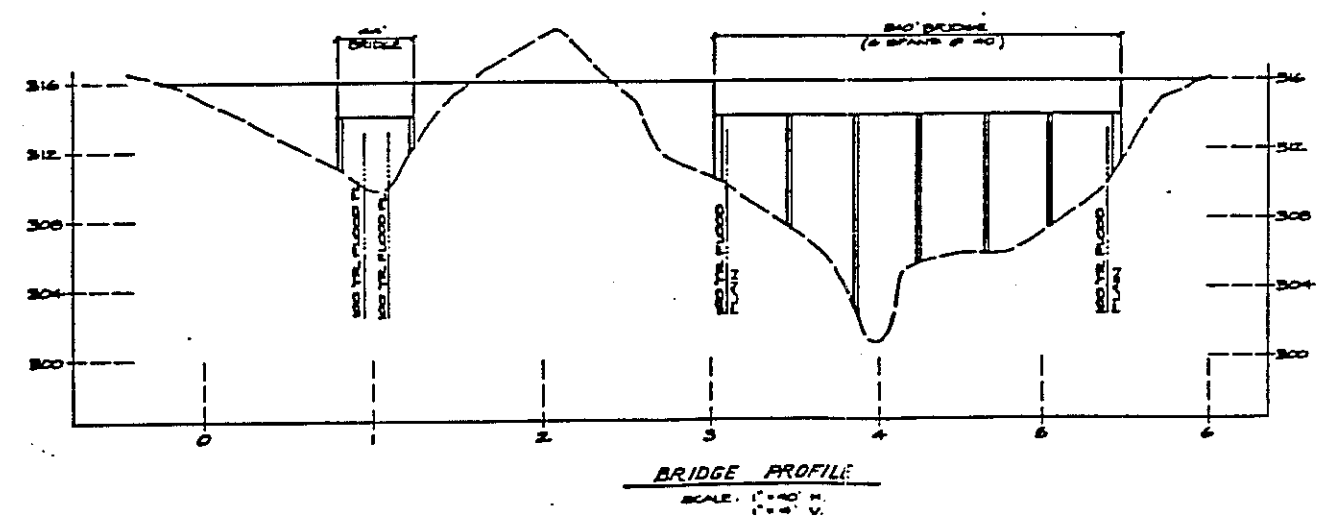
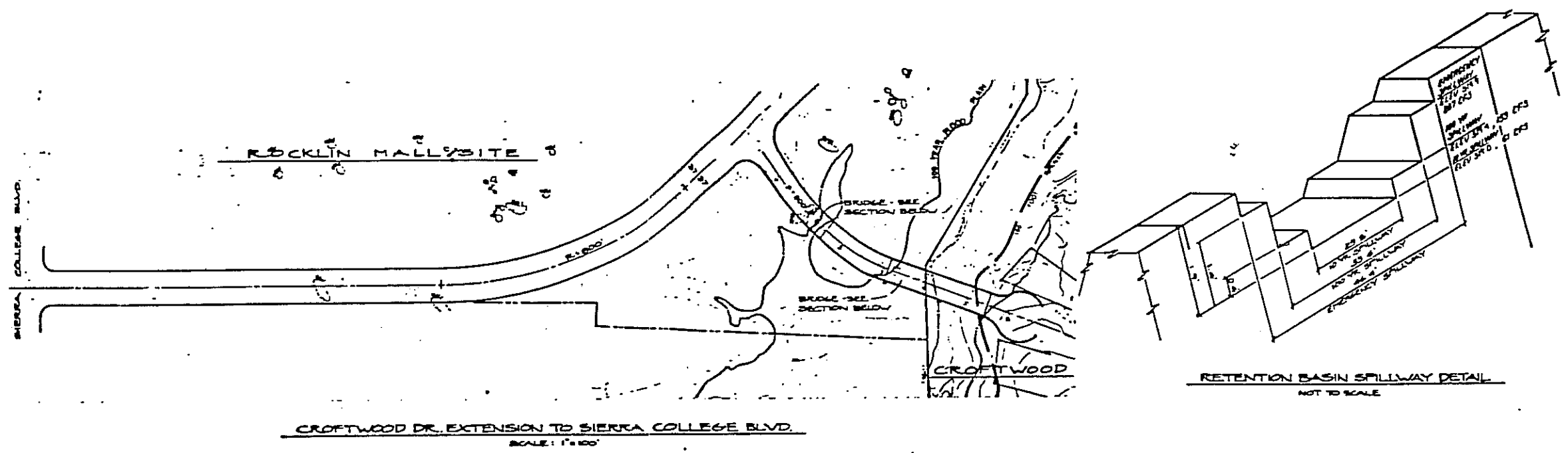


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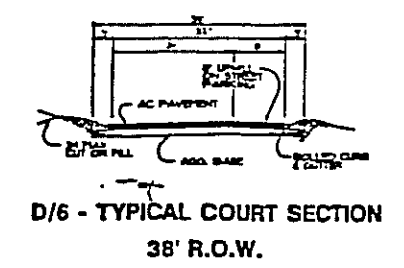
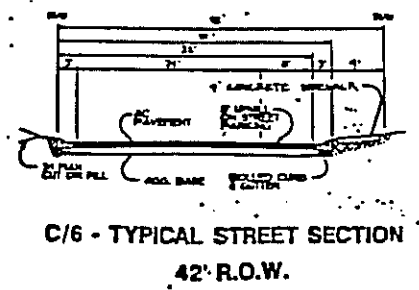
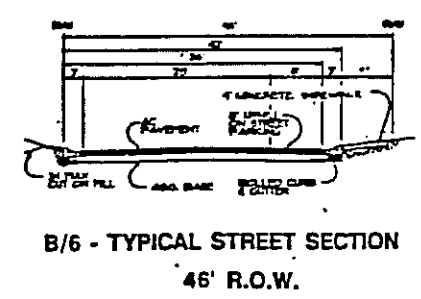
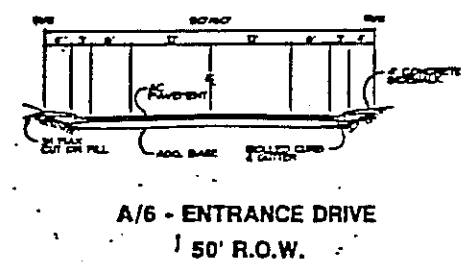
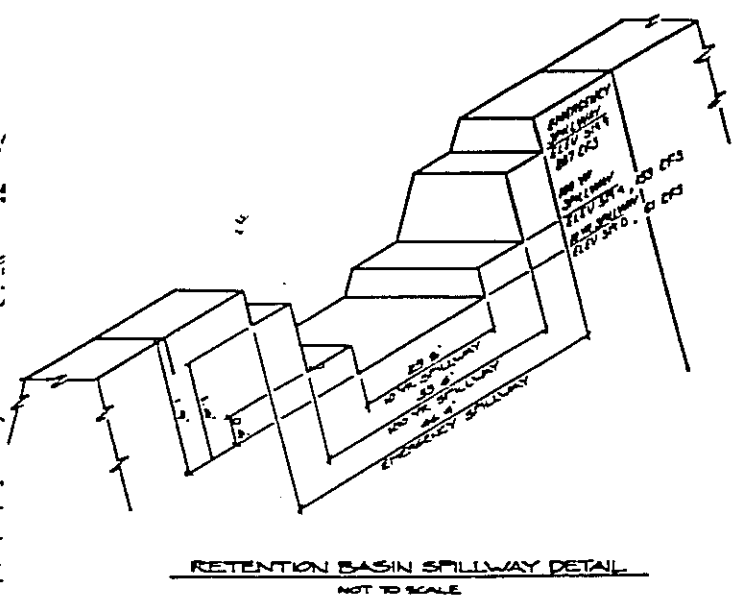
LEGEND  
— PROPOSED WATERLINE  
— PROPOSED BATE VALVE  
— PROPOSED FIRE HYDRANT  
— PROPOSED BLOWOFF VALVE



omni-means ENGINEERING & ARCHITECTURE 10000 KENTWOOD DR ROCKLIN, CA 95765 (916) 225-1100 www.omni-means.com	
PRELIMINARY WATER LAYOUT <b>CROFTWOOD</b> ROCKLIN, CALIFORNIA	
DATE: 10/1/2010	BY: [Signature]
SCALE: 1" = 100'	5/6



NOTE THE ACTUAL LOCATION OF BRIDGE PILES WILL BE DETERMINED AT THE TIME OF PREPARATION OF FINAL IMPROVEMENT PLANS. THE FINAL BRIDGE DESIGN WILL BE SUBJECT TO THE APPROVAL OF THE CITY OF ROCKLIN, CALIFORNIA DEPARTMENT OF FISH AND GAME AND THE US ARMY CORPS OF ENGINEERS.



omni-means

SECTION, PROFILES AND DETAILS

CROFTWOOD

ROCKLIN, CALIFORNIA

6

6

Crowne Point, Croftwood Unit #1 Lot Sizes

Lot #	Area		
1	10,397		
2	10,074	Smallest Lot Size:	10,007
3	10,029	Largest Lot Size:	18,872
4	10,033	Average Lot Size:	11,400
5	10,064		
6	10,050		
7	10,919		
8	10,239		
9	10,274		
10	10,595		
11	10,025		
12	10,040		
13	10,063		
14	10,064		
15	15,253		
16	11,964		
17	10,901		
18	14,004		
19	10,369		
20	13,377		
21	11,618		
22	10,257		
23	16,113		
24	12,489		
25	14,093		
26	12,627		
27	11,831		
28	10,731		
29	10,418		
30	10,418		
31	10,983		
32	11,198		
33	12,133		
34	10,102		
35	10,041		
36	10,909		
37	10,668		
38	10,787		
39	14,977		
40	10,357		
41	11,007		
42	10,200		
43	10,349		
44	10,063		



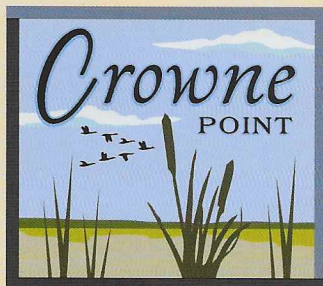
	45	10,302
	46	14,211
	47	10,100
	48	14,663
	49	12,979
	50	10,997
	51	10,707
	52	11,074
	53	16,323
	54	17,829
	55	17,286
	56	10,019
	57	10,220
	58	11,493
Smallest	59	10,007
	60	10,237
	61	11,182
	62	10,482
	63	11,895
	64	10,689
	65	10,186
	66	13,157
	67	10,266
	68	10,058
	69	10,058
	70	10,234
	71	10,234
	72	10,418
	73	10,877
	74	10,048
	75	10,172
	76	13,080
	77	12,558
	78	11,337
	79	11,590
	80	14,027
	81	10,008
	82	10,092
	83	10,989
	84	11,684
	85	10,523
	86	10,389
	87	10,347
	88	10,975
	89	10,809
	90	10,226
	91	10,046

	92	10,051
	93	11,960
	94	11,180
	95	10,811
	96	11,171
	97	11,541
	98	10,430
	99	10,495
	100	10,030
	101	10,030
	102	10,033
	103	10,037
	104	12,414
	105	11,323
	106	10,045
	107	10,921
	108	14,704
	109	10,888
	110	14,695
Largest	111	18,872
	112	10,397
	113	13,918
	114	11,320
	115	10,104
	116	14,418
	117	12,283
	118	10,925
	119	11,049
	120	10,500
	121	10,500
	122	13,575
	123	10,336
	124	10,337
	125	10,472
	126	15,490
	127	12,446
	128	10,094
	129	10,010
	130	11,095
	131	16,093
	132	15,487
	133	14,594
	134	15,198
	135	12,040
	136	12,240
	137	13,040
	138	13,040

139	15,594	
140	10,000	Don't have info for Lots 140 to 156
141	10,000	They will range minimum 10,000 to 15,000 sq ft
142	10,000	
143	10,000	
144	10,000	
145	10,000	
146	10,000	
147	10,000	
148	10,000	
149	10,000	
150	10,000	
151	10,000	
152	10,000	
153	10,000	
154	10,000	
155	10,000	
156	10,000	
Total:	1,778,412	

Average 11,400.08





Welcome to Crowne Point!  
Rocklin's premiere new home address for luxury living built by Tim Lewis Communities. Behind the inviting privacy gates you will find large executive home sites ranging from one-quarter acre to

one-third acre in size with a private neighborhood park. Crowne Point is surrounded by acres of open space and a 7-acre natural water preservation habitat area. Showcasing 7 spacious floor plans ranging from 2,505 sq. ft. to over 4,194 sq. ft. complemented by twenty eight innovative architectural exterior styles creating a virtually custom street scape. Imagine the convenience of nearby

shopping, dining, boating, biking and hiking trails and easy freeway access within minutes of your hidden sanctuary. Crowne Point is located just minutes to Folsom Lake, Roseville Galleria, the Fountains Shopping Center, Downtown Sacramento and the Sacramento International Airport. Its location allows for an easy day trip to Reno, Lake Tahoe, San Francisco and both Amador or Napa Wine Country. It is located within the desirable Loomis School District and Placer Union High School district, home of the highly acclaimed Del Oro High School. Every home is built for energy efficiency and energy savings that only a Tim Lewis Communities Home can bring you. Come visit us today and see what Five Star Quality living looks and lives like at Tim Lewis Communities' Crowne Point!



Artist's Conception





**T**im Lewis Communities focuses on creating an outstanding homebuying experience. Ranked “Highest in Customer Satisfaction” and “New Home Design” with New Home Builders in Sacramento, Two Years in a Row by J.D. Power and Associates, Tim Lewis Communities has also been honored multiple times as the #1 homebuilder for Customer Satisfaction by Eliant Homebuilding Surveys. As a recipient of the Building Industry Association’s coveted Builder of the Year Award, Tim Lewis Communities has been committed to building five-star quality homes and bringing five-star living to California and Nevada for more than 30 years.

Tim Lewis Communities is a Certified California Green Builder and builds Solar Living Ready homes throughout the Sacramento area. The Company and all of our dedicated homebuilding professionals continuously strive for excellence and distinction within the building industry and are focused on helping preserve the environment.

Tim Lewis Communities is committed to providing personalized service throughout every step of the homebuilding process. We are dedicated to the highest standards of quality and customer service, and are proud to stay closely involved with our customers, long after they move in.

We are also devoted to the environment, to our homebuyers and dedicated to exceeding expectations in all aspects of homebuilding. Tim Lewis Communities will continue to build upon our tradition of value, quality and customer satisfaction – the hallmark of five-star building.

[TimLewis.com](http://TimLewis.com)

# Crowne Point Residents

March 9, 2018

VIA EMAIL

Mayor and Members of the City Council  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

RE: March 13, 2018 Agenda Item #22 Croftwood Unit #2  
Comments from Crowne Point Residents (aka Croftwood Unit #1)

Dear Mayor Broadway, Vice Mayor Patterson, Councilmembers Gayaldo, Janda and Yuill:

Since receiving notice that a new Tentative Subdivision Map, Oaktree Preservation Permit, Mitigated Negative Declaration of Environmental Impacts, and General Development Plan Amendment were being sought for the property known as Croftwood Unit #2, residents of Crowne Point (Croftwood Unit #1) have been working to educate ourselves on the complexities of land use laws, procedures and terminology, as well as the specific nuances contained in the historical and the latest plans proposing to develop the Croftwood Unit #2 property. Given that no one in the Crowne Point community is an expert in this area of law, evaluating and responding to this proposal has required a great investment of time and disruption to the everyday enjoyment of our new and exceptional neighborhood. We hope that the members of the City Council appreciate that while the applicant approaches the City Council as an expert on this subject matter with an attorney, engineers and certified land planners, the residents of Crowne Point approach the City Council as lay-persons. At all times trying to be reasonable and deferential to the right of the applicant to develop the Croftwood Unit #2 property, Crowne Point residents have been consistent: we have not sought the rejection of any and all development of Croftwood Unit #2; instead, our plea is for the development plan to be respectful of the history these two properties share, the original intent for combining them into a single cohesive neighborhood, the unique circumstances presented by this small, gated, private community, its distinct characteristics, and mutually deferential to the property rights and interests of the Crowne Point neighbors. The current proposed Tentative Subdivision Map falls short in several respects, and there are significant legal and practical questions the applicant has yet to provide answers to, that make approval of this project as currently proposed unacceptable.

RE: March 13, 2018 Agenda Item #22 Croftwood Unit #2  
Comments from Crowne Point Residents (aka Croftwood Unit #1)

Before getting into our concerns and questions, we would first like to acknowledge and thank the applicant and its representatives for the three community listening sessions and several accommodations that have been made thus far:

- A number of trees have been spared that were proposed for removal;
- 11 “buffer” lots have been increased to a size that is *closer* to the minimum lot size in the Crown Point community (though all 11 buffer lots would still be smaller than the smallest lot in Crowne Point, and not all of the lots that border Crowne Point homes have been labeled as “buffer lots”);
- At the Planning Commission hearing it was agreed that the 11 buffer lots would be limited to no more than 50% two-story homes;
- Lighting, street and sidewalk designs have been revised to mirror those in the Crowne Point community; and
- Drainage concerns have been addressed.

We are grateful for these concessions. However, there is still room for compromise, and we have a couple of questions that arose for the first time during the Planning Commission hearing that as of now do not have answers.

The paramount concern of Crowne Point residents is and has always been the proposed lot sizes. The original Croftwood Unit #1 map from 1991 and Croftwood Unit #2 map from 1995 constituted a cohesive neighborhood – you’d never be able to tell that they were separate maps at one point. The streets followed a similar design with curves and cul-de-sacs, and the lots were within the same minimum and maximum ranges. The current plans reject this shared history.

To a large degree the applicant’s plan is in fact a rezone disguised as a general development plan amendment. The exceptions sought from the City’s standards set forth in Chapter 17.14 of the Municipal Code for the R1-7.5 Zone for minimum lot size and width, minimum setbacks, and maximum lot coverage are *not narrowly tailored* but sweepingly apply to 49 out of the proposed 60 lots, with half of the lots requiring an exemption from the minimum lot size. The proposal is wholly incompatible with the Crowne Point neighborhood, *and in fact 82% of the project is incompatible with city law.*



RE: March 13, 2018 Agenda Item #22 Croftwood Unit #2  
Comments from Crowne Point Residents (aka Croftwood Unit #1)

Despite Crowne Point residents' desire that Croftwood Unit #2 *look exactly like* Crowne Point, we accept this will never be the case. **But, to respect the zoning that applies to Croftwood Unit #2, to better integrate with Crowne Point, and to balance the interests of all interested parties, we recommend the following proposed changes to the applicant's plans:**

- Maintain the 11 “buffer lots” in their current form (Lots #s 26, 27, 42, 43, 44, 45, 46, 47, 48, 49, 50);
- Add lots currently numbered 20, 21, 22, 23, 24, 25 as “buffer lots” to complete the border with Crowne Point – enlarge the lots along this border to a size comparable to current proposed “buffer lots”;
- All other remaining lots must conform to the City's general development standards for the applicable R1-7.5 Zone:

Lot Area – minimum	Corner 8,000 sq ft Interior 7,500 sq ft
--------------------	--

Lot Coverage – maximum	35%*
------------------------	------

Lot Width – minimum	Corner 80 ft Interior 75 ft
---------------------	--------------------------------

Setbacks – minimum	Front 25 ft* Rear 25 ft Interior 7.5 ft Street 10 ft
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- \*Allow exception to the maximum “lot coverage” for lots planned for single story residences and front setbacks, consistent with exceptions granted to Crowne Point to accommodate higher demand for single story homes;
- Require that homes be “off set” to allow for privacy and for consistency with Crowne Point aesthetics; and
- Maintain the compatible lighting, street width and sidewalk design.

With these four modifications, Crowne Point residents whose views are represented by the undersigned ad hoc committee can support the Croftwood Unit #2 proposal. We hope the applicant and the members of the City Council appreciate this concession. It represents significant movement from our original position that Croftwood Unit #2 lots be at least the same minimum size as the minimum of Crowne Point. We submit this is a fair compromise.

Having addressed our primary concern regarding the design of the project, we wish to revisit a couple of questions that were raised for the first time at the Planning Commission hearing. The first question pertains to Barton Road. From the first community meeting with the applicant's team through the third meeting, Crowne Point residents were advised that any use of the existing Barton Road access would not be permitted. The only access to Croftwood Unit #2 will be the

RE: March 13, 2018 Agenda Item #22 Croftwood Unit #2  
Comments from Crowne Point Residents (aka Croftwood Unit #1)

Crowne Point private gate and roads. At the Planning Commission hearing, however, it was revealed by the applicant's attorney that because the property utilizes an existing driveway to Barton Road, and because one side of Barton Road is in fact within the City Limits of Rocklin, some access to Barton Road might be allowed, at least for construction traffic. The City Attorney seemed skeptical. Given that the two attorneys disagreed, we are unsure what the options really are. The Planning Commission conditioned its recommendation for approval of the project in part on construction traffic being routed through the driveway that currently utilizes Barton Road. If the legal issues of accessing Barton Road are not yet resolved, it would be prudent to continue this matter to a future hearing occurring after the answer is known.

The second issue that came to our attention at the Planning Commission hearing is that the vast majority of the restricted access open space in the Croftwood Unit #2 plans would become property of the Crowne Point Homeowners Association, which would be responsible for its maintenance. The staff report states the following:

- Prior to or concurrently with the recordation of the Final Map, the project would incorporate into the homeowners association (HOA) for Croftwood Unit #1 (Crowne Point) to form one comprehensive HOA. The HOA would be required to provide for the ownership and maintenance of the following portions of the project:
- All streets within the boundary of the subdivision, including all sidewalks, street lights, utilities, and drainage improvements (not including the Lot D drainage ditch adjacent to tentative map lots 18-24 discussed above)
  - All areas identified as open space and wetlands conservation (Lots A and B).
  - Detention basin (Lot C)
  - All common areas, including pedestrian trails and overlooks
  - Public utility easement located between tentative map lot 60 and Lot B

These conditions mirror the 1995 approval, however, the plan now being proposed is substantially different than the 1995 project. Accordingly, this condition may conflict with the HOA's Declaration of Covenants, Conditions and Restrictions ("HOA CC&Rs"), a binding contract, which cannot be undermined by any action of the City. The HOA CC&Rs state that generally annexation requires an affirmative vote not less than 2/3s of the voting power of each class of membership. (CC&Rs, Section 15.03.) However, with respect to the Croftwood Unit #2 property, annexation "shall not require the approval of either the Association, its Board or Members *so long as the annexation is in substantial conformance with ... the first Phase of the Crowne Point development.*" (CC&Rs, Section 15.02, *emphasis added.*) We contend that because the current proposed Tentative Subdivision Map is so dramatically different than the plan approved in 1995, it is not "in substantial conformance" with Crowne Point, and annexation cannot be mandated; a vote of the membership is required.

Further, the applicant admitted at the Planning Commission hearing that no cost study has been done regarding the burden this will impose on the Crowne Point HOA, how it will impact dues, what the cost will be to maintain the wildlands and wetlands to ensure compliance with applicable federal laws and to mitigate fire risk to homeowners. We have since learned that the common practice under these circumstances is for the developer to fund an endowment that provides the funding to maintain the restricted access open space, but beyond awareness of this

RE: March 13, 2018 Agenda Item #22 Croftwood Unit #2  
Comments from Crowne Point Residents (aka Croftwood Unit #1)

concept, we have been offered no information from the applicant concerning how the proposed open space acreage will impact our HOA's finances. At a minimum, we ask that any approval of this project in whatever ultimate form contain a condition that the developer fund an endowment.

For the reasons expressed herein, it should be apparent to the City Council that this project isn't ready for approval in its current form. The Crowne Point residents request that the applicant submit a revised Tentative Subdivision Map that at least meets the City's minimum development standards and incorporates the other modifications described above. This would also allow the applicant additional time to resolve the unanswered legal issues.

Respectfully submitted,

Carolyn Petree    Lisa Howard    Randy Howard    Karen Covey    Ashlee Titus    Bob Hoyer

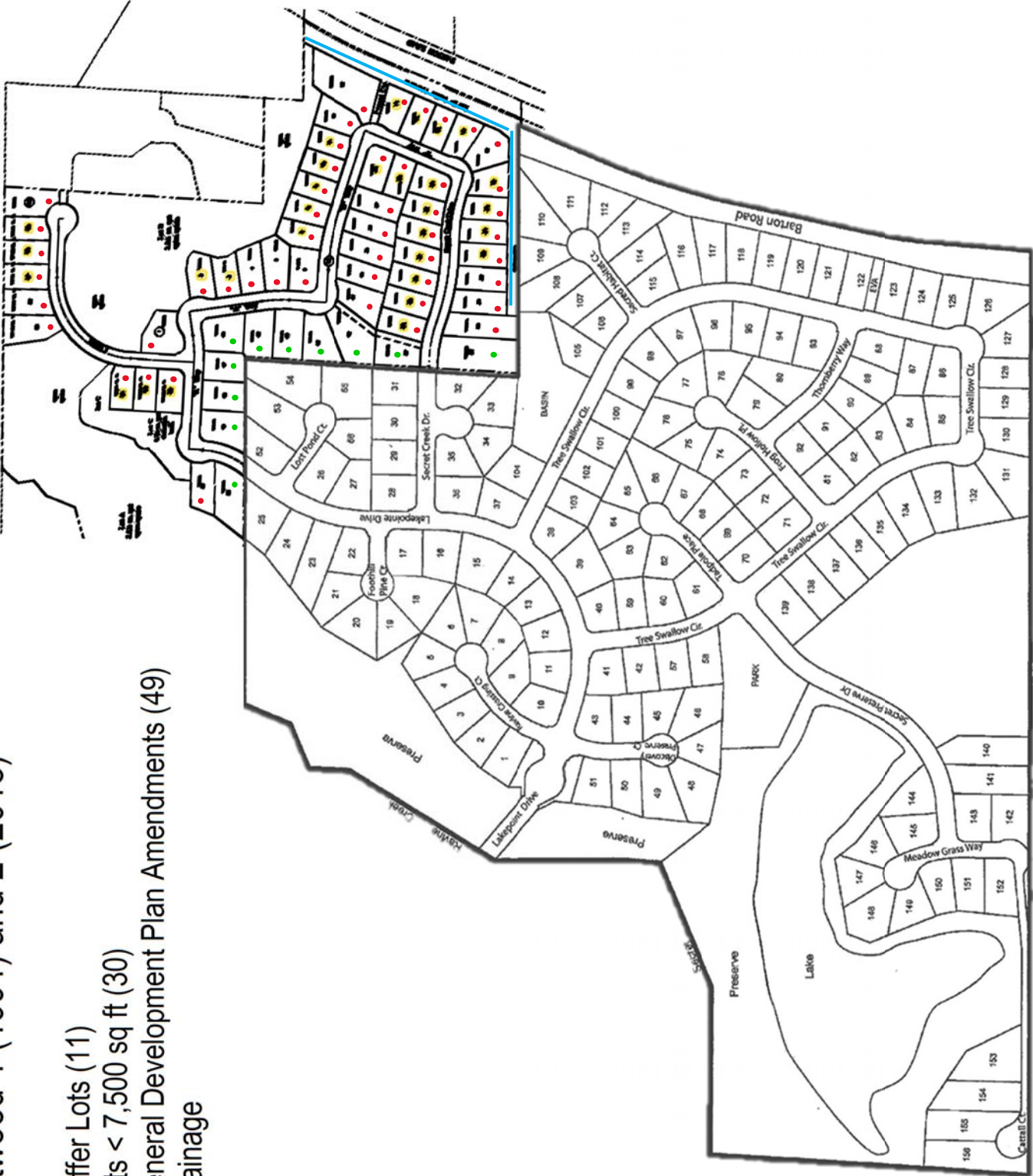
Enclosures

CC: City Clerk [CityClerk@rocklin.ca.us](mailto:CityClerk@rocklin.ca.us)



Croftwood 1 (1991) and 2 (2018)

- Buffer Lots (11)
- Lots < 7,500 sq ft (30)
- General Development Plan Amendments (49)
- Drainage





## Nathan Anderson

**From:** Barbara Ivanusich  
**Sent:** Friday, March 09, 2018 10:27 AM  
**To:** Nathan Anderson  
**Subject:** FW: Croftwood Unit #2  
**Attachments:** 6 lot locations.jpg

**From:** Suzanne Krause [<mailto:suzannekrause@gmail.com>]  
**Sent:** Thursday, March 08, 2018 3:17 PM  
**To:** City Clerk  
**Subject:** Croftwood Unit #2

RE: CROFTWOOD UNIT #2  
 TENTATIVE SUBDIVISION MAP, 5D2017-0002  
 GENERAL DEVELOPMENT PLAN, PDG2017-0002

Dear Council Members:

I am writing to share my view on the new Croftwood 2 building of 63 homes. While I did speak to this at the last meeting, I felt I was not clear enough, in fact, a little more emotional than I wanted to be. So, here are my thoughts on this.

1. I have lived at 4430 Indian Creek Dr since 2001. We moved here from Southern California and chose this particular lot because of the location and our desire to live in the "country style living" area. An area that does not have sidewalks, street lights or very little pavement, not to mention lots and lots of trees and plants and of course the wildlife was also key in where we wanted to live and have lived for the past 17 years. What happens to all the wildlife? Why exchange grass for pavement.

I would have to see a minimum of 12 cars on a city street, (each home usually has 2 cars, and more if there more family members living there with cars) enhancing the noise and pollution right in front of my home. I didn't mention the noise level of the people who would be living right in front of me. I did not choose to live in this planned environment, if I had, then I would have chosen a busy community with homes, cars, lights, etc.

2. By looking at the plans, it looks like whoever designed the 6 houses (lots 55 thru 60) on tiny lots must have NEVER actually looked at how that does not fit into the area or my view from my driveway. I will be approximately 41 feet from the front lawn of the proposed first house. There will be street lights!! If anything, the street lights should be put in at the far end of the last house in order to not interfere or should I say cut back on the interference of the intrusion of lights.

3. What I honestly cannot understand is this. How come, I wasn't informed of these 6 houses, 5 feet apart squeezed into 7500 square feet. In other words, asked my opinion on how I felt about it. Yes I know this is a foreign concept to many, build and ask permission later.

4. This will impact the quality of my life and affect the value of my home. Is it fair to do that to a citizen of Rocklin who has been here for almost 20 years? The answer should be no. The thought of all of this has created an very big issue of anxiety for me. This is not the right thing to do.

5. It would appear that it's all about money. Money, money, money. Never mind the people, never mind how it would affect the neighborhood/area.

6. Also, I have heard that The Bureau of Reclamation or the Corps of Engineers said no to building a bridge over the creek. This would allow entrance over the creek. Seriously, can you find a way to see how ridiculous this is.

7. The impact on our local schools is another concern. While I know that someone in your department mentioned that only 28 children would go to Placer Elementary. Honestly, did you forget to count the babies, one, two, three and four year olds? And what about the babies to come in the next few years?

In closing, I ask that you truly/seriously consider the impact on the current neighbors and how this is affecting us. To be clear, I am discussing the proposed 6 houses that would be built. I have attached a picture of my home so you can see the impact of the proposed homes.

I thank you for your consideration and understanding.

Suzanne Krause  
 4430 Indian Creek Dr  
 916-521-5165



4430 Indian Creek



**Nathan Anderson**

---

**From:** Denise Gaddis <denise@wavecable.com>  
**Sent:** Wednesday, March 28, 2018 9:53 PM  
**To:** Joe Patterson; Greg Janda; Ken Broadway; Scott Yuill; Jill Gayaldo  
**Cc:** Nathan Anderson; mmattos@pacbell.net  
**Subject:** Croftwood II  
**Attachments:** Impacts of New & Pending Developments East Side of I-80.docx

To Rocklin City Council,

I have been busy and meant to send this email to you earlier in the process. But here are my comments regarding the Croftwood II project. Nathan...Please make part of administrative record.

My only real concern with this project is it is adding to the cumulative traffic impacts in our area. Please see my attached traffic analysis based on ITE generation rate standards used by developers and the City.

This project is estimated to add **571 new “daily” vehicle trips (cars) on our local streets.** Add that to newly approved and pending projects in the attached document and we are looking at **“cumulatively” over 70,000 new cars on our streets over here on the east side of I-80.** This is a conservative number as I did not include some pending developments in Loomis that could also add cars. And many of the projects I did use in my calculations are “minimum” #'s as the actual # of homes and square footage of commercial, etc. was not available; therefore, I could NOT calculate those numbers and add them to my overall cumulative traffic count.

The City is currently being sued because it failed to address these cumulative traffic impacts in the Sierra Gateway Apartment EIR.

Thanks,

Denise Gaddis  
 El Don Nieghorhood Advisory Committee  
[denise@wavecable.com](mailto:denise@wavecable.com)  
 (916) 532-9927

## New &amp; Pending Developments East Side of I-80

March 2017

Traffic\*60,843 Daily Vehicle Trips Generated (*Based on 21 projects*)+ 10,086 vehicles based on projected Sierra College student enrollment increases**70,929 Total New Daily Vehicle Trips** generated onto SC Blvd. & nearby Street

\*Based on Institute of Transportation Engineers (ITE) recognized standards

Oak Trees**4,270 Total Oak Trees Removed** (*Based on only 11 of 21 Rocklin projects*)Projects

## 1. Rocklin Station – Commercial Development

- **pending**
- <http://www.rocklin.ca.us/post/rocklin-station>
- Southwest corner of I-80 off-ramp and Sierra College Boulevard.
- **385 native oak trees – all to be removed**
  - **tire store** 10,224 sq. ft. (24.87 x 10.2 = **254** vehicle trips)
  - **high turnover sit down restaurant** 6,602 sq. ft. (127.15 x 6.6 = **839** vehicle trips)
  - **general retail space** 2,568 sq. ft. (42.94 x 2.568 = **110** vehicle trips)
  - **3 fast food restaurants with drive-through** totaling 9,595 sq. ft. (496.12 x 9.595 = **4,760** vehicle trips)
  - **2 fast food restaurants without drive-through** totaling 3,600 sq. ft. (716 x 3.6 = **2,578** vehicle trips)
- (Includes “Habit Burger”, “Chick-Fil-A”, “Del Taco”, “Les Schwab” Tires Auto Service Center)
- 6.64 acres
- **8,541 new “daily” vehicle trips (cars) added to local streets**





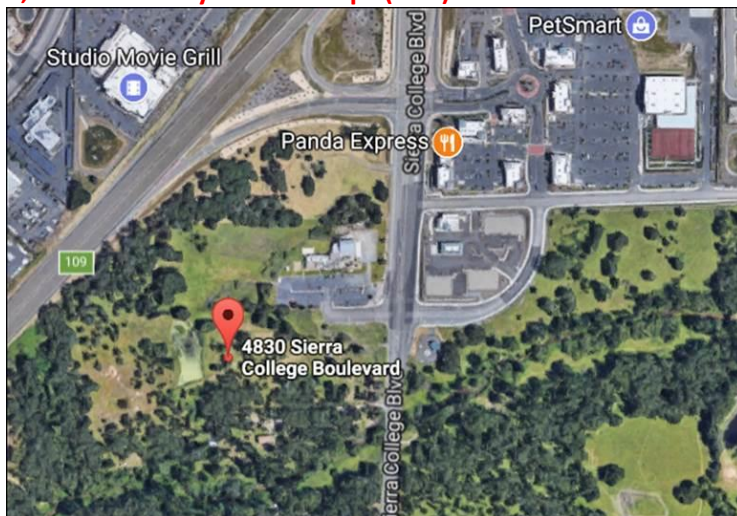
## 2. Sierra Gateway Apartments – Residential Development

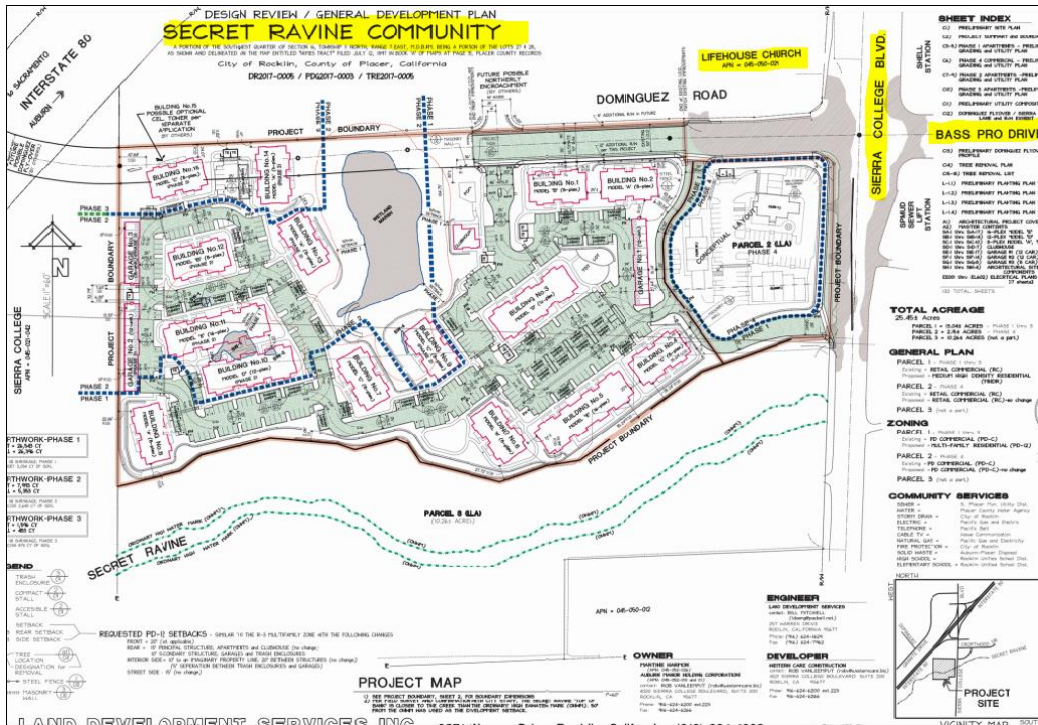
- **Approved December 12, 2017**
- <http://www.rocklin.ca.us/post/sierra-gateway-apartments>
- 195-unit (3-story) apartment complex
- S/W corner of Sierra College Boulevard and Rocklin Road
- 10 acres
- **327 of 427 native oaks to be removed**
- **1,305 new “daily” vehicle trips (cars) added to local streets**



### 3. Secret Ravine Community – Residential & Commercial Development

- <http://www.rocklin.ca.us/post/secret-ravine-community>
  - **Parcel 1:** 144-unit apartment complex (15 two story buildings & clubhouse) on 13.04 acres
  - **Parcel 2:** commercial/Retail site (buildings = 13,000 sq. ft.) on 2.15 acres
    1. Bank 4,000 sq. ft.
    2. Retail 9,000 sq. ft.
  - **Parcel 3:** 10.26-acre parcel along the Secret Ravine Tributary
- 4830 & 4910 Sierra College Boulevard; South of Life House Church/Dominquez Rd.
- 25.48 acres Total
- **693 native Oak Trees to be removed**
- **155 Tons of solid waste per year**
- **Next to Secret Ravine Creek which sits in 100 year FEMA flood plain**
- **1,975 new “daily” vehicle trips (cars) added to local streets**





#### 4. SIERRA VILLAGES – Sierra College Project

- <http://www.rocklin.ca.us/post/sierra-villages>

##### Sierra Villages (North) – Residential Development\*

- N/E corner of Sierra College Blvd. and Rocklin Road
- 72 acres
- ? native oak trees to be removed
- Over 400 small lot SF homes
- Minimum of 3,808 new “daily” vehicle trips (cars) added to local streets

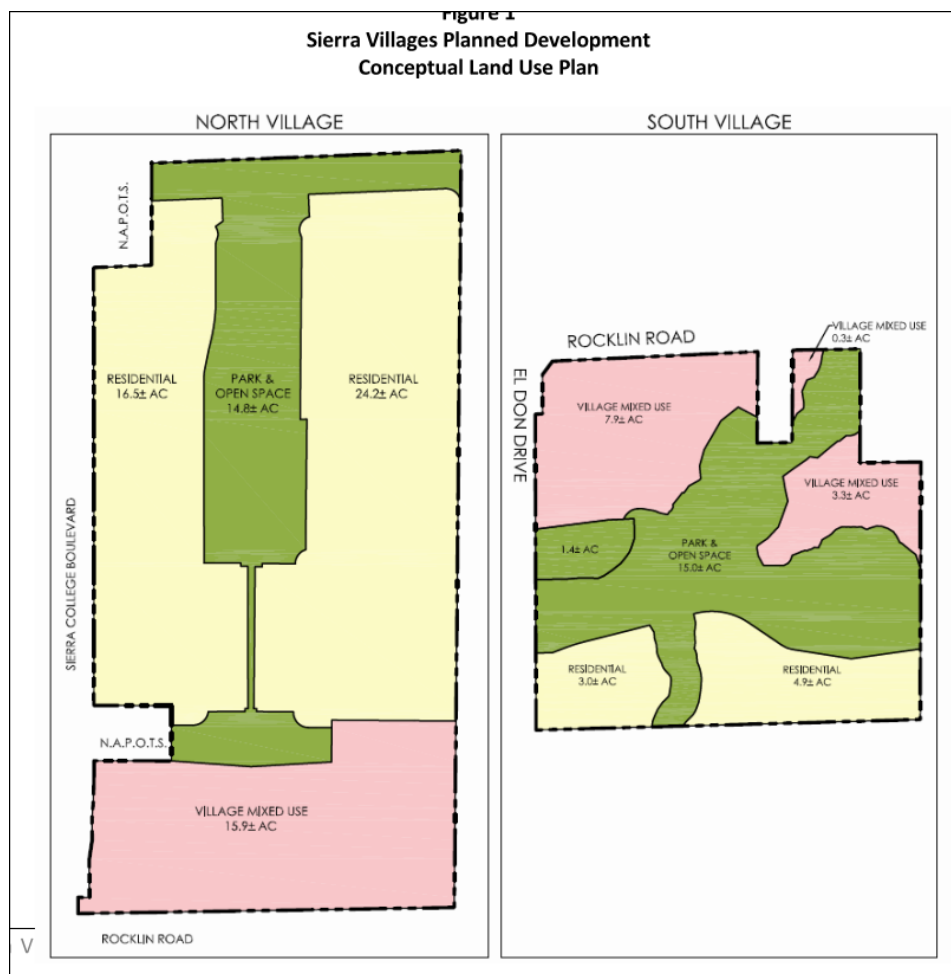
\*Project also includes a Senior Living Facility, and proposed commercial development on approx. 16 acres along north side of Rocklin Road – vehicle trips generated were not used in cumulative totals

##### Sierra Villages (South) – Residential Development\*\*

- S/E corner of Rocklin Road and El Don Drive
- 36 acres
- ? native oak trees to be removed
- At least 37 small lot SF homes
- Minimum of 352 new “daily” vehicle trips (cars) added to local streets

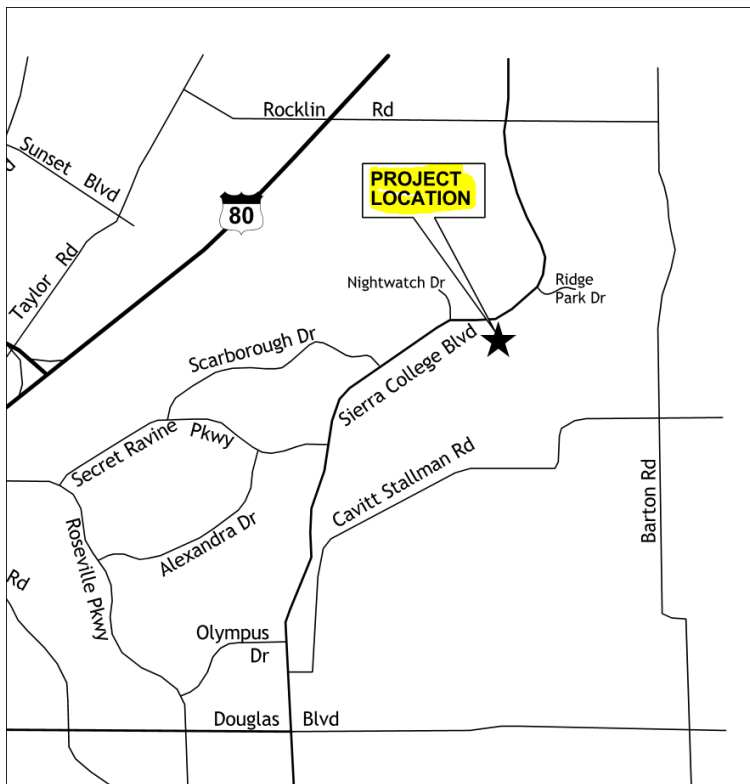
\*\*Project also includes unknown Mixed Use development on 11+ acres on the northern portion of 36 acre property – vehicle trips generated were not used in cumulative totals





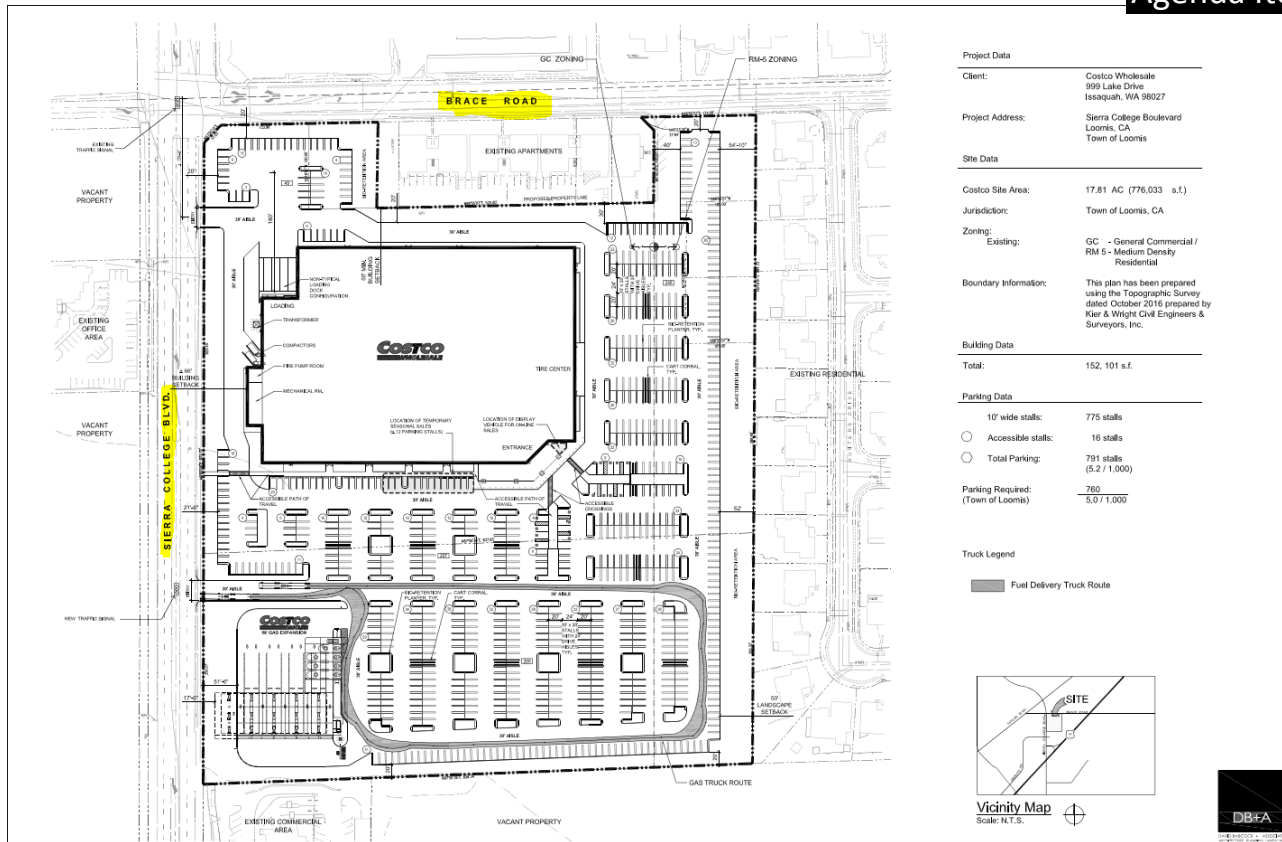
## 5. Amazing Facts Ministry Project – (Placer County) Noted for Traffic Impacts Only

- **Under construction**
- **Amazing Facts will have a larger campus than Bayside Church 2 miles away.**
- A top Sierra College Blvd. across the street from Nightwatch Drive
- 74.2 acre project site
- 1,650 seat worship facility and 670 parking spaces (these are the new, reduced #'s)
- 2 multi-use buildings: 120,000 sq. ft.
- **1,093 daily "WEEKDAY" vehicle trips (cars) generated onto Sierra College Blvd. Triples on day of worship**
- **3,700 "SATURDAY" vehicle trips generations** are projected onto SC Blvd. per Placer County Draft EIR



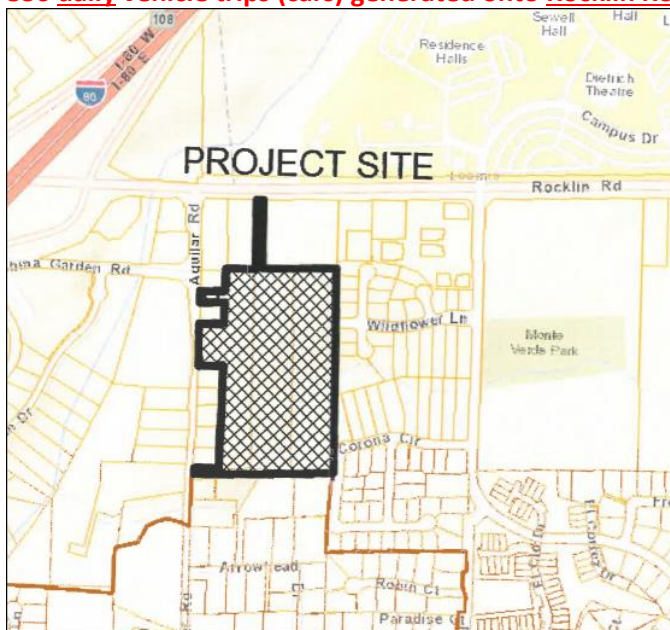
## 6. Costco – Retail Warehouse (Town of Loomis) Noted for Traffic Impacts Only

- Pending development
- S/E corner of Sierra College Blvd. and Brace Road
- 17+ acres
- 152,101 sq. ft. building
- 791 Parking spaces
- 6,354 daily vehicle trips (cars) generated onto Sierra College Blvd. using Discount Club category
- OR 8,700 daily vehicle trips (cars) generated onto Sierra College Blvd. using Free Standing Discount Store category



## 7. Granite Bluff Subdivision – Residential Development

- Time extension approved 9/26/17
- SE corner of Rocklin Road and Aguilar Road
- 78 Single Family homes
- Lot sizes starting at 2,721 sq. ft.
- 12.8 acres
- 238 oak trees to be removed
- 836 daily vehicle trips (cars) generated onto Rocklin Road



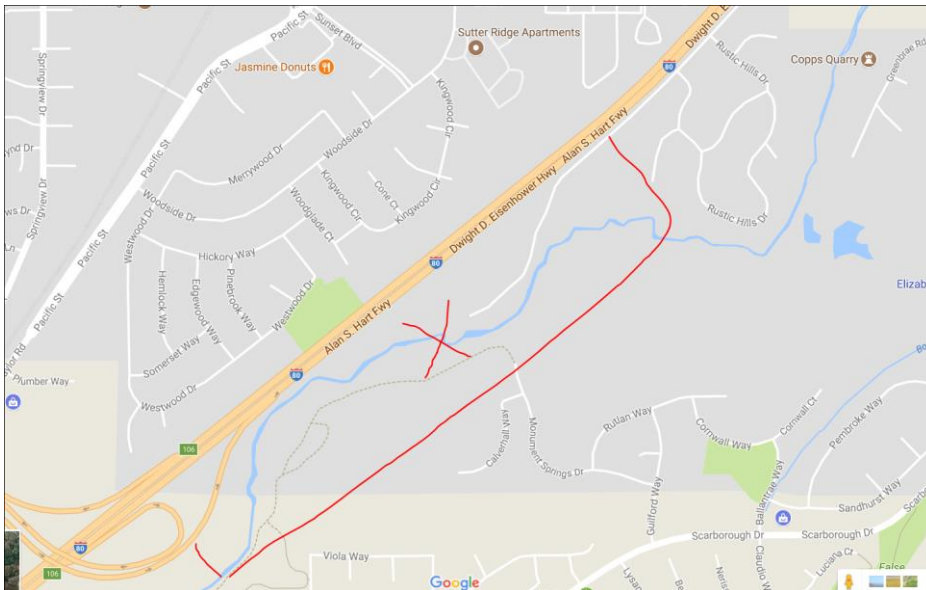
## 8. Rocklin Meadow Subdivision – Residential Development

- **Time extension approved 7/25/17**
- Generally located 500 feet west of Greenbrae Road and Aguilar Road.
- 27 Single Family lots
- 10+ acres
- **85 of 106 Oak Trees to be removed**
- **315 daily vehicle trips (cars) generated onto Rocklin Road**



## 9. Vista Oaks Subdivision & Highlands Parcel A – Residential Development

- **Approved in 2006, not built (extension approved 3/28/17)**
- East side of I-80 off end of China Garden Road
  - Vista Oaks project site is 93.2 acres
  - Highlands Parcel A site is 30.14 acres
- 123 acres (lots on 29 acres/84 acres open space)
- 120 single family lots
- **616 oak trees to be removed**
- **1,142 daily vehicle trips (cars) generated onto Rocklin Road**



## 10. Rocklin Park Senior Living Facility – Residential Development

- **Pending**
- <https://www.rocklin.ca.us/post/rocklin-park-senior-living-addition>
- 5450 China Garden Road (old Rocklin Park Hotel and Spa)
- 67 assisted living units (40,000 sq. /ft.)
- 13 unit/19 bed memory care center (7,000 sq. /ft.)
- **213 daily vehicle trips (cars) generated onto Rocklin Road**



## 11. Oak Vista – Residential Development

- **Approved June 2017**
- SW corner of Makabe Ln @ Diaz Ln (behind Bass Pro Shop)



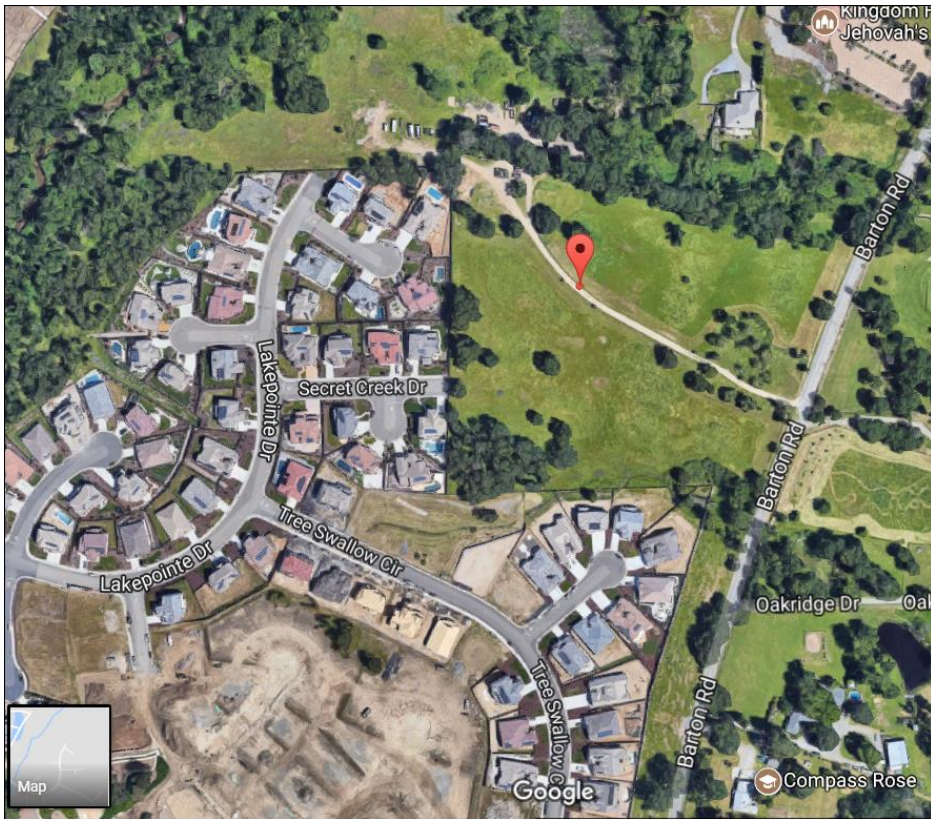
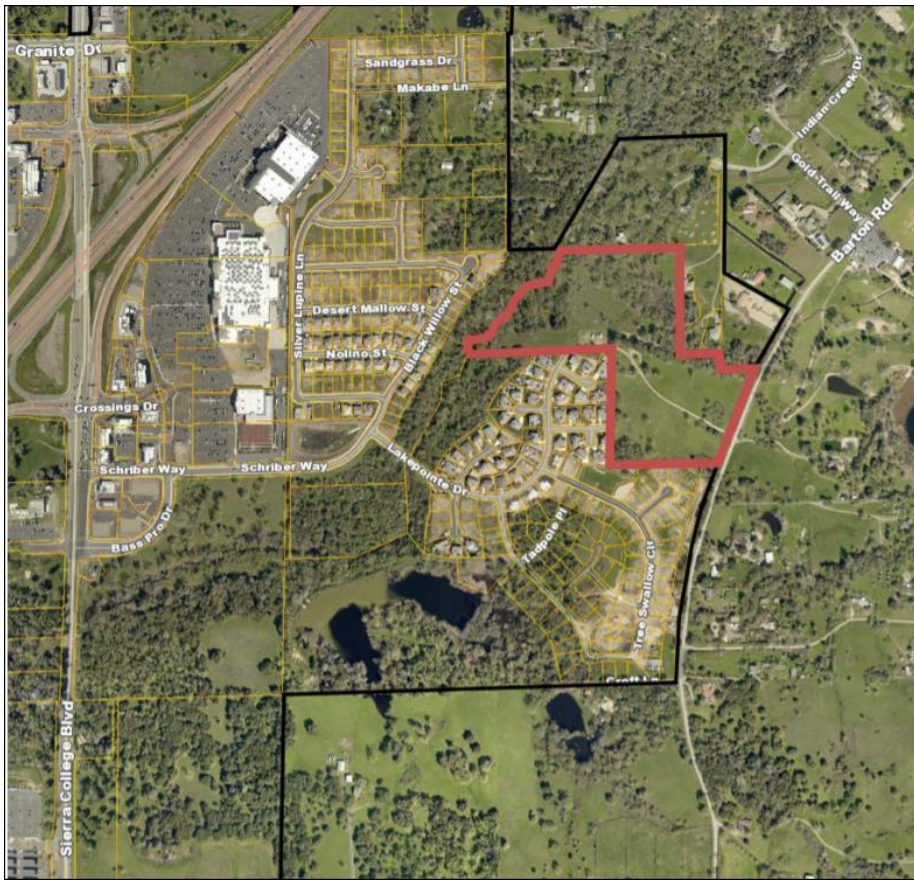
- 13.9-acres
- 63 single- family residential units
- **326 of 420 native oak trees to be removed**
- **600 new “daily” vehicle trips (cars) added to local streets**

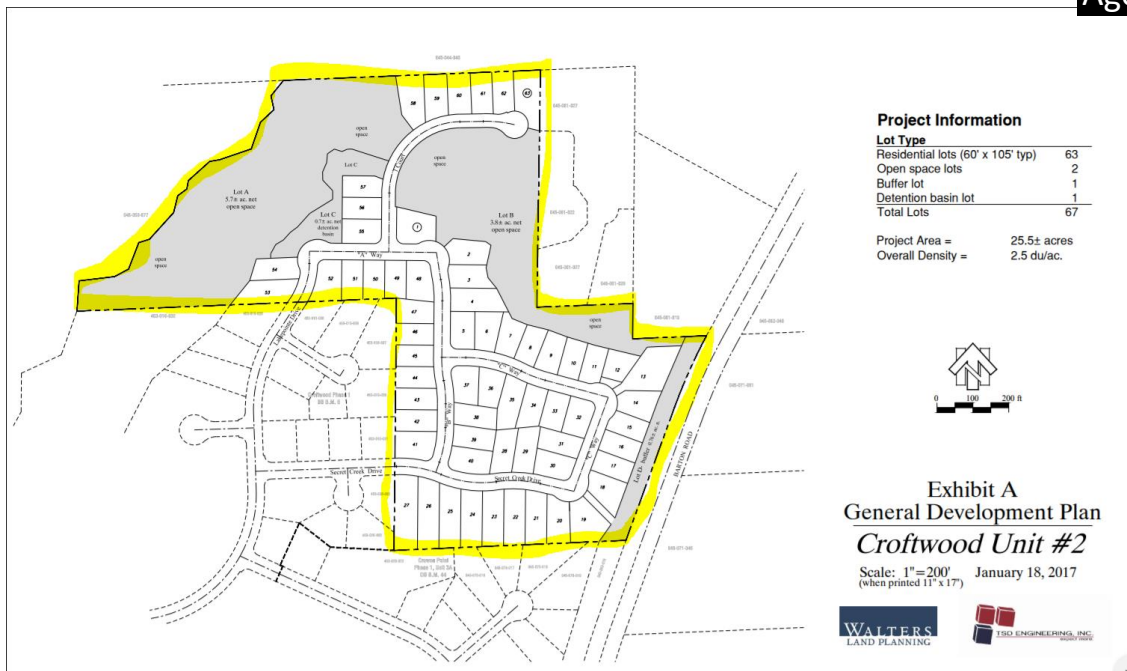


## 12. Croftwood Unit #2 – Residential Development

- **Goes before Council 4/10/18**
- <https://www.rocklin.ca.us/post/croftwood-unit-2>
- <https://www.rocklin.ca.us/current-environmental-documents>
- Located (behind Walmart) on the west side of Barton Road at the terminus of Lakepointe Drive; 0.8 miles north of Rocklin Rd.
- 25.5 acres
- 60 residential lots
- **183 of 527 Oak Trees to be removed**
- **571 new “daily” vehicle trips (cars) added to local streets**







### 13. Croftwood Unit #1 (aka Crowne Point) – 2 Phase Residential Development

- **Approved, partially built and occupied**
- 156 SF lots (70 or 45% built)
- subdivision behind Walmart
- generally located off Lakepointe Drive
- 83 acres
- **Unknown # of Oak trees removed**
- **1,581 daily vehicle trips (cars) generated onto Sierra College Blvd.**





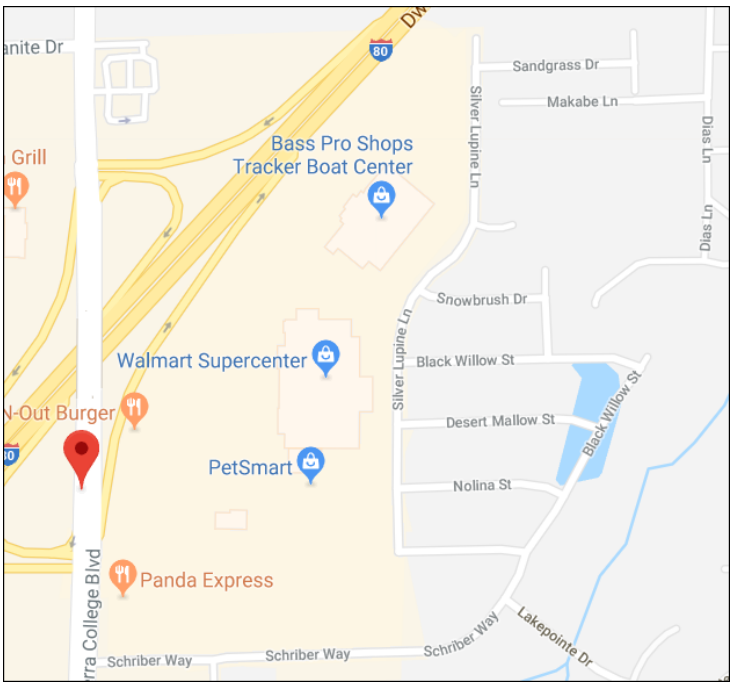
SEE BEFORE PICTURE BELOW...NOW THERE'S A WALMART AND A TON OF HOUSES.

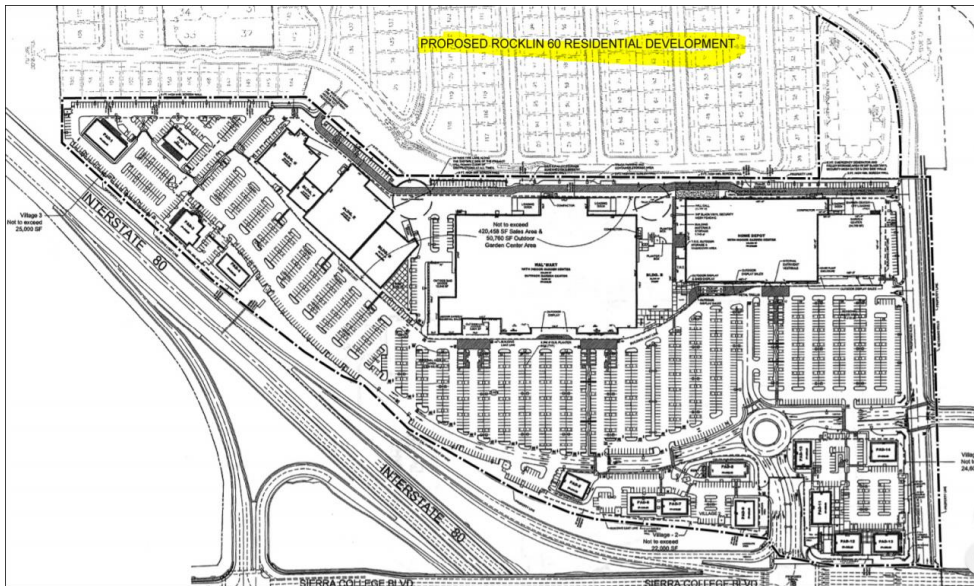
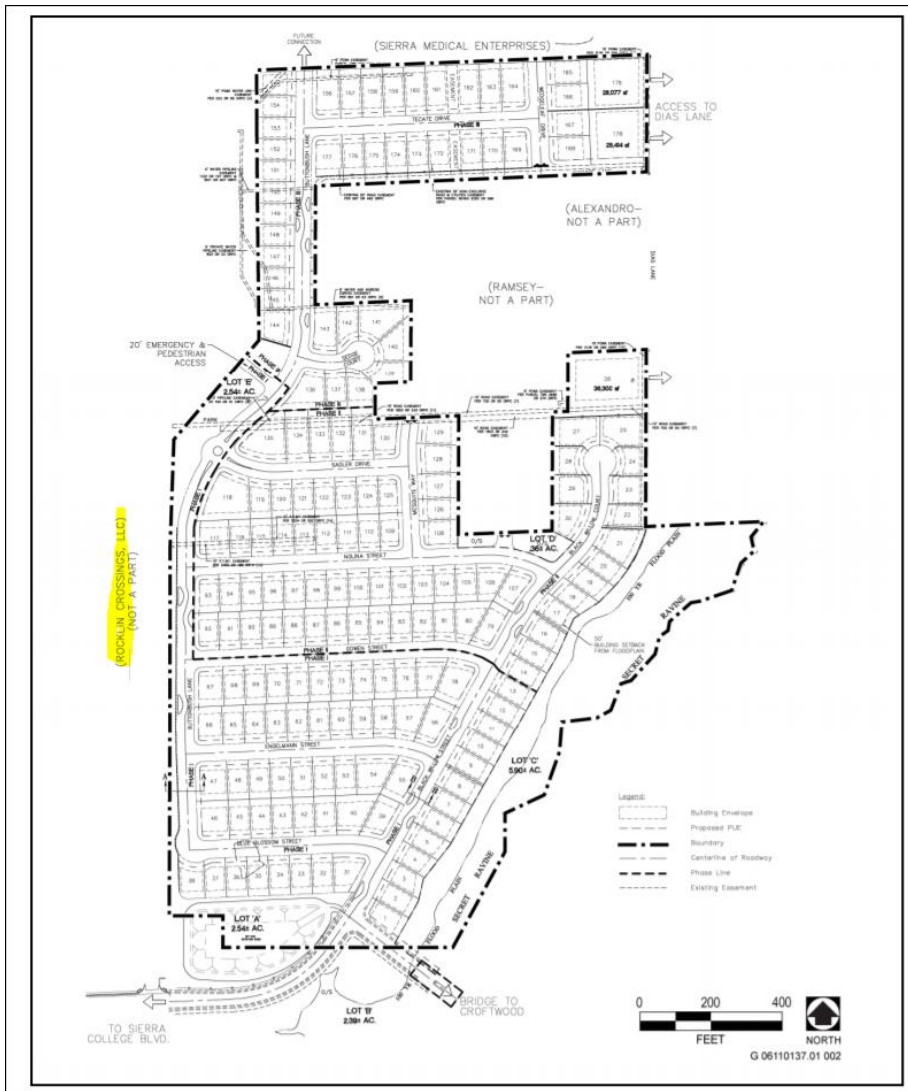


Location Map

## Packet Pg. 220







## 16. Poppy Ridge Estates – (Town of Loomis) Noted for Traffic Impacts Only

- **Approved, partially constructed**



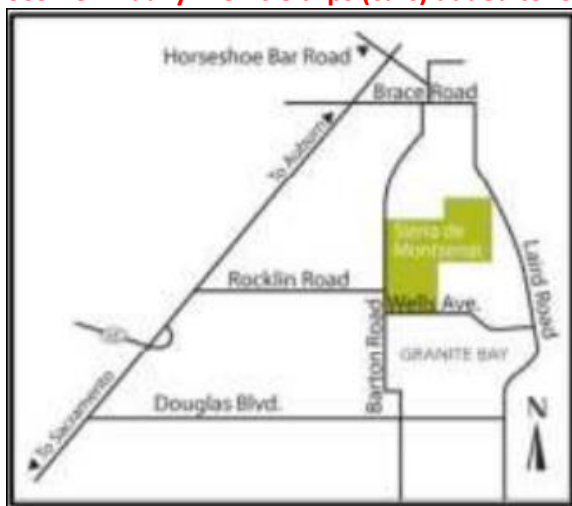
- North side of Rocklin Road/east of SC Blvd.
- 19.7 acres
- 7 residential units (1 built)
- **67 new “daily” vehicle trips (cars) added to local streets**

**17. Poppy Ridge Phase II – (Town of Loomis) Noted for Traffic Impacts Only**

- **Approved, but not recorded**
- North side of Rocklin Road/east of SC Blvd.
- 40 acres
- 15 residential units
- **143 new “daily” vehicle trips (cars) added to local streets**

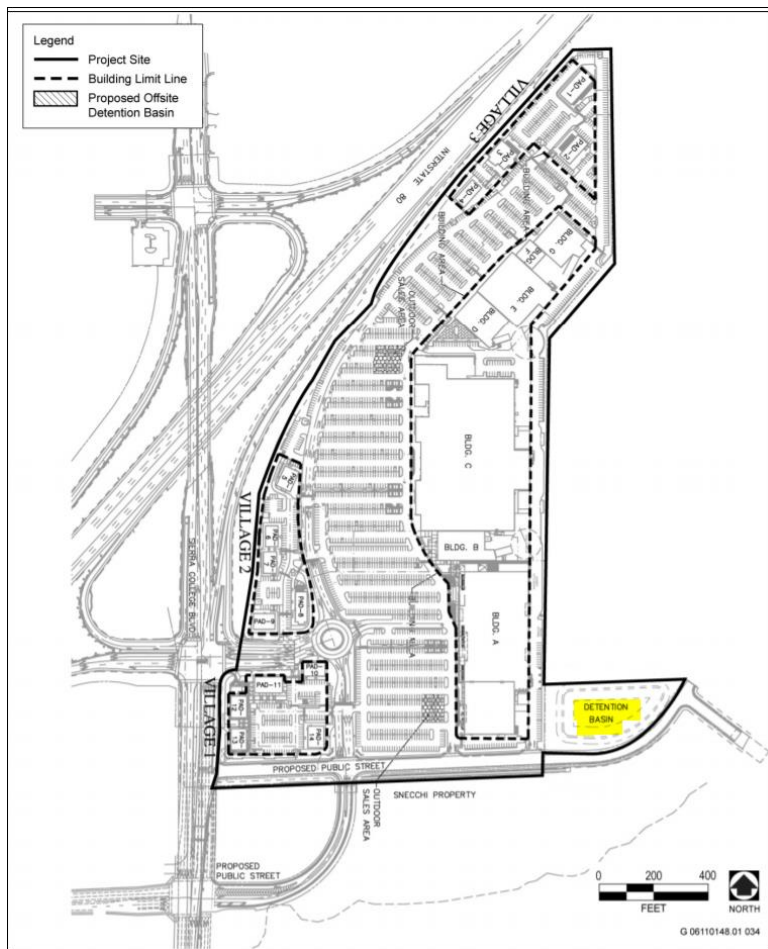
**18. Sierra De Montserrat – (Town of Loomis) Noted for Traffic Impacts Only**

- **Approved, partially constructed**
- **Rocklin Road and Barton Road**
- 166.5 acres
- 64 residential units (10 or 16% built)
- **609 new “daily” vehicle trips (cars) added to local streets**



**19. Rocklin Crossings – Regional Shopping Center (Walmart) - **New Construction Only****

- SE corner of I-80 /SC Blvd.
- 55.1 acres (approximately 49.5-acre development site and 5.6-acre detention basin site)
- **322,000 additional sq. ft. at Rocklin Crossings**
- 543,500 square feet Total
- 2,463 parking stalls
- **221 oak trees - removed all of the native oak trees on the site, including two heritage trees**
- **14,508 new “daily” vehicle trips (cars) added to local streets**



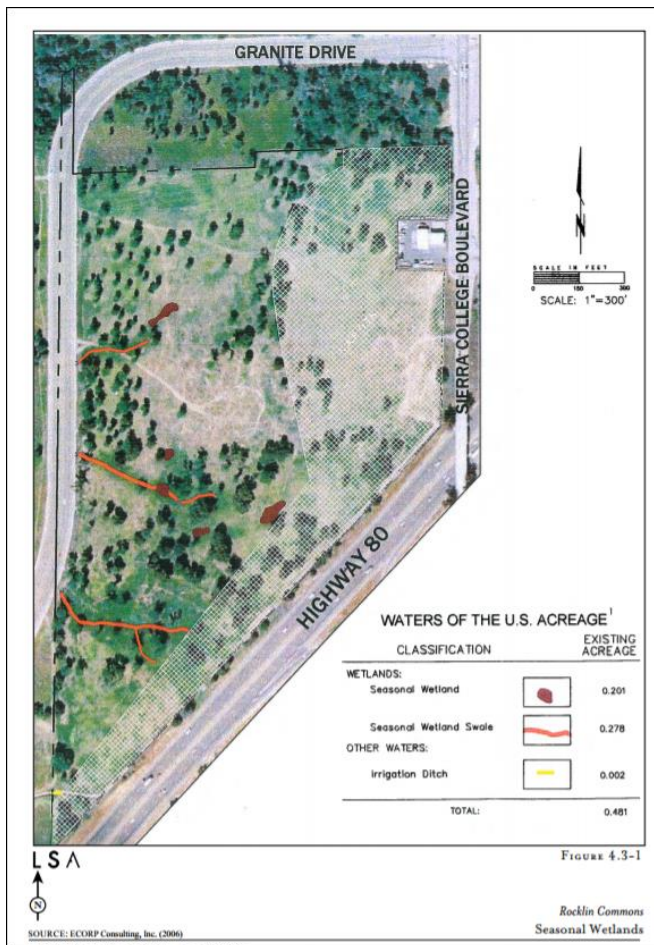
## 20. Center at Secret Ravine – Commercial (Shell Gas Station area)\*\*\*

- East side of Sierra College between Schriber Way and Bass Pro Drive/Dominguez Road
- Shell gas station as a tenant
- 24,000 sq. ft.
- Service Station w/Convenience Market
- **Unknown # of oak trees removed**
- **2,657 new “daily” vehicle trips (cars) added to local streets**

\*\*\*Does NOT include new pending commercial development at site

## 21. Rocklin Commons – Regional Shopping Center (Target) - **New Construction Only**

- NW corner I-80/SC Blvd.
- 40.86 +/- acres
- 415,000 square feet Total
- Approximately 17 buildings with a maximum of 415,000 square feet of retail space and 1,828 parking stalls.
- **252,000 additional sq. ft. at Rocklin Commons – Mostly built now**
- **353 of 361 Oak Trees removed**
- **12,380 new “daily” vehicle trips (cars) added to local streets**



## 22. Sierra College Rocklin Campus - **Student Enrollment Increases**

- Approximately 14,300 students were enrolled in classes on the Rocklin Campus in the fall semester of 2016.
- The California Community Colleges Chancellor's Office projects a 22% enrollment increase between 2013 and 2023
- The Sierra College Rocklin Campus 2017 Facilities Master Plan FMP has been developed to accommodate a student growth to a maximum of 22,500 students.
- **An increase of 8,200 additional students/vehicles**
- **10,086 new "daily" vehicle trips (cars) added to local streets\***

\* **Note this does NOT include employees**

## **ADDITIONAL DEVELOPMENTS – INFORMATIONAL ONLY - traffic #'s NOT used**

### 23. Loomis Crossing – (**Town of Loomis**)

- **Proposed Project**
- SE corner of Sierra College Blvd. at Taylor Road
- 3.96 acres
- 15,240 square feet of **commercial** buildings
- **Minimum 654 new "daily" vehicle trips (cars) added to local streets**

## 24. Bickford Ranch (**Unincorporated Placer County**) Information Only - traffic #'s not used

- **Approved Project – not built – to begin construction in spring 2018**
- Sierra College Blvd. & 193
- 1,928 acres
  - 1,154 acres of open space and sites for a future fire station and school
- 1,890 residential housing units
  - 950 retirement community residential units
  - 940 regular SF residential units
- 15 acres of property zoned for school use (future K-8th Grade school)
- **12,217 new “daily” vehicle trips (cars) added to local streets**



## 25. The Village at Loomis – (**Town of Loomis**)

- **pending**
- SE of King Road and Taylor Road
- 66.5-acre project site in the Town of Loomis
- 418 residential units
- **At least 4,000 new “daily” vehicle trips added to local streets**



## 26. Morgan Estates – (Town of Loomis)

- **Approved, but not recorded**
- north of Saunders Avenue (near SC Blvd)
- 10 acres
- 8 residential units
- **76 new “daily” vehicle trips (cars) added to local streets**

## 27. Nejadian Subdivision – (Town of Loomis)

- **Approved, but not recorded**
- south of Saunders Avenue at Berg Lane (near SC Blvd)
- 9.5 acres
- 8 residential units
- **76 new “daily” vehicle trips (cars) added to local streets**

## 28. Del Oro Vistas – (Town of Loomis)

- **Approved, but not recorded**
- north side of Brace Road near I-80 (near SC Blvd)
- 4.25 acres
- 12 dwelling units
- 3,350 square foot park
- **Houses = 114 new “daily” vehicle trips (cars) added to local streets**
- **Park = unknown # of new “daily” vehicle trips (cars) added to local streets**





### 29. Heritage Park Estates Phase II – (Town of Loomis)

- Pending approval
- north of I-80 at South Walnut Street (near Taylor Rd)
- 12 acres
- 40 residential units
- 380 new “daily” vehicle trips (cars) added to local streets

### 30. Taylor Road Mixed-Use Project – (Town of Loomis)

- Approved, but not recorded
- east of Taylor Road
- 8.9 acres
- 46 residential units
- 19,020 square feet of commercial buildings
- 15,512 square foot park
- Minimum of 1,300 new “daily” vehicle trips (cars) added to local streets\*
- \*does NOT include traffic #'s for park

### 31. Hawk Homestead (Unincorporated Placer County)

- pending
- NW corner of Barton Road and Cavitt-Stallman Road
- 243 acres
- 108 residential housing units
- 1,028 new “daily” vehicle trips (cars) added to local streets



# **ATTACHMENT 3**

## IS/MND Comment Letters



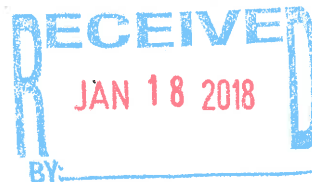
Edmund G. Brown Jr.  
Governor

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



Ken Alex  
Director

January 16, 2018



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

Subject: Croftwood Unit #2 Subdivision  
SCH#: 2017122038

Dear David Mohlenbrok:

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

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

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

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

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

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Enclosures  
cc: Resources Agency

**Document Details Report  
State Clearinghouse Data Base**

**Agenda Item #17.**

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

---

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

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

---

**Lead Agency Contact**

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

---

**Project Location**

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

---

**Proximity to:**

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

---

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

---

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

---

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

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

BY: \_\_\_\_\_  
**Central Valley Regional Water Quality Control Board**

5 January 2018

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

CERTIFIED MAIL  
 91 7199 9991 7036 6989 7720

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

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

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

**I. Regulatory Setting**

**Basin Plan**

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

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

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

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

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

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

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

### **Antidegradation Considerations**

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

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

In part it states:

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

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

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

## **II. Permitting Requirements**

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

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

(SWPPP).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

#### *Land Disposal of Dredge Material*

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

#### *Local Agency Oversight*

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

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

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

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

**Dewatering Permit**

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

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

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

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

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

**Regulatory Compliance for Commercially Irrigated Agriculture**

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

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

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

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

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

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0074.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf)

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0073.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf)

### **NPDES Permit**

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

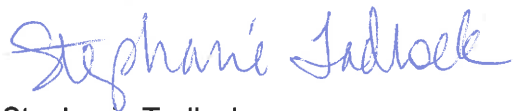
For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit3.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml)

Croftwood Unit #2 Subdivision Project  
Placer County

- 7 -

5 January 2018

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



Stephanie Tadlock  
Environmental Scientist

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

**CENTRAL VALLEY FLOOD PROTECTION BOARD**

3310 El Camino Ave., Ste. 170

SACRAMENTO, CA 95821

(916) 574-0609 FAX: (916) 574-0682



December 15, 2017



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

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

Location: Placer County

Dear Mr. Mohlenbrok,

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

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

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

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

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

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

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

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

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

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

Sincerely,



Andrea Buckley  
Environmental Services and Land Management Branch Chief

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





January 16, 2018

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

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

Dear Mr. Mohlenbrok:

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

*Placer County Flood Control and Water Conservation District*

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



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

*Health & Human Services Environmental Health Division*

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

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

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

Sincerely,

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

LEIGH CHAVEZ, PRINCIPAL PLANNER  
ENVIRONMENTAL COORDINATOR

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

**Mohan Ganapathy**

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

Nathan

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

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

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

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





## Loomis Union School District

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

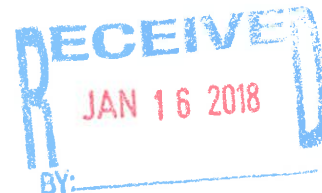
[www.loomis-usd.k12.ca.us](http://www.loomis-usd.k12.ca.us)

*Building Excellence in Education since 1856*

Gordon T. Medd, Superintendent

January 10, 2018

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



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

Dear Mr. Mohlenbrok:

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

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

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

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

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

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

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

Sincerely,



Gordon T. Medd  
Superintendent

cc: Jay Stewart, Associate Superintendent, Business Services

To: David Mohlenbrok

Date: 1/9/2018

Sub: Comments after review of Croftwood II Draft

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

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

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

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

Thank you for your consideration,

Howard Krause

4430 Indian Creek Dr.

Loomis 95650 (address but within the city of Rocklin)



# ATTACHMENT B – PROJECT SITE PLAN



**Contact Person and Phone Number:**

David Mohlenbrok, Environmental Coordinator, 916-625-5162

**Project Location:**

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

**Project Sponsor's Name:**

The applicant and property owner is Jesper Petersen Revocable Trust.

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

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

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

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

**Description of the Project:**

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

**Surrounding Land Uses and Setting:**

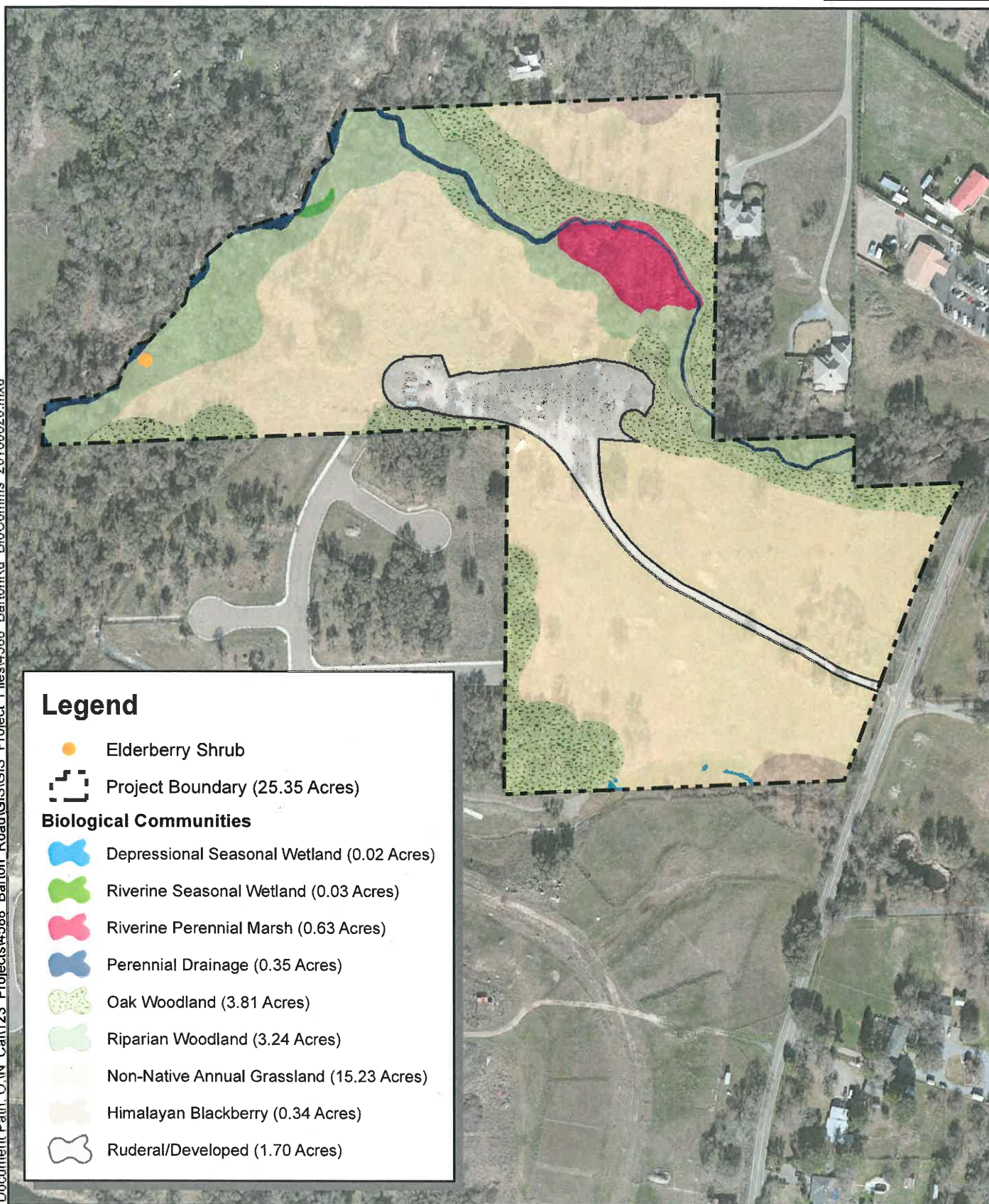
The project site is adjacent to the Town of Loomis border, and directly to the west of Barton Road and to the east of the Croftwood Unit #1 (aka Crowne Point) single family subdivision. A Jehovah's Witnesses hall and Secret Ravine Vineyard and Winery are to the northeast and Barton Road and the Indian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

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

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

Initial Study Page 5 Reso. No.	Croftwood Unit # 2 Subdivision SD2017-0002, PDG2017-0002, and TRE2017-0003
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Document Path: O:\N Cal123 Projects\4588 Barton\_Road\GIS\GIS Project Files\4588 BartonRd BioComms 20160620.mxd



### Legend

- Elderberry Shrub
- Project Boundary (25.35 Acres)
- Biological Communities**
- Depressional Seasonal Wetland (0.02 Acres)
- Riverine Seasonal Wetland (0.03 Acres)
- Riverine Perennial Marsh (0.63 Acres)
- Perennial Drainage (0.35 Acres)
- Oak Woodland (3.81 Acres)
- Riparian Woodland (3.24 Acres)
- Non-Native Annual Grassland (15.23 Acres)
- Himalayan Blackberry (0.34 Acres)
- Ruderal/Developed (1.70 Acres)

## BIOLOGICAL COMMUNITIES

**FOOTHILL ASSOCIATES**  
 ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE  
 © 2016



0 100 200  
 Feet  
 1 inch = 250 feet

Drawn By: MUB  
 Date: 10/18/2016

**FIGURE 3**

**David Mohlenbrok**

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

David,

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

Please reject this project.

Thank you

Gary Grewal





Megan E. Macy  
Attorney at Law

E-mail: [mmacy@lozanosmith.com](mailto:mmacy@lozanosmith.com)

February 16, 2018

**By U.S. Mail & Email: [David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us)**

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

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

Re: Adoption of a Mitigated Negative Declaration for the Proposed Croftwood Unit #2 Project

Dear Members of the Planning Commission of the City of Rocklin:

This office represents Loomis Union School District (“District”) in relation to the proposed Mitigated Negative Declaration (“MND”) and Initial Study and Environmental Checklist (“Initial Study”) for the Croftwood Unit #2 Subdivision (“Project”). It is intended that these comments be included as part of the formal administrative record for the Project.

As set forth in this letter, the proposed MND does not comply with the California Environmental Quality Act (“CEQA”) for technical and substantive reasons. Specifically, the environmental analysis fails to adequately address the cumulative impacts on schools which are certain to result from the Project, and attempts to avoid these issues by resorting to using Senate Bill (SB) 50 as a shield against CEQA compliance. As a result, it completely fails to evaluate the potential impacts on schools within the District.

This letter incorporates by reference all correspondence previously submitted by the District to the City, including but not limited to:

- January 10, 2018, Letter from the District to David Mohlenbrok, Environmental Services Manager, Public Services Department, City of Rocklin, submitted in response to the MND and Initial Study for the Project.

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*One Capitol Mall, Suite 640 Sacramento, California 95814 Tel 916-329-7433 Fax 916-329-9050*

David Mohlenbrok  
 Members of the Planning Commission  
 February 16, 2018  
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In addition to the comments raised in the above-referenced letter, the District offers the following specific comments for the Planning Commission's consideration.

**1. Substantive Defects in the Environmental Review Process**

**a. The CEQA analysis Fails to Adequately Consider and Mitigate the Project's Impacts on Schools**

Based upon the information provided by the District in response to the MND and in the District's comments to the Initial Study, the City is aware of the circumstances relating to impacts on schools. However, the MND and Initial Study do not accurately evaluate or propose mitigation of environmental impacts on schools caused by the Project.

Instead, the Initial Study incorrectly concludes that payment of statutory developer fees fully mitigate impacts related to schools.<sup>1</sup> (Initial Study, pgs. 75-76.) It does not. In general, SB 50 provides, among other things, that payment of fees, charges, dedications or other requirements which can be levied against new construction to fund construction or reconstruction of school facilities is deemed to provide full and complete mitigation of impacts of development on school facilities. (See, *Chawanakee Unified School District v. County of Madera* (2011) 196 Cal.App.4th 1016.) The *Chawanakee* court, however, expressly found that the phrase "impacts on school facilities" *does not cover all possible environmental impacts that have any type of connection or relationship to schools.* (*Id.* at 1028.) Therefore, impacts relating to schools that are not per se "impacts on school facilities" must be identified and analyzed. If those impacts are significant, they must be mitigated. A project's indirect impacts on parts of the physical environment that are not school facilities are also not excused from being considered and mitigated. (*Ibid.*) For example, an impact on traffic is not excused under SB 50, nor are impacts of construction on the non-school physical environment. These and other impacts of the Project are discussed below, and must be considered and mitigated. Also, as discussed in Section 3, below, the City has other options available to mitigate the Project's impacts beyond or in addition to SB 50.

As a result of the *Chawanakee* case, the City is required to consider, address, and mitigate any significant impacts which its development is likely to have on schools. Since the City has not done so, the MND should address the significant impacts on schools, including a determination of how the City will mitigate these impacts, other than by paying mitigation fees.

**b. The CEQA Documentation Fails to Adequately Address Significant Impacts Relating Directly and Indirectly to Interim School Facilities**

Neither the Initial Study nor the MND adequately address the issue of interim housing for students that will be generated as a result of the Project. Interim housing was an issue directly tackled by the *Chawanakee* court, which concluded that interim housing must be both evaluated and mitigated above and beyond payment of a statutory developer fee.

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<sup>1</sup> The City references SB 50 as appropriate mitigation to nearly every issue raised by the District's comments to the Initial Study.



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The Initial Study, in a conclusory fashion, provides that the Project will have a less than significant impact on school facilities and fails to address student generation from the Project. Using the District's student generation rate per household of 0.467, the Project will generate approximately 28 students to the District's already overcrowded sites. Contrary to the City's response to the District's comment that the generation of students as a result of the Project should be "a part of the District's continuous basis for planning educational facilities that will meet its needs, goals, and objectives," the CEQA analysis must consider that the District is currently near capacity in all of its schools and is already struggling to accommodate students at the anticipated attendance school for students of the Project. To the extent the District does not have existing capacity for these students, the Initial Study and MND must analyze how students will be served until permanent facilities are available.

**c. The CEQA Analysis Fails to Consider the Cumulative Impacts Related to Schools**

CEQA requires the City to consider any cumulative impacts related to schools resulting from additional development already approved or pending within the District. (Pub. Res. Code, § 21083.) Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. (CEQA Guidelines, § 15355.) The individual effects may be changes resulting from a single project or a number of separate projects. (*Id.* at 15355(a).) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. (*Id.* at 15355(b).) In considering whether an initial study must include related projects, the primary determination is whether it is reasonable and practical to include the projects and whether, without their inclusion, the severity and significance of the cumulative impacts will be reflected adequately. (*See, Friends of the Eel River v. Sonoma Cty. Water Agency*, (2003) 108 Cal.App.4th 859, *as modified on denial of reh'g* (June 13, 2003).)

In this case, the MND and Initial Study fail to analyze any of the potential cumulative environmental impacts of the Project when combined with other proposed developments within the District (including but not limited to traffic, noise, public services and interim facilities impacts). Although the Initial Study addresses cumulative impacts of other environmental factors, it fails to address the cumulative impacts on schools. Such analysis necessarily must include not just developments within Rocklin's city limits, but also proposed development within the Town of Loomis and Placer County that are impacting the District and its schools. These include cumulative impacts related to the following developments:

1. Cherokee Estates
2. Costco Wholesale
3. Croftwood # 1 (Crowne Point)
4. Del Oro Vistas
5. Eden Roc II
6. Hawk Homestead
7. Heritage Park Estates Phase II
8. Lake Vista Estates

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9. Morgan Estates
10. Nejadian
11. Oak Vista
12. Orchard at Penryn
13. Penryn Townhomes
14. Poppy Ridge Estates
15. Poppy Ridge Estates II
16. Rocklin 60
17. Sierra De Montserrat
18. Sierra Gateway Apartments
19. Sierra Villages- North
20. Taylor Road Mixed Use Project
21. The Grove
22. Vista Del Lago
23. Whitebridge Estates, aka Cambridge Estates

These projects are anticipated to generate at least 1318 students based on a 0.473 student generation rate. The related cumulative impacts resulting from this student generation must be evaluated.

## **2. The City is Not Legally Limited to SB 50 as a Means of Mitigating Significant Impacts on Schools and School Facilities**

In addition to addressing the required mitigation of impacts related to school facilities (including interim facilities, traffic, etc.) as required by *Chawanakee*, a host of mitigation options in addition to School Impact Fees under SB 50 may help ensure sufficient school facilities and lessen the impacts of development. Examples include:

- Participation in a Mello-Roos Community Facilities District. As expressed in Government Code section 65995, subdivision (g)(2), a developer may “voluntarily elect to establish, or annex into, a community facilities district [...]”
- Revision of the City’s mitigation program, whether through revisions to its General Plan or through changes to the school district’s procedures under that plan. For example, the City could implement a system where it will only approve a certain amount of development within a specified time frame in order to avoid uncontrolled growth. The City may consider a program in which development applications are approved based on a point system. For each commitment that the developer makes to the community – such as funding schools – the developer’s point total is increased.
- The City can impose conditions on development related to issues other than school overcrowding, such as the need to widen roads or put in other traffic controls to accommodate increased traffic (both from students and generally), safety measures to address pedestrian travel to school, and the need to add sound-proofing to offset noise increases from nearby development and resulting traffic.

David Mohlenbrok  
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February 16, 2018  
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In sum, based on the considerations identified above, the District requests the drafting of an EIR to address *all* of the potential impacts and cumulative impacts of the Project on schools and school facilities, and to properly mitigate those impacts that are significant. The District also urges the City to consider all avenues available to it for mitigation of the potential impacts of its Project on schools, rather than considering itself unnecessarily limited by SB 50.

Sincerely,

LOZANO SMITH

A handwritten signature in cursive script, appearing to read "Megan Macy".

Megan Macy

MEM/at

cc: Gordon Medd, Superintendent



Megan E. Macy  
Attorney at Law

E-mail: mmacy@lozanosmith.com

March 9, 2018

**By U.S. Mail & Email: David.Mohlenbrok@rocklin.ca.us**

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

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

Re: Agenda Item 22 - Croftwood Unit #2

Dear Members of the Rocklin City Council:

This office represents Loomis Union School District ("District") regarding the Croftwood Unit #2 Subdivision ("Project"), and the proposed adoption of the Mitigated Negative Declaration (SD-2017-0002, PDG-2017-0002, and TRE-2017-0002) ("MND"). We understand the Planning Commission of the City of Rocklin recommended the MND for approval at its February 20, 2018 meeting. It is the District's position that the MND for the Project fails to identify potential environmental impacts on the District as required by the California Environmental Quality Act ("CEQA") and, as a result, the conclusions and proposed mitigation of such impacts on District schools are inaccurate and insufficient. It is intended that these comments be included as part of the formal administrative record for the Project.

The District previously submitted two detailed CEQA comment letters raising several concerns with the MND. As set forth in this letter, the Planning Commission's written responses to the District's comment letters fail to justify the City's approval of the MND. This letter incorporates by reference all correspondence submitted by the District to the City, including but not limited to:

- January 10, 2018, Letter from the District to David Mohlenbrok, Environmental Services Manager, Public Services Department, City of Rocklin, submitted in response to the MND and Initial Study for the Project; and
- February 16, 2018, Letter from the District to Members of the Planning Commission, City of Rocklin, submitted in response to the MND and Initial Study for the Project.

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 Rocklin City Council  
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In addition to the comments raised in the above-referenced letters, the District offers the following supplemental comments for the City's consideration.

# **1. The MND Lacks Sufficient Analysis and Adequate Mitigation**

Inaccurate conclusions in the MND are the result of the MND's missing analysis of school-related impacts. The MND does not provide ample mitigation measures or fees to assure the District is able to accommodate the number of students that will be generated by the Project and other development projects in Placer County.

## **a. The MND Fails to Propose Sufficient Mitigation of School and School Facility Impacts Required by the *Chawanakee* Case**

The MND incorrectly deduces that statutory developer fees under SB 50 fully mitigate school-related impacts of the Project. While such fees *can* be deemed to provide full and complete mitigation of development impacts on school facilities, the phrase "impacts on school facilities" *does not encompass all possible environmental impacts that have any type of connection or relationship to schools.* (See, *Chawanakee Unified School District v. County of Madera* (2011) 196 Cal.App.4th 1016, 1028.)

Because school-related impacts that are not solely "impacts on school facilities" must be identified, analyzed, and, if necessary, mitigated by the MND and the MND in this case fails to identify even one school-related impact, the City should require an environmental impact report ("EIR") for the Project to identify and analyze school-related impacts, such as traffic generation and resulting air quality emissions, resulting from the Project and the cumulative impacts of related projects planned along Sierra College Boulevard.

## **b. The MND Fails to Sufficiently Analyze and Address Interim and Permanent School Housing Needs**

In response to the District's contention that the MND fails to adequately address the issue of interim housing for students that will be generated by the Project, the City repeats its mantra that payment of fees under SB 50 suffices as "full and complete mitigation of impacts on schools." (Agenda Packet, pg. 266.) However, the City's mantra fails to recognize the *Chawanakee* court's ruling that interim housing must be both evaluated and mitigated above and beyond payment of a statutory developer fee.

The Project will further overcrowd the District by generating approximately 28 students. The City unreasonably contends that the District should have been prepared for the impacts of the Project based on its February 2016 School Facilities Master Plan ("FMP"). An earlier project at the same site had previously been approved by the City on January 24, 1995, but that project's approval expired when its extensions to record its map were not filed. (Agenda Packet, pg. 147.) The 2016 FMP, created over twenty years after the earlier project's approval, could not have reasonably anticipated that development at the Project site would occur after the land remained untouched for decades. Further, citing to the FMP evades any remedy to the impact on interim and permanent housing of students, which the MND fails to address.

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Because the MND fails to consider, and the City fails to acknowledge that the District is currently at or near capacity in all of its schools and will struggle to accommodate students resulting from the Project, an EIR should be conducted to analyze and address any required mitigation of the impacts on interim and permanent school facilities.

**c. The MND Fails to Consider the Cumulative Impacts Related to Schools**

Any cumulative impacts of development related to schools resulting from additional pending or approved development must be considered by the City. (Pub. Res. Code, § 21083.) In considering whether an initial study must include related projects, the primary determination is whether it is reasonable and practical to include the projects and whether, without their inclusion, the severity and significance of the cumulative impacts will be reflected adequately. (See, *Friends of the Eel River v. Sonoma Cty. Water Agency*, (2003) 108 Cal.App.4th 859, *as modified on denial of reh'g* (June 13, 2003).)

The MND bases its assessment of significant cumulative impacts on the City's 2012 General Plan EIR ("City EIR") cumulative impact analysis. (Agenda Packet, pg. 271.) However, the City EIR only identifies and analyzes projects that are largely located in western Placer County, including the following:

1. Curry Creek
2. Regional University
3. Lincoln Sphere of Influence
4. Placer Ranch
5. Placer Vineyards
6. Riolo Vineyards
7. Creekview
8. Sierra Vista

In addition to citing to a 2011 cumulative impact analysis for sufficiency of the MND's cumulative impact analysis, the City does not address the MND's failure to identify and analyze the twenty-three other proposed development projects throughout Placer County, many of which are within the District's boundaries or, at the very least, geographically closer to the District than the western Placer County projects analyzed in 2011.

Further, because the MND's cumulative impact analysis is incomplete and the City EIR does not analyze school-related impacts in relation to the western Placer County projects, it is impossible to know how many additional students, on top of the 1318 expected students generated by the other proposed development projects, the District should expect.

Because the MND fails to identify and analyze the cumulative impacts of all projects within Placer County, an EIR should be required to determine, analyze, and mitigate the school-related impacts of all proposed and approved developments within Placer County.



David Mohlenbrok  
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## 2. SB 50 Fees Alone Will Not Sufficiently Mitigate Impacts on Schools

In response to the District's comment that the City is not legally limited to SB 50 as a means of mitigating significant impacts on school and school facilities, the City cites to funding sources listed in the FMP. While the District will obviously utilize all available funding sources to pay for facility needs, the school-related impacts of the Project, including interim facilities and traffic generation, can be lessened by the developer's or City's voluntary action. Given that the Project will bring students to the District that would otherwise not have been District residents, the City should consider the following options:

- Revision of the City's mitigation program, whether through revisions to its General Plan or through changes to the school district's procedures under that plan. For example, the City could amend its General Plan to identify and analyze all proposed and approved development projects as of 2018 and their potential impacts on District schools.
- The City can impose conditions on development related to issues other than school overcrowding, such as the need to widen roads or put in other traffic controls to accommodate increased traffic (both from students and generally), safety measures to address pedestrian travel to school, and the need to add sound-proofing to offset noise increases from nearby development and resulting traffic.

Because the MND completely lacks any identification or analysis of any school-related impacts, the District requests the drafting of an EIR to address and properly mitigate *all* of the potential impacts and cumulative impacts of the Project on schools and school facilities. The District requests that the City depart from its mantra that SB 50 fees provide full and complete mitigation of impacts on schools and consider all available mitigation options.

Sincerely,

LOZANO SMITH



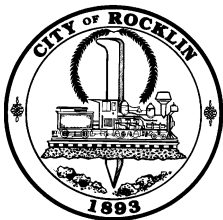
Megan Macy

MEM/lmk/at

cc: Gordon Medd, Superintendent

# **ATTACHMENT 4**

## IS/MND Summary and Responses



# CITY OF ROCKLIN

## MEMORANDUM

DATE: April 10, 2018

TO: City Council Members

FROM: David Mohlenbrok, Environmental Coordinator

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

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The Croftwood 2 Subdivision Project Mitigated Negative Declaration (MND) was circulated for a public review period from December 14, 2017 to January 16, 2018. The MND was also submitted to the State Clearinghouse for the same time period to provide for a 30-day public review period for State agencies. The City received eight comment letters as a result of the public review period from: State Clearinghouse, Central Valley Flood Protection Board, California Regional Water Quality Control Board, Placer County, Loomis Union School District, Mr. Howard Krause, Mr. Gary Grewal, and two letters from Lozano Smith, Attorney at Law on behalf of Loomis Union School District (LUSD). Initially this memo was prepared on February 22, 2018 for the March 13, 2018 City Council packet; it has since been updated to include and address correspondence received since that time. Copies of the comment letters are attached to the staff report as Attachment 3, and a summary of the letters and responses thereto are provided below.

### SUMMARY OF STATE CLEARINGHOUSE COMMENT LETTER

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

### RESPONSE

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

SUMMARY OF CENTRAL VALLEY FLOOD PROTECTION BOARD COMMENT LETTER

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

RESPONSE

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

SUMMARY OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD COMMENT LETTER

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

RESPONSE

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

SUMMARY OF PLACER COUNTY COMMENT LETTER

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

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

The comments from the HHSEHD were as follows:

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

RESPONSES

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

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

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

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

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

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



- goals and policies related to hydrology, flooding and water quantity, and compliance with local, state and federal water quality standards and floodplain development. As part of its improvement plans, the project will be required to prepare a final drainage plan consistent with the City's policies which require no adverse cumulative drainage effects. The comments from the PCFCWCD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.
2. The project's site plans include reference to the most recent FEMA floodplain mapping. As noted in the MND, the developable portion of the project site is located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The proposed project would not place housing or other structures within a 100-year flood hazard area as mapped on Federal Flood Insurance Rate Maps (FIRM) and the project is not within the inundation area of any dam or levee failure. During final design, the project will continue to rely on the effective FIRM and the Preliminary FIRM (dated December 28, 2015) until it becomes effective. The Preliminary Hydrology and Hydraulic Study considered both the effective FIRM and the updated Preliminary FIRM dated 12/28/15 and confirmed that the floodplain limits shown on the site plans are consistent with the site topography and flood elevations presented in the effective Flood Insurance Study documents and the Preliminary FIRM documents. Should it later be determined that the updated FIRM floodplain limits impact the proposed developable portions of the project site, adjustments would have to be made to the subdivision to ensure that housing or other structures are not placed within the 100-year flood hazard area, consistent with the City's Flood Hazard Area Ordinance and City General Plan policies; these tools are designed to minimize public and private losses due to flood conditions by having legally enforceable regulations that are applied uniformly throughout the City to all publicly and privately owned land within flood prone or flood related erosion areas, they allow the City to protect regulatory floodplains from encroachment by development that would impede flood flows or pose a hazard to occupants, and they ensure that regulatory floodplains, based on the most current information, are not adversely affected by new development, both upstream and downstream. Although the limits of the 100-year floodplain along the unnamed tributary that flows through a portion of the site are not reflected on current FIRM or on the Preliminary FIRM, the limits would be determined as part of the improvement plans that are prepared for the project. The comments from the PCFCWCD do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.
  3. Consistent with the provisions of Senate Bill 5 legislation and subsequent State of California Department of Water Resources 200-year Urban Level of Flood

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

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

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

### SUMMARY OF LOOMIS UNION SCHOOL DISTRICT COMMENT LETTER

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

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

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

## RESPONSES

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

2. The proposed project is located within the boundaries of the Loomis Union School District (LUSD). The LUSD adopted a School Facilities Master Plan (FMP) in February 2016. The FMP is noted as being essential in planning for growth expected to occur within a school district's boundaries over the next 10 to 15 years, and it is intended to be a flexible document that will be revisited and updated periodically to serve as the framework for the construction of facilities necessary to serve as an effective district. The FMP notes that some areas of the City of Rocklin are within the boundaries of the LUSD and that there are two specific development areas that will have an impact on the LUSD. The FMP then lists specific development projects within the City of Rocklin including the adjacent Croftwood Unit # 1 Subdivision (aka Crowne Point) and its 156 single family units, but the FMP does not specifically include the Croftwood Unit # 2 Subdivision, presumably because the application for this project was made on January 27, 2017, subsequent to the FMP adoption. Nonetheless, because there was a previously approved project consisting of 60 single family residences on the project site, because the proposed Croftwood # 2 Subdivision project does not change the project site's long-standing General Plan land use and zoning designations for single family residential uses and also contains 60 single family residential lots, and because the Croftwood Unit # 2 Subdivision project is located in one of the specific development areas that will have an impact on the LUSD as noted in the FMP, the generation of LUSD students as a result of the project should be a part of the LUSD's continuous basis for planning educational facilities that will meet their needs, goals and objectives.

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

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

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

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

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

In response to the comment on the MND’s discussion of traffic and the list of study intersections that were included in the project-specific traffic study that is summarized in the MND, the traffic modeling performed for the Croftwood Unit # 2 Subdivision’s traffic study assumes that vehicle trips that are generated from the project site disperse to other destinations such as work, shopping, entertainment, schools, etc., but the modeling does not track the specific location or end destination of the trips beyond the intersections that were selected for the project’s traffic study. However, the traffic study at page 20,



Table 6, does include regional trip assumptions, and project trips were assigned to the local street system based on such regional trip assumptions, and are set forth in Figure 4 on page 22 of the traffic study for the project. The intersections that were selected for the project's traffic study were selected based on the professional traffic engineer's judgement in consultation with City staff, based upon the potential for the project's traffic to affect Level of Service (LOS) operating conditions at the intersections. The volume of traffic generated from the proposed project that would occur on roadways and intersections throughout the LUSD boundaries as trips being made to and from the routes to any of the possible attendance school sites is considered to be nominal and not at a level that would create LOS impacts.

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

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

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

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

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

RESPONSE

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

SUMMARY OF MR. GARY GREWAL COMMENT LETTER

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

RESPONSE

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

SUMMARY OF LOZANO SMITH COMMENT LETTER (FEBRUARY 16, 2018)

Lozano Smith, Attorneys at Law on behalf of the Loomis Union School District (LUSD) provided comments on the Croftwood 2 Subdivision Project MND. Their comments are summarized below:

1. Lozano Smith represents the LUSD and is submitting comments on the Croftwood 2 MND into the formal administrative record on their behalf. A summary comment notes that the proposed MND does not comply with the California Environmental Quality Act (CEQA) for technical and substantive reasons, specifically for its failure to not adequately address the cumulative impact on schools and resorting to SB 50 as a shield against CEQA compliance.
2. The CEQA Analysis Fails to Adequately Consider and Mitigate the Project's Impacts on Schools – The MND and Initial Study (IS) do not accurately evaluate or propose mitigation of environmental impacts on schools caused by the Project. The MND/IS incorrectly concludes that payment of statutory developer fees fully mitigate impacts related to schools. Based on the *Chawanakee Unified School District v. County of Madera* (2011) 196 Cal. App. 4<sup>th</sup> 1016 case, impacts

- relating to schools that are not per se “impacts on school facilities” must be identified and analyzed, and if those impacts are significant, they must be mitigated. For example, an impact on traffic is not excused under SB 50, nor are impacts of construction on the non-school physical environment. The City is required to consider, address and mitigate any significant impacts on schools, including a determination of how the City will mitigate these impacts, other than by paying mitigation fees.
3. The CEQA Documentation Fails to Adequately Address Significant Impacts Relating Directly and Indirectly to Interim School Facilities – the MND/IS does not adequately address the issue of interim housing for students that will be generated as a result of the Project. The Project will generate approximately 28 students to the District’s already overcrowded sites, and the CEQA analysis must consider that the District is currently near capacity in all of its schools and is already struggling to accommodate students at the anticipated attendance school for students of the Project. To the extent the District does not have existing capacity for these students, the MND/IS must analyze how students will be served until permanent facilities are available.
  4. The CEQA Analysis Fails to Consider the Cumulative Impacts Related to Schools – CEQA requires the City to consider any cumulative impacts related to schools resulting from additional development already approved or pending within the District. Cumulative impacts refer to two or more individual effects, which, when considered together, are considerable or which compound or increase other environmental impacts. The MND/IS fail to analyze any of the potential cumulative environmental impacts of the Project when combined with other proposed developments within the District (including but not limited to traffic, noise, public services and interim facilities impacts). Although the MND/IS address cumulative impacts of other environmental factors, it fails to address the cumulative impacts on schools, including cumulative impacts related to a list of 23 specific development projects which would generate at least 1,318 students.
  5. The City is Not Legally Limited to SB 50 as a Means of Mitigating Significant Impacts on Schools and School Facilities – in addition to addressing the required mitigation of impacts related to school facilities (including interim facilities, traffic, etc.) as required by *Chawanakee*, there are other mitigation options in addition to school impact fees under SB 50 that may help ensure sufficient school facilities and lessen the impacts of development. Examples include: 1) participation in a Mello-Roos Community Facilities District; 2) Revision to the City’s mitigation program, for example a system where it only approves a certain amount of development within a specified timeframe to avoid uncontrolled growth, and 3) the City can impose conditions on development related to issues other than school overcrowding, such as the need to widen roads or put in other traffic controls to accommodate increased traffic, safety measures to address

pedestrian travel to school, and the need to add sound-proofing to offset noise increases from nearby development and resulting traffic.

6. In summary, based on the considerations previously identified, the District requests the drafting of an EIR to address all of the potential impacts and cumulative impacts of the Project on schools and school facilities, and to properly mitigate those impacts that are significant. The District also urges the City to consider all avenues available to it for mitigation of the potential impacts of its Projects on schools, rather than considering itself unnecessarily limited by SB 50.

## RESPONSES

1. The summary comment introduces concerns that the MND/IS does not comply with CEQA for its failure to not adequately address the cumulative impact on schools and resorting to SB 50 as a shield against CEQA compliance, which are further elaborated upon in the letter's subsequent comments. See Responses 1-6 to the LUSD's comments above and the specific responses below. The comments from Lozano Smith do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.
2. See Responses 1-6 to the LUSD's comments above, specifically Response 2 regarding overcrowding and inter-District student transfers and Response 5 regarding the MND's traffic analysis and the project's anticipated replacement of inter-District student transfer automobile trips. The comments from Lozano Smith do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.
3. See Responses 1-6 to the LUSD's comments above, specifically Response 2 regarding the project's inclusion in the LUSD's Facilities Master Plan (FMP) overcrowding and inter-District student transfers. The comments from Lozano Smith do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.
4. As noted in the Croftwood 2 Subdivision project's MND/IS, the City's 2012 General Plan EIR was a program EIR which can be relied upon with respect to its

analysis of impacts associated with the eventual buildout of future anticipated development anticipated by the General Plan, as set forth in CEQA Guidelines section 15168.

The General Plan EIR analyzed Cumulative Public School Impacts and noted that the cumulative setting for public school impacts includes the district boundaries for the Rocklin Unified School District (RUSD), the Loomis Union School District (LUSD), and the Placer Union High School District (PUHSD) for school services; these boundaries encompass the list of 23 proposed development projects within the Town of Loomis and Placer County that are impacting the LUSD and its schools as noted in the comment.

The discussion of Cumulative Public School Impacts in the General Plan EIR noted the following “Population growth associated with implementation of the proposed project, in combination with other existing, planned, proposed, approved, and reasonably foreseeable development in the cumulative setting, would result in a cumulative increase in student enrollment and require additional school-related facilities to accommodate the growth. The construction of new or expanded school facilities could result in substantial adverse physical impacts, which could cause significant environmental impacts. However, the proposed General Plan Update’s mitigating policies and their associated action steps, as well as state law requiring mitigation through payment of development impact fees, ensure that the impact will be less than significant. Therefore, this is a less than cumulatively considerable impact.”

The General Plan EIR also noted that any significant expansion of school facilities or the development of new school facilities (elementary through post-secondary) would be subject to the appropriate level of environmental review, the General Plan Update contains policies which would address the project’s cumulative contribution to impacts on public schools, and current California state law indicates that the environmental impact of new development of K-12 school facilities is considered to be fully mitigated through the payment of required development impact fees.

The City has concluded that the cumulative impacts of the proposed Croftwood 2 Subdivision project on school facilities are “within the scope” of the analysis in the General Plan EIR and further cumulative analysis in the MND was, and is still not, necessary. The comments from Lozano Smith do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

5. The City appreciates the identification of mitigation options in addition to school impact fees under SB 50, however based upon the analysis and conclusions of the General Plan EIR and the Croftwood 2 Subdivision MND, the City does not

believe that mitigation beyond payment of SB 50 school impact fees is necessary. In addition to the mitigation options identified in the comment, it should be noted that LUSD's FMP identifies funding sources available to the District, including Mello-Roos/Community Facilities District Special Taxes and Bonds, Developer/Mitigation Fees, State School Facility Program, New Construction Funding, Financial Hardship Funding, General Obligation Bonds, and School Facility Improvement Districts. The comments from Lozano Smith do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

6. See Responses 1-5 above and see Responses 1-6 to the LUSD's comments above. The comments from Lozano Smith do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

#### SUMMARY OF LOZANO SMITH COMMENT LETTER (MARCH 9, 2018)

Lozano Smith, Attorneys at Law on behalf of the Loomis Union School District (LUSD) provided comments on the Croftwood 2 Subdivision Project MND. With one exception, the comments in their March 9, 2018 letter are similar to the comments in their February 16, 2018 letter, and summaries and responses to the comments are provided above. The new comment is summarized below:

1. The comment takes exception to the City's previous response that the Croftwood 2 Subdivision's MND bases its assessment of cumulative impacts of development related to schools on the 2012 General Plan EIR because the City EIR only identifies and analyzes projects that are largely located in western Placer County, including the following: 1) Curry Creek; 2) Regional University; 3) Lincoln Sphere of Influence; 4) Placer Ranch; 5) Placer Vineyards; 6) Riolo Vineyards; 7) Creekview, and 7) Sierra Vista.

#### RESPONSE

1. See Response 4 to February 16, 2018 Lozano Smith letter above. In addition, page 4.12-29 (Public Services chapter) and page 5.0-42 (Cumulative chapter) of the General Plan EIR note the following: "The cumulative setting for public school impacts includes the district boundaries for the Rocklin Unified School District (RUSD), the Loomis Union School District (LUSD), and the Placer Union High School District (PUHSD) for grade school services, and the service area of the Sierra Community College District for post-secondary education services. Any existing, planned, proposed, approved or reasonably foreseeable development in the cumulative setting could result in cumulative impacts."



The comment is incorrect in asserting that the General Plan EIR cumulative analysis was limited to the seven noted projects in western Placer County. The comments from Lozano Smith do not affect the analysis or conclusions reached in the MND, are considered to be noted and will be forwarded to the decision-makers; additional response or revisions to the MND are not necessary.

# **ATTACHMENT 5**

Public Prepared Chart with  
Staff Responses

In the Matter of:

Croftwood Unit #2  
Tentative Subdivision Map SD2017-0002  
General Development Plan PDG2017-0002  
Oak Tree Preservation Plan Permit TRE2017-0003

Prepared by Residents of Croftwood Unit #1 (*Crowne Point*)  
February 20, 2018

Characteristic	Croftwood Unit #1	Croftwood Unit #2 As approved 1995	Croftwood Unit #2 As proposed 2018	Comments	Staff Responses (March 8, 2018)
Total Acres	83.3	25.5	25.5		
"Buildable" Acres		20.5	14.3	Buildable acres have decreased with no change to number of homes	
Number of Homes	155	60	60		
General Plan Designation	LDR	LDR	LDR		
Zoning (DU/Acre)	PD-1.93	PD-2.5	PD-2.5	No change to zoning	
Development Standards	R1-7.5	R1-7.5	R1-7.5 Minimums A lots (11) comply <b>B lots (49) DO NOT COMPLY and require exceptions</b>		The project is not seeking "exceptions" from standards. The project is proposing to amend the General Development Plan to modify standards for Area B of the project site, consistent with the allowed density of the PD-2.5 zoning district.
Lot Sizes (sq ft) Average	11,440 (actual)	12,500	8,271 per staff report	8107 if exclude largest lot 7678 if exclude largest 10% of proposed lots 7479 if exclude largest 11 lots. <b>REMAINING 49 LOTS ARE BELOW STANDARD</b>	Only 30 (50%) of the proposed lots are below the current 7,500 square foot standard. The other 30 comply with the current lot size requirements.
Lot Sizes (sq ft) Minimum Corner/Interior	Corner 8,000 Interior 7,500	Corner 8,000 Interior 7,500	A Corner 8,000 A Interior 7,500 <b>B Corner 7,000 B Interior 6,300</b>	<b>All 49 B Lots requires exception from R1-7.5 Development Standards</b> Development standards are 8,000/7,500	As stated above, only 30 of the proposed lots are below 7,500 square feet. See attachment.
Lot Sizes (sq ft) Maximum	18,872		18,071		

In the Matter of:

Croftwood Unit #2  
Tentative Subdivision Map SD2017-0002  
General Development Plan PDG2017-0002  
Oak Tree Preservation Plan Permit TRE2017-0003

Prepared by Residents of Croftwood Unit #1 (*Crowne Point*)  
February 20, 2018

Characteristic	Croftwood Unit #1	Croftwood Unit #2 As approved 1995	Croftwood Unit #2 As proposed 2018	Comments	Staff Responses (March 8, 2018)
Lot Width (ft) Corner/Interior	Corner 80 Interior 75	Corner 80 Interior 75	A Corner 80 A Interior 75 <b>B Corner 65</b> <b>B Interior 60</b>	<b>All 49 B Lots requires exception from R1-7.5 Development Standards</b> Development standard is 80/75	The project is seeking to modify the development standards of <b>Area B</b> to reduce required lot widths as indicated.
Lot Coverage (%)	Single Story – 40% Two-Story – 35% (Granted exception for single story)	35%	A 35 <b>B 40</b>	<b>All 49 B Lots requires exception from R1-7.5 Development Standards</b> Development standard is 35%	Within <b>Area B</b> , the project proposes an increase to maximum lot coverage from 35% to 40% to allow for larger homes on the lots, which would be more consistent with typical home sizes in Crowne Point.  Pursuant to direction from PC, the lot coverage standards were changed within <b>Area A</b> to be the same as the Crowne Point development (40% for two-story; 35% for single-story). This will allow for additional flexibility for single-story homes, which are required on a minimum of 6 of the lots within this portion of the project.
Setback (ft) Front	23 (Granted exception to reduce setback by 2 ft)	25	A 25 B 25 Garage <b>B 20 Living Area</b>	<b>All 49 B Lots requires exception from R1-7.5 Development Standards</b> Development standard is 25	Within <b>Area B</b> , the project proposes to reduce setbacks to allow for larger homes on the lots, which would be more consistent with typical home sizes in Crowne Point.
Setback (ft) Rear	25	25	A 25 <b>B 20</b>	<b>All 49 B Lots requires exception from R1-7.5 Development Standards</b> Development standard is 25	See above

Setback (ft) Sides	Interior 7.5 Street 10	Interior 7.5 Street 10	A Interior 7.5 A Street 10 <b>B Interior 5</b> Street Side 10	<b>All 49 B Lots requires exception from R1-7.5 Development Standards</b> Interior development standard is 7.5 feet	See above
Oak Trees on Property Total		281	527	<ul style="list-style-type: none"> <li>- Increase in number of trees from 1994 to 2018</li> <li>- No Oak Tree Mitigation Plan included in 2018 plan as there was for 1994 plan</li> <li>- Appears from map that 16 + additional trees on northeast corner of project could be saved in addition to some in other locations</li> </ul>	<p>Staff believes that 23 years of growth has resulted in 246 more trees growing large enough (over 6 inches DBH) to be surveyed for mitigation purposes on the project site. Due to this increase in quantity, more trees have been proposed for removal than were anticipated in 1995. However, this project would still retain 344 trees on site as a result of this development, which is 152 more trees than were anticipated to be retained as result of the original 1995 development.</p> <p>An oak tree mitigation plan is not a standard requirement for new projects. The proposed project does include all oak tree information as required by the RMC to determine potential impacts to oaks on the site. As with all development projects, the project will be required to comply with the City's Oak Tree Ordinance with regard to the removal and mitigation of trees over 6 inches.</p>
Oak Trees Removed for roads and building pad		56	Not called out		
Oak Trees Removed (Diseased)		33	183 (13 are diseased)		
Oak Trees Saved		192	344		
Sidewalks	Sidewalks on one side, none in cul- de-sacs	Res. 95-22, Sec 2(6)(A)(1) – sidewalks on one side, none in cul-de-sacs		<b>Silent / omitted from proposed resolution</b>	At the direction of the Planning Commission, the project has been conditioned to only construct sidewalks on one side of the street, consistent with the Crowne Point development.

**FOR APPROVAL ON APRIL 24, 2018**

MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Croftwood Unit #2 / SD-2017- 0002, PDG-2017-000, and TRE-2017-0003)



## RESOLUTION NO. 2018-

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

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

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

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

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

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

Section 2. The mitigated negative declaration reflects the independent judgment of the City Council.

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

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

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

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

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on \_\_\_\_\_, 20\_\_, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

\_\_\_\_\_  
Kenneth Broadway, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Ivanusich, City Clerk



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

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

**ATTACHMENT 1**

**INITIAL STUDY AND ENVIRONMENTAL CHECKLIST**

**Croftwood Unit #2 Subdivision**

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

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

**December 14, 2017**

***PREPARED BY:***

**David Mohlenbrok, Environmental Coordinator, (916) 625-5162**

***CONTACT INFORMATION:***

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

***APPLICANT/OWNER:***

**The applicant and property owner is Jesper Peterson Revocable Trust.**

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## SECTION 1. INTRODUCTION

### A. Purpose of an Initial Study

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

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

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

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

### B. Document Format

This Initial Study is organized into five sections as follows:

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

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

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

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

Section 5, References: provides a list of reference materials used during the preparation of this Initial Study. The reference materials are available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and can also be found on the City's website under Planning Department, Current Environmental Documents.

### C. CEQA Process

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

During the project approval process, persons and/or agencies may address either the Environmental Services staff or the City Council regarding the project. Public notification of agenda items for the City Council is posted 72 hours prior to the public meeting. The Council agenda can be obtained by contacting the Office of the City Clerk at City Hall, 3970 Rocklin Road, Rocklin, CA 95667 or via the internet at <http://www.rocklin.ca.us>

Within five days of project approval, the City will file a Notice of Determination with the County Clerk. The Notice of Determination will be posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues that were presented to the lead agency by any person, either orally or in writing, during the public comment period.

## **SECTION 2. INITIAL STUDY SUMMARY AND DETERMINATION**

### A. Summary Information

**Project Title:**

Croftwood Unit #2 Subdivision

**Lead Agency Name and Address:**

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

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**Contact Person and Phone Number:**

David Mohlenbrok, Environmental Coordinator, 916-625-5162

**Project Location:**

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

**Project Sponsor's Name:**

The applicant and property owner is Jesper Petersen Revocable Trust.

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

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

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

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

**Description of the Project:**

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

**Surrounding Land Uses and Setting:**

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

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

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

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

**B. Environmental Factors Potentially Affected:**

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

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

C. Determination:

On the basis of this Initial Study:

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

Marc Mondell  
Director of Economic and Community Development

Date

## SECTION 3. PROJECT DESCRIPTION

### A. Project Location

The project site is specifically located at 4588 Barton Road and generally located at the west side of Barton Road at the terminus of Lakepointe Drive, approximately 0.8 miles north of Rocklin Road, in the City of Rocklin. The Assessor's Parcel Number is 045-053-015 (Please see Attachment A, Vicinity Map).

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

### B. Description

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

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

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

## SECTION 4. EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

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

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

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

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

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

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

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

The Initial Study is a public document to be used by the City decision-makers to determine whether a project may have a significant effect on the environment. If the City as lead agency, finds substantial evidence that any effects of the project were not “adequately examined” in the General Plan EIR or were not “within the scope” of the analysis in that document AND that these effects may have a significant effect on the environment if not mitigated, the City would be required to prepare an EIR with respect to such potentially significant effects. On the other hand, if the City finds that these unaddressed project impacts are not significant, a negative declaration would be appropriate. If in the course of analysis, the City identified potentially significant impacts that could be reduced to less than significant levels through mitigation measures to which the applicant agrees, the impact would be considered to be reduced to a less than significant level, and adoption of a mitigated negative declaration would be appropriate.

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

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

### 1. Air Quality:

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

### 2. Aesthetics/Light and Glare:

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

### 3. Traffic and Circulation:

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

### 4. Noise

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

### 5. Cultural and Paleontological Resources

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

### 6. Biological Resources

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

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## 7. Climate Change and Greenhouse Gases

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

### C. Mitigation Measures Required and Considered

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

### D. Evaluation of Environmental Checklist:

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

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Community Development Department. In this case, a brief discussion will identify the following:

- a) Which effects are within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects are addressed by mitigation measures based on the earlier analysis; and
- b) For effects that are “Less than Significant with Mitigation Measures Incorporated,” the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

### E. Environmental Checklist

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

### **DISCUSSION OF DETERMINATION:**

#### **Project Impacts:**

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

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**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts that would occur to the visual character of the Planning Area as a result of the future urban development that was contemplated by the General Plan. When previously undeveloped land becomes developed, aesthetic impacts include changes to scenic character and new sources of light and glare (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.3-1 through 4.3-18). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including open space areas, natural resource areas, hilltops, waterways and oak trees, from the encroachment of incompatible land use.

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

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

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

**Significance Conclusions:**

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

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

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

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

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

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

II.

AGRICULTURAL RESOURCES

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

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

## DISCUSSION OF DETERMINATION:

### Project Impacts:

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

### Significance Conclusions:

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

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



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

## DISCUSSION OF DETERMINATION:

### Project Impacts:

In the short-term, air quality impacts from the proposed project will result from construction related activities associated with grading and excavation to prepare the site for the installation of utilities and above ground structures and improvements.

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

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

### Prior Environmental Analysis:

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

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

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

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

**Project Level Environmental Analysis:**

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

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

**Construction Emissions**

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

construction is a potential concern because the proposed project is in a non-attainment area for ozone and PM.

The project is required to comply with all PCAPCD rules and regulations for construction, including, but not limited to, the following, which would be noted with City-approved construction plans:

- Rule 202 related to visible emissions; Rule 218 related to architectural coatings; Rule 228 related to fugitive dust, and Regulation 3 related to open burning.

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

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

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

#### Operational Emissions

Operational emissions of ROG, NOx and PM<sub>10</sub> would be generated by the proposed project from both mobile and stationary sources. Day-to-day activities such as vehicle trips to and from the project site would make up the majority of the mobile emissions. Emissions would occur from stationary sources such as natural gas combustion from heating mechanisms, landscape maintenance equipment exhaust, and consumer products (e.g., deodorants, cleaning products, spray paint, etc.). The modeling performed for the project takes these factors into consideration.

The project is required to comply with all PCAPCD rules and regulations, such as those listed previously for construction, as well as the following for operations:

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

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

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

As shown, the project's operational emissions of ROG, NO<sub>x</sub> and PM<sub>10</sub> would be below the applicable PCAPCD thresholds of significance. Accordingly, the project's operational emissions would not contribute to the PCAPCD's nonattainment status of ozone and PM, operations of the project would not violate an air quality standard or contribute to an existing or projected air quality violation and operationally-related impacts would be considered less than significant.

#### Cumulative Air Quality

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

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

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

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

As shown in the Operational Emissions table above, the proposed project would result in the generation of ROG, NOx and PM<sub>10</sub> emissions that would be below the applicable operational-level thresholds.

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

#### **Significance Conclusions:**

**a., b. and c. Conflict with or obstruct implementation of the applicable air quality plan, Violate any air quality standard or contribute substantially to an existing or projected air quality violation, and Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) – Less Than Significant Impact.** The proposed project area is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter (PM<sub>2.5</sub>) and the State particulate matter 10 microns in diameter (PM<sub>10</sub>) standards, as well as for both the federal and State ozone standards. The federal Clean Air Act requires areas designated as federal nonattainment to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the national ambient air quality standards (NAAQS). The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them. In compliance with regulations, the PCAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the NAAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies.

The current applicable air quality plan for the proposed project area is the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Ozone Attainment Plan),

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adopted September 26, 2013. The U.S. Environmental Protection Agency (USEPA) determined the Plan to be adequate and made such findings effective August 25, 2014. On January 9, 2015, the USEPA approved the 2013 Ozone Attainment Plan.

The 2013 Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the CAA requirements, including the NAAQS. It should be noted that in addition to strengthening the 8-hour ozone NAAQS, the USEPA also strengthened the secondary 8-hour ozone NAAQS, making the secondary standard identical to the primary standard. The SVAB remains classified as a severe nonattainment area with an attainment deadline of 2027. On October 26, 2015 the USEPA released a final implementation rule for the revised NAAQS for ozone to address the requirements for reasonable further progress, modeling and attainment demonstrations, and reasonably available control measures (RACM) and reasonably available control technology (RACT). With the publication of the new NAAQS ozone rules, areas in nonattainment must update their ozone attainment plans and submit new plans by 2020/2021.

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

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

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

As shown in the Construction Emissions table above, the project's construction emissions of ROG, NO<sub>x</sub> and PM<sub>10</sub> would be below the applicable PCAPCD thresholds of significance. As



shown in the Operational Emissions table above, the project's operational emissions of ROG, NOx and PM<sub>10</sub> would not exceed the applicable PCAPCD thresholds of significance.

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

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

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

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

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

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

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

Asbestos are naturally occurring silicate minerals that, when inhaled, could cause serious illness. Asbestos-containing materials could include, but are not limited to, plaster, ceiling tiles, thermal systems insulation, floor tiles, vinyl sheet flooring, adhesives, and roofing materials. The age of the existing structures on the project site is currently unknown, but has the potential to have been constructed prior to 1980. Therefore, the potential exists that asbestos-containing materials were used in constructing the structures. Structures built prior to 1978 should be expected to contain Lead Based Paint (LBP), which can cause a range of serious illnesses. If the existing structures on the project site were constructed prior to 1978, the potential would exist that LBPs were used in the on-site structures. Construction workers and nearby sensitive receptors at the Jehovah's Witnesses Hall and existing residences could become exposed to such airborne TACs.

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

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

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

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

**e. Odors – Less Than Significant Impact.** Odors are generally regarded as an annoyance rather than a health hazard. Due to the subjective nature of odor impacts, the number of variables

that can influence the potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact do not exist. Certain land uses such as wastewater treatment facilities, landfills, confined animal facilities, composting operations, food manufacturing plants, refineries, and chemical plants have the potential to generate considerable odors. The proposed project does not involve such land uses nor is it located near any such land uses. Although less common, emissions of DPM from heavy-duty diesel truck traffic could result in objectionable odors. While the proposed project would increase the total amount of vehicle trips in the area, the increase in area vehicle activity would not necessarily create an increase in heavy-duty diesel truck traffic, because the traffic increase would be a result of increased residential land uses. Residential land uses are not typically associated with heavy-duty diesel truck traffic, and thus the increase in daily trips attributable to residential land uses would mainly involve single passenger vehicles that are not typically considered to be sources of objectionable odors.

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

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

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

## DISCUSSION OF DETERMINATION:

### Project Impacts:

The proposed project will modify habitats through the removal of native and other plant material; the project site does contain oak trees, some of which will be removed with implementation of the project. Impacts to riparian areas may occur due to their presence on the project site, impacts to wetlands/waters of the U.S. are anticipated to occur due to their presence on the project site, and impacts to special status animal and plant species could occur due to their presence or potential presence on the project site.

### Prior Environmental Analysis

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

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

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

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

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### **Project-Level Environmental Analysis:**

The firm of Foothill Associates, a Sacramento area consulting firm with recognized expertise in biological resources, prepared a biological resources assessment for the Croftwood # 2 Subdivision project. Their report, dated August 25, 2017 is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. A full examination of the study area was undertaken to assess the suitability of the site to support special-status species and sensitive habitat types. City staff has reviewed the documentation and is also aware that Foothill Associates has a professional reputation that makes their conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Foothill Associates report, which is summarized below.

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

### **Project Site Description**

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

### **Biological Assessment Overview**

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

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determine: 1) plant communities present in the study area; 2) if existing conditions provided suitable habitat for any special-status plant or wildlife species, and 3) if sensitive habitats are present. Existing biological resources of the project site are summarized below, focusing on the potential for occurrence of special-status species and other sensitive resources.

#### A. Biological Communities

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

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

#### B. Special-Status Plant and Animal Species

Special-status plant and animal species are those that have been afforded special recognition by federal, State, or local resources or organizations. Listed and special-status species are of relatively limited distribution and may require specialized habitat conditions.

##### Plants

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

##### Wildlife

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

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

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

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

D. Riparian Vegetation

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

**Significance Conclusions:**

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

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

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

*If tree and vegetation removal and/or project grading or construction activities would occur during the nesting season for raptors and migratory birds (February-August), the developer and/or contractor shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of tree and vegetation removal activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

To ensure compliance with the City's Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees on the project site, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-11 Prior to the issuance of improvement plans or grading permits, the applicant shall:*

*a) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.*

*b) Mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:*

- The total number of surveyed oak trees;*
- The total number of oak trees to be removed;*
- The total number of oak trees to be removed that are to be removed because they are sick or dying, and*
- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.*

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

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

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

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

#### DISCUSSION OF DETERMINATION:

##### Project Impacts:

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

##### Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts that would occur to historical, cultural and paleontological resources within the Planning area as a result of the future urban development that was contemplated by the General Plan. These impacts included potential destruction or damage to any historical, cultural, and paleontological resources (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.8-1 through 4.8-21). Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use and Open Space, Recreation and Conservation Elements, and include goals and policies that encourage the preservation and protection of historical, cultural and paleontological resources and the proper treatment and handling of such resources when they are discovered.

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

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

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

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

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

**Project-Level Environmental Analysis:**

The firm of Peak & Associates, Inc., a Sacramento area consulting firm with recognized expertise in cultural resources, prepared a cultural resource report for the Croftwood Unit # 2 Subdivision project. The report, dated January, 2017, is available for review during normal business hours at the City of Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA, and is incorporated into this Mitigated Negative Declaration by this reference. City staff has reviewed the documentation and is also aware that Peak & Associates, Inc. has a professional reputation that makes their conclusions presumptively credible and prepared in good faith. Based on its review of the analysis and these other considerations, City staff accepts the conclusions in the Peak & Associates, Inc. report, which is summarized below.

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

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**Significance Conclusions:**

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

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

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

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

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

*V.-1 If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) or tribal cultural resources is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, a unique paleontological resource, or a tribal cultural resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with*

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*the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts and tribal cultural resources.*

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

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

**d. Human Remains – Less Than Significant With Mitigation.** No evidence of human remains is known to exist at the project site. However, in the event that during construction activities, human remains of Native American origin are discovered on the site during project demolition, it would be necessary to comply with state laws relating to the disposition of Native American burials, which fall under the jurisdiction of the Native American Heritage Commission (NAHC) (Public Resources Code Section 5097). In addition, State law (CEQA Guidelines Section 15064.5 and the Health and Safety Code Section 7050.5) requires that the Mitigation Measure V.-1 be implemented should human remains be discovered; implementation of Mitigation Measure V.-1 will reduce impacts regarding the discovery of human remains to a less than significant level.

<b>VI.</b> <u><b>GEOLOGY AND SOILS</b></u> <b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X		
ii) Strong seismic ground shaking?			X		
iii) Seismic-related ground failure, including liquefaction?			X		
iv) Landslides?			X		
b) Result in substantial soil erosion or the loss of topsoil?			X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?					X
d) Be located on expansive soil, as defined in Table I8-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X	

## DISCUSSION OF DETERMINATION:

### Project Impacts:

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

### Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts of local soils and geology on development that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included seismic hazards such as groundshaking and liquefaction, erosion, soil stability, and wastewater conflicts (City of Rocklin General Plan Update Draft EIR, 2011 pages 4.6-1 through 4.6-27). The analysis found that while development and buildout of the General Plan can result in geological impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City’s Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies that would assist in minimizing or avoiding geologic hazards and compliance with local, state and federal standards related to geologic conditions.

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

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

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

In addition, the project would be subject to the provisions of the City’s Grading and Erosion and Sediment Control Ordinance. Chapter 15.28 of the Rocklin Municipal Code, Grading and Erosion Sediment Control, regulates grading activity on all property within the City of Rocklin to safeguard life, limb, health, property, and public welfare; to avoid pollution of watercourses

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

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

**Significance Conclusions:**

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

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

**b. Soil Erosion – *Less Than Significant Impact*.** Standard erosion control measures are required of all projects, including revegetation and slope standards. The project proponent will be required to prepare an erosion and sediment control plan through the application of the City's

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

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

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

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

# DISCUSSION OF DETERMINATION:

## Project Impacts:

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

Area- and mobile-source emissions of greenhouse gases would be generated by the construction and operation of the proposed project. Individual projects can contribute to greenhouse gas emission reductions by incorporating features that reduce vehicle emissions and maximize energy-efficiency.

## Prior Environmental Analysis:

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

The General Plan EIR concluded that despite these goals and policies, significant greenhouse gas emission impacts will occur as a result of development under the General Plan and further, that these impacts cannot be reduced to a less than significant level. Specifically, the General

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

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

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

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

**Project Level Environmental Analysis:**

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

**Greenhouse Gas Setting**

Gases that trap heat in the atmosphere are referred to as greenhouse gas (GHG) emissions because they capture heat radiated from the sun as it is reflected back into the atmosphere, similar to a greenhouse. The accumulation of GHG emissions has been implicated as a driving force for Global Climate change. Definitions of climate change vary between and across regulatory authorities and the scientific community, but in general can be described as the changing of the earth's climate caused by natural fluctuations and the impact of human activities that alter the composition of the global atmosphere.



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

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

An individual project, even a very large project, does not in itself generate enough greenhouse gas emissions to measurably influence global climate change. Global climate change is therefore by definition a cumulative impact. A project contributes to this potential cumulative impact through its cumulative incremental contribution combined with the emissions of all other sources of greenhouse gases (GHG). In assessing cumulative impacts, it must be determined if a project's incremental effect is "cumulatively considerable" (CEQA Guidelines Sections 15064 (h)(1) and 15130). To make this determination, the incremental impacts of the project must be compared to with the effects of past, current and probable future projects. To gather sufficient information on a global scale of all past, current, and probable future projects to make this determination is a difficult, if not impossible, task.

### Regulatory Framework

In September 2006, then Governor Arnold Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. AB 32 delegated the authority for its implementation to the California Air Resources Board (CARB) and directs CARB to enforce the statewide cap. In accordance with AB 32, CARB prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. Based on the reduction goals called for in the 2008 Scoping Plan, a 29 percent reduction in GHG levels relative to a Business As Usual (BAU) scenario would be required to

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

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

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

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

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

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

#### Significance Conclusions:

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

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

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

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

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

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

## DISCUSSION OF DETERMINATION:

### Project Impacts:

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

### Prior Environmental Analysis:

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

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

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

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

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

**Significance Conclusion:**

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

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

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

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

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

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

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

**d. Hazardous Site List – No Impact.** The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Government Code 65962.5 is known as the Cortese List. The Cortese database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with Underground Storage Tanks (USTs) having a reportable release and all solid waste disposal facilities from which there is known migration. The Department of Toxic Substances Control (DTSC) EnviroStor database and State Water Resources Control Board GeoTracker database were searched on August 30, 2017 and no open hazardous sites were identified on the project site; therefore there is no impact related to a hazardous materials site on the project site.

**e. and f. Public Airport Hazards and Private Airport Hazards – No Impact.** The project is not located within an airport land use plan, or within two miles of a public airport or public use airport; therefore there is no public or private airport hazard impact.

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

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

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

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

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

#### DISCUSSION OF DETERMINATION:

##### Project Impacts:

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

##### Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated hydrology and water quality impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included water quality, ground water quality and supply, drainage, flooding, risks of seiche, tsunami and mudflow (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.9-1 through 4.9-37). The analysis found that while development and buildout of the General Plan can result in hydrology and water quality impacts, these impacts would be reduced to a less than significant level through the application of development standards contained in the City’s Improvement Standards and Standard Specifications and in the Rocklin Municipal Code, the application of General Plan goals and policies related to hydrology, flooding and water quality, and compliance with local, state, and federal water quality standards and floodplain development requirements.

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

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

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

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

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

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

**Significance Conclusions:**

**a., c., d., e. and f. Water Quality Standards and Drainage – *Less than Significant Impact.*** Storm water runoff from the project site will be collected in stormwater drainage pipes and then directed through water quality treatment devices/areas as Best Management Practices (BMP) and/or Low Impact Development (LID) features and then into the City's storm drain system. The purpose of the BMP/LID features is to ensure that potential pollutants are filtered out before

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

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

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

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

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

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

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

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

## DISCUSSION OF DETERMINATION:

### Project Impacts:

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

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

**Prior Environmental Analysis:**

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

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

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

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

**Significance Conclusions:**

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

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

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

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

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

#### DISCUSSION OF DETERMINATION:

##### Project Impacts:

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

##### Significance Conclusions:

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

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

# DISCUSSION OF DETERMINATION:

## Project Impacts:

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

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**Prior Environmental Analysis:**

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated impacts of noise associated with the future urban development that was contemplated by the General Plan. These impacts included construction noise, traffic noise, operational noise, groundborne vibration, and overall increased in noise resulting from implementation of the General Plan Update (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.5-1 through 4.5-48).

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

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

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

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

**Significance Conclusions:**

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

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

### Noise Sources

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

### Interior Traffic Noise Levels

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

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

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

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

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

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

# DISCUSSION OF DETERMINATION:

## Project Impacts:

The proposed project will result in the construction of 60 single family residential units in an area that has been planned for such, which would not induce substantial population growth or displace substantial numbers of people.

## Prior Environmental Analysis:

As a “program EIR” under CEQA Guidelines section 15168, the General Plan EIR analyzed the anticipated population and housing impacts that would occur as a result of the future urban development that was contemplated by the General Plan. These impacts included population

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growth and availability of housing opportunities (City of Rocklin General Plan Update Draft EIR, 2011, pages 4.11-1 through 4.11-13). The analysis found that while development and buildout of the General Plan can result in population and housing impacts, implementation of the General Plan would not contribute to a significant generation of growth that would substantially exceed any established growth projections nor would it displace substantial numbers of housing units or people. Moreover, the project will not construct off-site infrastructure that would induce substantial development, unplanned or otherwise. As such, population and housing impacts were determined to be less than significant.

**Significance Conclusions:**

**a. Population Growth – *Less than Significant Impact.*** The project site is currently designated on the City’s General Plan land use map as Low Density Residential (LDR) and the project does not propose to change this designation. The project site is currently zoned as Planned Development Residential, 2.5 dwelling units/acre (PD-2.5) and the project does not propose to change this designation in any way that would affect development yields. The addition of 60 single family residences is not considered to induce substantial population growth into a City that is projected to have approximately 29,283 dwelling units at the buildout of the General Plan (the project’s proposed 60 dwelling units equates to 0.2 percent of the anticipated 29,283 Citywide dwelling units). Therefore, the project will have a less than significant population growth impact.

**b. and c. Displace Substantial Numbers of Existing Housing or People – *Less than Significant Impact.*** The project site is mostly vacant but does contain one single-family residence that will be eliminated with the proposed project; the loss of one housing unit is not considered to be substantial. The project includes the construction of 60 residential units which represents a net increase in housing. The displacement of substantial numbers of existing housing or people necessitating the construction of replacement housing elsewhere will not occur, and the overall project impact would be less than significant.



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

#### DISCUSSION OF DETERMINATION:

##### Project Impacts:

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

##### Prior Environmental Analysis:

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

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

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

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

California Fire Code, the California Health and Safety Code, Chapters 8.12 and 8.20 of the Rocklin Municipal Code, and the goals and policies in the General Plan Community Safety, and Public Services and Facilities Elements requiring studies of infrastructure and public facility needs, proportional share participation in the financial costs of public services and facilities, coordination of private development project with public facilities and services needed to serve the project, maintaining inter-jurisdictional cooperation and coordination, and requiring certain types of development that may generate higher demand or special need to mitigate the demands/needs.

**Significance Conclusions:**

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

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

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

**a., 3. and 4. Schools and Other Public Facilities – *Less than Significant Impact.*** The proposed project will be required to pay applicable school impact fees in effect at the time of building permit issuance to finance school facilities. The assessment of developer fees is regulated through the State Government Code. Proposition 1A/Senate Bill 50 (SB50, Chapter 407, Statutes of 1998) establishes the base amount that developers can be assessed per square foot of residential and non-residential development. If a district meets certain standards, the base adjustment can be adjusted upward a certain amount. Under SB 50, payment of the identified fees by a developer is deemed to be “full and complete mitigation” of impacts on schools resulting from new development. Participation in these funding mechanisms, as applicable, will reduce school impacts to a less than significant level as a matter of state law. The need for other public facilities would not be created by this project and the impact is anticipated to be less than significant.

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

# DISCUSSION OF DETERMINATION:

## Project Impacts:

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

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**Prior Environmental Analysis:**

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

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

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

**Significance Conclusions:**

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

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

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

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## DISCUSSION OF DETERMINATION:

### Project Impacts:

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

### Prior Environmental Review:

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

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

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

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

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

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# Project-Level Environmental Analysis:

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

## Standards of Significance and Methodology

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

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

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

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

### Daily Trip Generation

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

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

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

### Current Background Traffic Conditions

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

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

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

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

Existing Plus Project Traffic Conditions and Levels of Service

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

PEAK HOUR INTERSECTION OPERATIONS – EXISTING PLUS PROJECT CONDITIONS								
INTERSECTION	TRAFFIC CONTROL	PEAK HOUR	EXISTING CONDITIONS			EXISTING PLUS PROJECT CONDITIONS		
			DELAY <sup>1</sup>	V/C	LOS	DELAY <sup>1</sup>	V/C	LOS
Granite Drive/Dominguez Road (overall)	SB Stop	AM	(2.6)	-	(A)	(2.6)	-	(A)
		PM	(2.4)		(A)	(2.4)		(A)
Southbound left + right turn		AM	11.8		B	11.8		B
		PM	12.9		B	12.9		B
Sierra College Blvd./Granite Drive	Signal	AM	-	0.594	A	-	0.596	A
		PM	-	0.615	B	-	0.619	B
Sierra College Blvd./WB I-80/Commons Drive	Signal	AM	14.5	-	B	14.5	-	B
		PM	20.5		C	20.5		C
Sierra College Blvd./EB I-80/Crossings Drive	Signal	AM	15.4	-	B	15.5	-	B
		PM	17.2		B	16.9		B
Sierra College Blvd./Schriber Way (overall)	EB Stop	AM	(0.3)	-	(A)	(0.4)	-	(A)
		PM	(0.3)		(A)	(0.4)		(A)
Westbound right turn		AM	9.7		A	9.8		A
		PM	10.9		B	11.0		B
Sierra College Blvd./Dominguez Rd./Bass Pro Drive	Signal	AM	-	0.418	A	-	0.421	A
		PM	-	0.350	A	-	0.352	A
Sierra College Blvd./Rocklin Road	Signal	AM	-	0.530	A	-	0.531	A
		PM	-	0.700	B	-	0.702	C
Note: <sup>1</sup> Stop sign controlled and signalized intersections under Caltrans jurisdiction are reported in terms of average delay, while signalized intersections on City streets are based on volume/capacity (v/c) ratio.								

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

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

Existing Plus Approved Projects Plus Project

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

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

PEAK HOUR INTERSECTION OPERATIONS – EXISTING PLUS APPROVED PROJECTS PLUS PROJECT CONDITIONS								
INTERSECTION	TRAFFIC CONTROL	PEAK HOUR	EXISTING PLUS APPROVED PROJECTS			EXISTING PLUS APPROVED PROJECTS PLUS PROJECT		
			DELAY <sup>1</sup>	V/C	LOS	DELAY <sup>1</sup>	V/C	LOS
Granite Drive/Dominguez Road (overall)	SB Stop	AM	(3.7)	-	(A)	(3.7)	-	(A)
		PM	(3.8)		(A)	(3.8)		(A)
SB left+right turn		AM	13.8		B	13.8		B
		PM	18.0	C	18.0	C	C	
Sierra College Blvd./Granite Drive	Signal	AM	-	0.694	C	-	0.696	C
		PM	-	0.725	C	-	0.729	C
Sierra College Blvd./WB I- 80/Commons Drive	Signal	AM	16.8	-	B	16.8	-	B
		PM	27.0	-	C	27.0	-	C
Sierra College Blvd./EB I- 80/Crossings Drive	Signal	AM	17.0	-	B	17.1	-	B
		PM	30.0	-	C	30.2	-	C
Sierra College Blvd./Schriber Way	Signal	AM	-	0.688	B	-	0.707	B
		PM	-	0.707	C	-	0.712	C
Sierra College Blvd./Dominguez Rd./Bass Pro Drive	Signal	AM	-	0.462	A	-	0.465	A
		PM	-	0.483	A	-	0.503	A
Sierra College Blvd./Rocklin Road	Signal	AM	-	0.569	A	-	0.571	A
		PM	-	0.770	C	-	0.773	C
Note: <sup>1</sup> Stop sign controlled and signalized intersections under Caltrans jurisdiction are reported in terms of average delay, while signalized intersections on City streets are based on volume/capacity (v/c) ratio.								

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

#### Future (Cumulative Year 2030) Traffic Conditions

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

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

PEAK HOUR INTERSECTION OPERATIONS – CUMULATIVE PLUS PROJECT CONDITIONS									
INTERSECTION	TRAFFIC CONTROL	PEAK HOUR	CUMULATIVE NO PROJECT			CUMULATIVE PLUS PROJECT			
			V/C	DELAY <sup>1</sup>	LOS	V/C	DELAY <sub>1</sub>	LOS	
Granite Drive/Dominguez Road	Signal	AM PM	0.500 0.633	- -	A B	0.503 0.641	- -	A B	
Sierra College Blvd./Granite Drive	Signal	AM PM	0.840 <b>0.892</b>	-	D <b>D</b>	0.840 <b>0.894</b>	-	D <b>D</b>	
	Improved	AM PM	0.678 0.724		B C	0.679 0.726		B C	
Sierra College Blvd./WB I-80/Commons Drive	Signal	AM PM	- -	21.9 32.8	C C	21.9 32.9	- -	C C	
Sierra College Blvd/EB I-80/Crossings Drive	Signal	AM PM	- -	30.7 28.7	C C	- -	30.9 29.1	C C	
Sierra College Blvd./Schriber Way	Signal	AM PM	0.974 0.784	-	E C	-	0.988 0.798	E C	
	Improved	AM PM	0.724 0.590		C B		0.737 0.602	C B	
Sierra College Blvd./Dominguez Road/Bass Pro Drive	Signal	AM PM	1.129 <b>1.163</b>	-	F <b>F</b>	1.134 <b>1.172</b>		F <b>F</b>	
	Improved	AM PM	0.739 0.714		C C	0.753 0.733		C C	
Sierra College Blvd./Rocklin Road	Signal	AM PM	0.889 <b>1.370</b>	-	D <b>F</b>	0.918 <b>1.372</b>	-	D <b>F</b>	
	Improved	AM PM	0.744 0.794		C C	0.747 0.794		C C	
Notes: <sup>1</sup> Stop sign controlled and signalized intersections under Caltrans jurisdiction are reported in terms of average delay, while signalized intersections on City streets are based on volume/capacity (v/c) ratio. <b>BOLD</b> indicates conditions in excess of adopted LOS C PM peak hour standard.									

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

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

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

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



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

### Cumulative Plus Project Impacts

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

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

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

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

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

### **Significance Conclusions:**

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

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

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

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

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

#### *South Placer Regional Transportation Authority*

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

#### *Highway 65 Interchange Improvement Fee*

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

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

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

congestion management agency for designated roads or highways; therefore there is no conflict with an applicable congestion management program impact.

**c. Air Traffic Levels – No Impact.** The proposed project is not anticipated to have any impacts on air traffic because it is not located near an airport or within a flight path. In addition, the proposed project will not result in a change in location of planned development that results in substantial safety risks. Therefore, there is no change in air traffic patterns impact.

**d. and e. Hazards and Emergency Access – Less than Significant Impact.** The proposed project is evaluated by the City’s Engineering Services Manager to assess such items as hazards due to a design feature or incompatible uses. In addition, the proposed project is evaluated by representatives of the City of Rocklin’s Fire and Police Departments to ensure that adequate emergency access is provided. Through these reviews and any required changes, there will be a less than significant hazard or emergency access impact.

**f. Alternative Modes of Transportation – Less Than Significant Impact.** The City of Rocklin seeks to promote the use of public transit through development conditions requiring park-and-ride lots, and bus turnouts. Bike lanes are typically required along arterial and collector streets. In the vicinity of the project there are Class II bike lanes on Sierra College Boulevard, Bass Pro Drive and Schriber Way. The proposed project does not conflict with any bike lane locations or with other policies or programs promoting alternative transportation.

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

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

The proposed project is evaluated by City staff to assess potential conflicts with adopted policies, plans or programs regarding public transit, bicycle and pedestrian facilities and whether proposed projects would decrease the performance or safety of such facilities.

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

<b>XVII.</b> <b><u>TRIBAL CULTURAL RESOURCES</u></b> <b>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</b>	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Impact for which General Plan EIR is Sufficient
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			<b>X</b>		
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set for in subdivision (c) of Public Resource Code section 5024.1 the lead agency shall consider the significance of the resource to a California Native American tribe.			<b>X</b>		

## DISCUSSION OF DETERMINATION

### Project Impacts:

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

### Prior Environmental Analysis:

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

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

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

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

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

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

**Significance Conclusions:**

**a. and b. Tribal Cultural Resources –*Less Than Significant Impact*.** Per Assembly Bill 52 (AB-52, Gatto 2014), as of July 1, 2015 Public Resources Code Sections 21080.3.1 and 21080.3 require public agencies to consult with the Native American Heritage Commission (NAHC) and Native American tribes for the purpose of mitigating impacts to tribal cultural resources; that consultation process is described in part below:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief

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

As of the writing of this document, the United Auburn Indian Community (UAIC), the Ione Band of Miwok Indians (IBMI) and the Torres Martinez Desert Cahuilla Indians (TMDCI) are the only tribes that are traditionally and culturally affiliated with the project area that have requested notification. Consistent with Public Resources Code (PRC) Section 21080.3.1 (d) and per AB-52, the City of Rocklin provided formal notification of the Croftwood # 2 Subdivision project and the opportunity to consult on it to the designated contacts of the UAIC, IBMI and TMDCI in a letter received by those organizations on February 27, 2017, February 27, 2017 and February 28, 2017, respectively. The UAIC, IBMI and TMDCI had 30 days to request consultation on the project pursuant to AB-52 and the IBMI and TMDCI did not respond prior to March 27, 2017, the end of their 30-day periods. In a letter received by the City on March 28, 2017, the UAIC requested consultation under AB-52. Subsequently, the City and the UAIC conducted a site visit on May 25, 2017 where the results of the project's cultural resources report and an overview of the subdivision including the areas identified to remain as open space were discussed. The UAIC was satisfied that the project's design and layout would not impact potential Tribal Cultural Resources and they indicated no further steps were necessary beyond those to be taken in the event of the discovery of unknown cultural resources and tribal cultural resources, as required in mitigation measure V.-1 in Section V. Cultural Resources, above. As such, the City of Rocklin has complied with AB-52 and may proceed with the CEQA process for this project per PRC Section 21082.3 (d) (1) and (3). Given that the IBMI and TMDCI did not submit a formal request for consultation on the proposed project within the required 30 day period, that the UAIC did not request mitigation measures for Tribal Cultural Resources as part of their consultation with the City, and that no other tribes have submitted a formal request to receive notification from the City of Rocklin pursuant to PRC Section 21080.3.1, the project is not anticipated to cause a substantial adverse change in the significance of a Tribal Cultural Resource as defined in Public Resources Code Section 21074. Therefore, the project's impact on tribal cultural resources is considered less than significant.



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

## DISCUSSION OF DETERMINATION:

### Project Impacts:

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

### Prior Environmental Review:

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

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

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

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

### Significance Conclusions:

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

boundary. The plan includes future expansion as necessary. SPMUD collects participation fees to finance the maintenance and expansion of its facilities. The proposed project is responsible for complying with all requirements of SPMUD, including compliance with wastewater treatment standards established by the Central Valley Water Quality Control Board. The South Placer Wastewater Authority (SPWA) was created by the City of Roseville, Placer County and SPMUD to provide regional wastewater and recycled water facilities in southwestern Placer County. The regional facilities overseen by the SPWA include the Dry Creek and Pleasant Grove Wastewater Treatment Plants, both of which receive flows from SPMUD (and likewise from Rocklin). To project future regional wastewater needs, the SPWA prepared the South Placer Regional Wastewater and Recycled Water Systems Evaluation (Evaluation) in June 2007. The Evaluation indicates that as of June 2004, flows to both the wastewater treatment plants were below design flows. Both wastewater treatment plants are permitted discharges under the National Pollutant Discharge Elimination System (NPDES). Specifically, the Dry Creek Wastewater Treatment Plant (WWTP) is permitted to discharge an average dry weather flow not to exceed 18 mgd, while the Pleasant Grove Wastewater Treatment Plant is permitted to discharge an average dry weather flow not to exceed 12 mgd. According to SPMUD, in 2016 the Dry Creek WWTP had an average dry weather inflow of 8.2 mgd, with SPMUD's portion being 1.8 mgd, and the Pleasant Grove WWTP had an average dry weather inflow of 7.0 mgd, with SPMUD's portion being 1.9 mgd. Consequently, both plants are well within their operating capacities and there remains adequate capacity to accommodate the projected wastewater flows from this project. Therefore, a less than significant wastewater treatment impact is anticipated.

**c. New Stormwater Facilities – *Less than Significant Impact.*** The proposed project would be conditioned to require connection into the City's storm drain system, with Best Management Practices and/or Low Impact Development features located within the project's drainage system at a point prior to where the project site runoff will enter the City's storm drain system. Other than on-site improvements, new drainage facilities or expansion of existing facilities would not be required as a result of this project. Therefore, a less than significant stormwater facility impact is anticipated.

**d. Water Supplies – *Less than Significant.*** The proposed project is located within the Placer County Water Agency (PCWA) service area. The PCWA has a Master Plan, which is periodically updated, to provide water to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. The PCWA collects hook-up fees to finance the maintenance and expansion of its facilities.

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

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

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

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

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

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

**DISCUSSION OF DETERMINATION:**

**Project Impacts:**

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

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**Significance Conclusions:**

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

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

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

Development in the City and the South Placer region as a whole will result in cumulative, long-term impacts on biological resources (vegetation and wildlife), due to the introduction of domestic landscaping, homes, paved surfaces, and the relatively constant presence of people and pets, all of which negatively impact vegetation and wildlife habitat. As a result, the General Plan EIR, which assumed the development of the proposed project site, determined that there would be significant and unavoidable cumulative biological resource impacts, both at a project-

specific Rocklin General Plan buildout level as it relates to biological resources solely within the City of Rocklin, as well as in the context of a cumulative contribution from Rocklin General Plan buildout as it relates to biological resources in the region. Development of the proposed project represents conversion of the same vacant land area that was analyzed in the General Plan EIR. Therefore, the project would have less than significant impacts.

Development in the City and the South Placer region as a whole will result in significant noise impacts as a result of the introduction of new noise sources and additional traffic and people. As a result, the General Plan EIR, which assumed the development of the proposed project site, determined that there would be significant and unavoidable cumulative noise impacts. Development of the proposed project represents conversion of the same land area that was analyzed in the General Plan EIR, and the proposed project results in the same vehicle trip generation that was analyzed in the General Plan EIR. In addition, the above analysis of the potential noise impacts resulting from the proposed project demonstrated that the proposed project would have a less than significant cumulative noise impact. Therefore, the project would have less than significant impacts.

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

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

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



## Section 5. References

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

## Attachments

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

Initial Study Page 101 Reso. No.	<i>Croftwood Unit # 2 Subdivision</i> <i>SD2017-0002, PDG2017-0002, and TRE2017-0003</i>
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## MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

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

#### **Project Name and Description**

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

#### **Project Location**

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

#### **Project Proponent's Name**

The applicant and property owner is Jesper Peterson Revocable Trust.

#### **Basis for Mitigated Negative Declaration Determination**

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

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

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

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

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

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

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

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

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

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

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

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

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

**IMPLEMENTATION:**

Prior to issuance of a demolition permit for any on-site structures, if the on-site structures are found to be constructed prior to 1980, the Developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review, to the Economic and Community Development Director, an asbestos and lead survey. If asbestos- and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos- and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety Administration (Cal-OSHA) regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The applicant shall submit the work plan to the City and the Placer County Department of Environmental Health for review and approval.

**RESPONSIBILITY:**

Applicant/Developer

City of Rocklin Economic and Community Development Department

Placer County Department of Environmental Health

## **MITIGATION MEASURES:**

### **Biological Resources:**

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

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

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

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

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

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

### **IMPLEMENTATION:**

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

### **RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

California Department of Fish and Wildlife

Page 3 of

Mitigated Negative Declaration/Mitigation Monitoring Program

Reso No.

**MITIGATION MEASURES:****Biological Resources:**

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

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

*Prior to the commencement of construction activities during the nesting season for Swainson's hawk (between March 1 and September 15), the applicant/developer shall hire a qualified biologist to conduct a minimum of two (2) protocol-level pre-construction surveys during the recommended survey periods for the nesting season that coincides with the commencement of construction activities, in accordance with the Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Technical Advisory Committee 2000). The biologist shall conduct surveys for nesting Swainson's hawk within 0.25 miles of the project site where legally permitted. The biologist shall use binoculars to visually determine whether Swainson's hawk nests occur within the 0.25-mile survey area if access is denied on adjacent properties. If no active Swainson's hawk nests are identified on or within 0.25 miles of the project site within the recommended survey periods, a letter report summarizing the survey results should be submitted to the City of Rocklin Environmental Services Division within 30 days following the final survey, and no further avoidance and minimization measures for nesting habitat are required.*

*If active Swainson's hawk nests are found within 0.25 miles of construction activities, the biologist shall contact the CDFW, City of Rocklin Environmental Services Division, and the project proponent within one day following the preconstruction survey to report the findings. For the purposes of this avoidance and minimization requirement, construction activities are defined to include any tree/vegetation removal and heavy equipment operation associated with construction or other project-related activities that could cause nest abandonment or forced fledging within 0.25 miles of a nest site between March 1 and September 15. Should an active nest be present within 0.25 miles of construction areas, then the CDFW shall be consulted to establish an appropriate noise buffer, develop take avoidance measures, determine whether high visibility construction fencing should be erected around the buffer zone, and implement a monitoring and reporting program prior to any construction activities occurring within 0.25 miles of the nest. Should the biologist determine that the construction activities are disturbing the nest, the biologist shall have the authority to, and require construction activities to be halted until the CDFW is consulted. The construction activities shall not re-commence until the CDFW determines that construction activities would not result in abandonment of the nest site. Should the biologist determine that the nest has not been disturbed during construction activities within the buffer zone, then a letter report summarizing the survey results should be submitted to the CDFW, City of Rocklin Environmental Services Division and the project proponent within*

*30 days following the final monitoring event, and no further avoidance and minimization measures for nesting habitat are required.*

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

**IMPLEMENTATION:**

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

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

California Department of Fish and Wildlife

**MITIGATION MEASURES:****Biological Resources:**

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

*IV.-3 Once the final project design has been approved, the applicant/developer shall hire a qualified biologist to conduct a survey within the riparian woodland and oak woodland to determine whether any elderberry shrubs occur within 100 feet of the project footprint. If construction is anticipated within 100 feet of any elderberry shrubs, approval by the United States Fish and Wildlife Service (USFWS) must be obtained and a minimum setback of 20 feet from the driplines of the elderberry shrubs must be maintained, in accordance with the USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (Guidelines; USFWS 2017). Project activities that will encroach into the 20-foot minimum setback area are assumed to adversely affect VELB. If project activities will encroach into the 20-foot minimum setback area and may directly or indirectly affect elderberry shrubs with stems measuring at least one-inch diameter at ground level (dgl), the biologist shall develop and implement minimization measures including conducting worker education, construction monitoring, and requirements for seasonal restrictions on activities such as mowing or trimming.*

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

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

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

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for elderberry longhorn beetles and any necessary mitigation requirements and proof of implementation to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and the United States Fish and Wildlife Service as detailed above.



**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

United States Fish and Wildlife Service

**MITIGATION MEASURES:****Biological Resources:**

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

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

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

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

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for American badgers to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:****Biological Resources:**

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

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

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

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

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for coast horned lizards to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:****Biological Resources:**

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

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

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

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

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for special status bats to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:****Biological Resources:**

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

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

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

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

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for burrowing owls to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the California Department of Fish and Wildlife and the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

California Department of Fish and Wildlife

**MITIGATION MEASURES:****Biological Resources:**

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

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

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

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

**IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant shall submit documentation of a survey for western pond turtles to the City's Public Services Department, as detailed above. If the survey results are negative, no further mitigation is required. If the survey results are positive, the biologist shall consult with the City and take additional measures as detailed above.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

## **MITIGATION MEASURES:**

### **Biological Resources:**

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

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

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

### **IMPLEMENTATION:**

Prior to the start of grading or construction activities, the applicant/developer shall show on the Improvement Plans the implementation of erosion control Best Management Practices (BMPs) during construction and post construction that will reduce sediment loads into the perennial drainages (Secret Ravine and associated tributary).

Prior to the start of grading or construction activities, the applicant/developer shall hire a qualified biologist to coordinate with the CDFW, the National Marine Fisheries Service (NMFS) and the United States Fish and Wildlife Service (USFWS) in conjunction with the project's Corps 404 permit process and the CDFW 1600 Streambed Alteration Agreement to determine appropriate measures to avoid adverse effects on special-status fish species should fill or impacts to the bed and bank of the perennial drainages occur. It shall be demonstrated that any measures determined through such consultation efforts shall be implemented during construction activities, and if necessary, following construction activities.

### **RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department

City of Rocklin Economic and Community Development Department

California Department of Fish and Wildlife

National Marine Fisheries Service

United States Fish and Wildlife Service

United States Corps of Engineers

**MITIGATION MEASURES:****Biological Resources:**

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

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

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

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

**IMPLEMENTATION:**

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



permit, the Section 401 water quality certification, and if applicable, the Biological Opinion and Streambed Alteration Agreement.

**RESPONSIBILITY**

Applicant

City of Rocklin Public Services Department

U.S. Army Corps of Engineers

U.S. Fish and Wildlife Service

Regional Water Quality Control Board

California Department of Fish and Wildlife

**MITIGATION MEASURES:****Biological Resources:**

To ensure compliance with the City's Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees on the project site, the following mitigation measure, agreed to by the applicant, is being applied to the project:

*IV.-10 Prior to the issuance of improvement plans or grading permits, the applicant shall:*

*b) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.*

*b) Mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:*

- The total number of surveyed oak trees;*
- The total number of oak trees to be removed;*
- The total number of oak trees to be removed that are to be removed because they are sick or dying, and*
- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.*

**IMPLEMENTATION:**

Prior to any grading or construction activity, the applicant/developer shall prepare, subject to approval by the City's Community Development Director, an oak tree mitigation plan which incorporates the steps noted above, including payment of necessary fees into the City's Oak Tree Mitigation Fund.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Economic and Community Development Department

**MITIGATION MEASURES:****Cultural Resources:**

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

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

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

**IMPLEMENTATION:**

If evidence of undocumented cultural resources is discovered during grading or construction operations, ground disturbance in the area shall be halted and a qualified professional archaeologist, the City's Environmental Services Manager and the Native American Heritage

Commission shall be notified regarding the discovery. Other procedures as specifically noted in Mitigation Measure V.-1 shall also be followed and complied with.

**RESPONSIBILITY**

Applicant/Developer

City of Rocklin Public Services Department (Environmental Services Manager)

City of Rocklin Economic and Community Development Department

Native American Heritage Commission

**MITIGATION MEASURES:****Hazardous Materials:**

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

*VIII.-1 If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.*

**IMPLEMENTATION:**

If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

**RESPONSIBILITY**

Applicant/Developer  
City of Rocklin Economic and Community Development Department  
Placer County Department of Environmental Health

MITIGATION MONITORING REPORT FORMS

**Project Title:**

**Mitigation Measures:**

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

**Responsible Person:**

\_\_\_\_\_  
(Insert name and title)

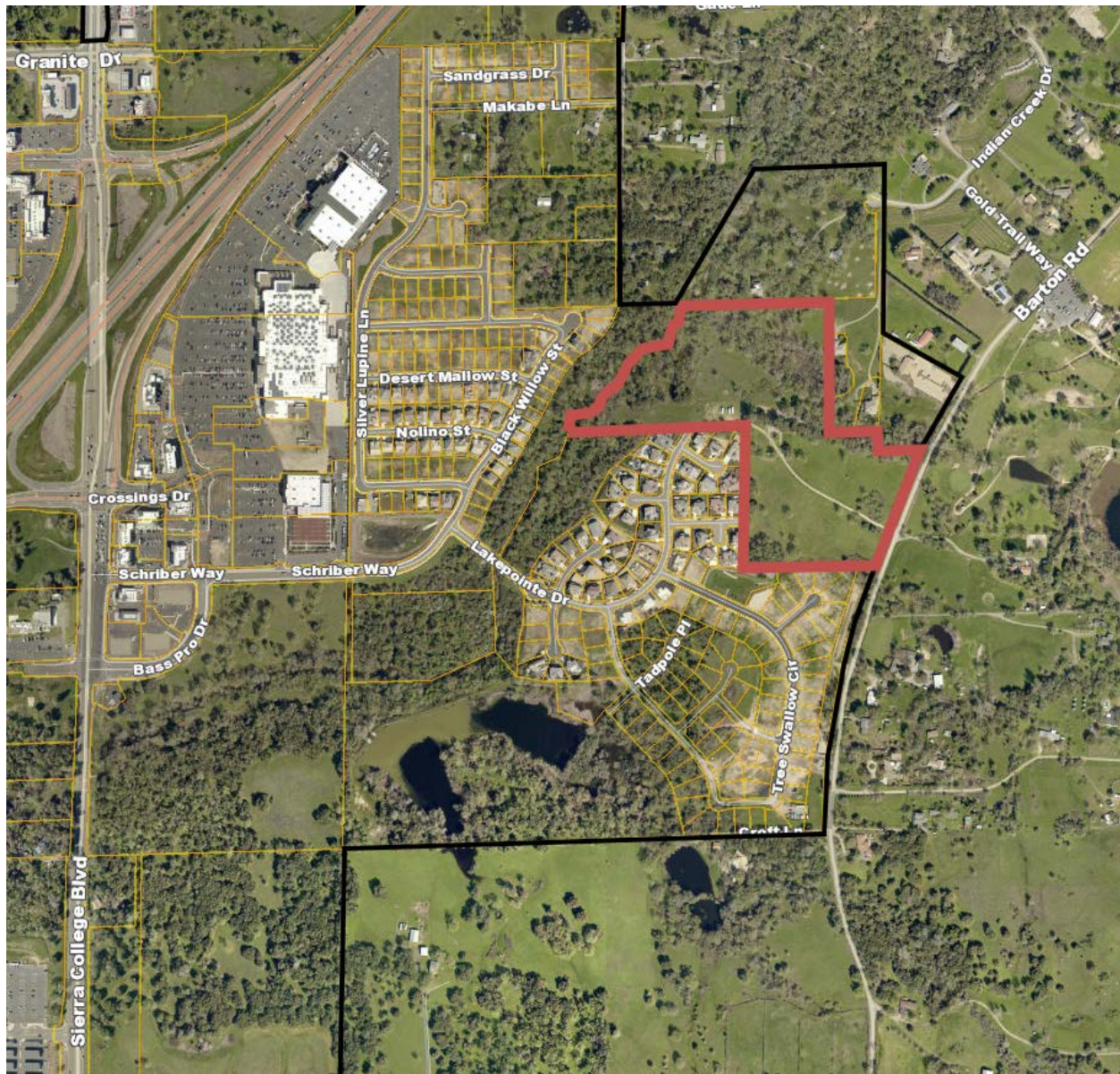
**Monitoring/Reporting:**

\_\_\_\_\_  
Community Development Director

**Effectiveness Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ATTACHMENT A – PROJECT VICINTY MAP





## ATTACHMENT B – PROJECT SITE PLAN





**FOR APPROVAL ON APRIL 24, 2018**

MOVE TO ADOPT A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP AND AN OAK TREE PRESERVATION PLAN PERMIT (Croftwood Unit #2 / SD-2017-0002 and TRE-2017-0003)

RESOLUTION NO. 2018-

RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF ROCKLIN APPROVING A  
TENTATIVE SUBDIVISION MAP AND AN OAK TREE PRESERVATION PLAN PERMIT

(Croftwood Unit #2 / SD-2017-0002 and TRE-2017-0003)

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

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

- A. Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD-2017-0002 and TRE-2017-0003) allow the subdivision and development of an approximately 25.5-acre site into 60 single family lots, with associated gated/private streets and related improvements.
- B. A Mitigated Negative Declaration for this project has been approved via City Council Resolution No. 2018-          .
- C. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
- D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the proposed General Development Plan Amendment for the property (PDG-2017-0002) being processed concurrently.
- E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies and programs in the City of Rocklin's General Plan.
- F. The site is physically suitable for the proposed type and density of development.
- G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Croftwood 2 Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD-2017-0002 and TRE-2017-0003) as depicted in Exhibit A attached hereto and by this reference incorporated herein, are hereby approved by the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

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

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

## B. Conditions

1. Utilities

- a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA ENGINEERING)
- b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from Surewest Communications / Pacific Bell, and Pacific Gas & Electric (PG&E). (APPLICABLE UTILITY, ENGINEERING)
- d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)
- e. Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street

lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC WORKS)

2. Schools

- a. Financing: The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (LOOMIS UNION SCHOOL DISTRICT, PLACER UNION HIGH SCHOOL DISTRICT, BUILDING):
  - 1) At the time of issuance of a building permit, the developer shall pay to the Loomis Union School District and Placer Union High School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Loomis Union School District.
  - 2) The above condition shall be waived by the City Council if the applicant and the District(s) reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Fire Service

- a. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief. (ENGINEERING, FIRE)
- b. Prior to issuance of a Building Permit, a Fire Hazard Mitigation Plan shall be prepared for the property, which shall include a Fuel Modification Plan. The Fire Hazard Mitigation Plan shall be reviewed and approved by the Rocklin Fire Chief. Implementation of the Fire Hazard Mitigation Plan shall be the responsibility of the property owners. (FIRE, PLANNING)
- b. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency (PCWA). (PCWA, ENGINEERING, FIRE)
- c. Improvement plans shall reflect a looped water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Parks

- a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28.
- b. Community Park Fees shall be paid as required by City Council Resolution #99-82. (BUILDING)

5. Improvements/Improvement Plans

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

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

All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer.

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

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:
  - 1) Stormwater Management
    - a. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge

Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility and Detention Basin Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (Building, Public Services)

- b. Prior to issuance of improvement plans, unless waived by the City Engineer, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (City Attorney, Building, Public Services)
  - i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
  - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
  - iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project

site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).

- c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
  - d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
  - e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
- 2) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
  - 3) Obtain a General Construction Activity Storm Water Permit as a part of the National Pollutant Discharge Elimination System (NPDES) permit process from the Regional Water Quality Control Board.
  - 4) Submit verification from the U.S. Army Corp of Engineers and the California Department of Fish and Game that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways.
  - 5) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing



of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

6) Wells and Septic Systems:

- a. All well sites located on the property shall require abandonment and/or removal in accordance with the Placer County Environmental Health Department well abandonment procedure. Confirmation of the abandonment shall be submitted to Placer County Environmental Health Department and City of Rocklin.
- b. All septic sites located on the property shall require abandonment in accordance with Placer County Environmental Health Department procedures. Confirmation of the abandonment shall be submitted to Placer County Environmental Health Department and City of Rocklin.
- c. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible

agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.

**(MITIGATION MEASURE VIII.-1)**

b. All on site standard improvements, including but not limited to:

- 1) Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

To the extent possible underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.

- 2) All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.

c. The following on-site special improvements:

- 1) Streetlights shall be installed to match the existing street lights in the adjacent Crowne Point (Croftwood Phase I) subdivision. Lighting installation and wiring shall comply with all applicable City standards.
- 2) Street sign poles and signs consistent with the adjacent Crowne Point (Croftwood Phase I) subdivision shall be installed on all streets within the subdivision.
- 3) Six foot wide asphalt or decomposed granite pedestrian trails shall be required around Lot 1 and Lot C, consistent with Exhibit A. The trails shall each include an outlook area with benches and pavers, to the satisfaction of the Planning Department.

- 4) The 20-foot-wide emergency vehicle access, between tentative map lots 13 and 14, from "B" Way to the edge of pavement of Barton Road, shall be improved with AC pavement and a gate with a Knox box, to the satisfaction of City Engineer and the Fire Department.
- 5) Six foot high wooden good neighbor type fencing, utilizing metal fence posts, shall be installed at the property lines between Lots 13 and 14 and the EVA to Barton Road. Said fencing shall begin at the front setback line from "B" Way and extend to the landscape buffer area.
- 6) Post and cable fencing shall be installed along the westerly and northerly sides of the trails on Lots B and C to provide a barrier to access of the adjacent open space areas. Said fencing shall be constructed of a single steel cable strung between powder-coated black steel posts approximately 3'-6" high spaced approximately 15' on center and set in concrete.
- 7) Six foot high tubular metal fencing shall be installed around the detention basin. Said fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.
- 8) A six-foot tall fence shall be installed along the rear (southerly) property lines of Lots 18 – 24. Said fence shall have a base a minimum of 36 inches high constructed of double sided split face block with a tubular metal making up the remainder of the fence height. Said tubular metal fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.
- 9) To address existing drainage issues along the southern boundary, a concrete-lined drainage ditch shall be installed south of Lots 18-24, as shown on the Preliminary Grading & Drainage Plan included in Exhibit A. The design of the drainage ditch shall provide for a minimum seven foot wide access way adjacent to the length of the ditch and extending to Barton Road to the satisfaction of the Director of Public Services.
- 10) A six foot high tubular metal fence and gate shall be installed between the southeasterly corner of Lot 18 and the existing Barton Road buffer wall on the Crowne Point (Croftwood Unit #1)

Phase to prevent unauthorized access to the area of the drainage ditch to the satisfaction of the Director of Public Services. Said fencing shall be constructed of medium gauge, or better, steel or aluminum powder-coated black.

- 11) A six foot high masonry wall shall be constructed on Lot D adjacent to the easterly side / rear property lines (as applicable) of Lots 13 through 18. Said wall shall match the design, materials, and colors of the existing Barton Road Buffer wall constructed with the Crowne Point (Croftwood Phase I) development.
  - 12) Open-view fencing shall be required along any rear-yard portion of residential lots which are adjacent to the open space area (substantially consistent with the Open Space Fencing Exhibit included as part of Exhibit A) to the satisfaction of the Economic and Community Development Director.
  - 13) Streets shall be constructed to match the 42-foot-wide street section used in the Croftwood Unit #1 (Crowne Point) subdivision, with sidewalks on one side only of each of the streets. Prior to approval of improvement plans and / or recording of a final map, the project plans shall be revised as needed so that all drawings reflect this street design, to the satisfaction of the City Engineer.
- d. The following off-site improvements: None.
- e. Landscape and irrigation plans shall be included with the project improvement plans and shall comply with the following: (ENGINEERING, PUBLIC WORKS, PLANNING)
- 1) Barton Road buffer and EVA landscaping shall be consistent with and complementary to that installed with the Crowne Point (Croftwood Phase I) development, with the additional objective of minimizing necessary weed abatement in areas between plantings, to the satisfaction of the Public Services Director.
  - 2) The landscaping plan shall be prepared by a landscape architect and shall include:
    - i. A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials. Shrubs shall be a minimum 5 gallon and trees a

minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.

- ii. A section diagram of proposed tree staking.
  - iii. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
  - iv. Use of granite or moss rock boulders along the planting areas.
  - v. Certification by the landscape architect that the landscape plans meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.
  - vi. Certification by the landscape architect that the soil within the landscape area is suitable for the proposed landscaping and / or specify required soil treatments and amendments needed to ensure the health and vigor of landscape planting.
- 3) All landscaping improvements shall be constructed and/or installed prior to submitting the final map for filing with the City Council, unless the subdivider executes the City's standard form subdivision landscaping agreement and provides the financial security and insurance coverage required by the subdivision landscaping agreement, prior to or concurrent with submitting the final map.
  - 4) The subdivider shall maintain the landscaping and irrigation systems on Lot D for one year from the date the landscaping is accepted by the City, without reimbursement. The subdivider shall apply for and obtain an encroachment permit to do any maintenance in the public right-of-way until such time as the City takes over maintenance of the landscaping.
  - 5) Encroachment Permits and/or other approvals as necessary shall be obtained from the Town of Loomis as needed to allow maintenance of landscaping within any Barton Road right-of-way located within the Town of Loomis.
- f. The following notes shall be included on the improvement plans, to be implemented during construction, to provide for, among other things, dust control, re-vegetation of disturbed areas, erosion control, and

emissions reduction in conformance with the requirements of the City of Rocklin:

- 1) Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the City Engineer and the Placer County Air Pollution Control District. This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.
- 2) The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- 3) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- 4) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- 5) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- 6) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.

- 7) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- 8) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- 9) The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- 10) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- 11) All construction equipment shall be maintained in clean condition.
- 12) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- 13) All exposed surfaces shall be revegetated as quickly as feasible.
- 14) If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- 15) Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.

- 16) Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- 17) In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
- 18) Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
- 19) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- 20) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- 21) If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) or tribal cultural resources is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, a unique paleontological resource, or a tribal cultural resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find,



and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts and tribal cultural resources.

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

**(MITIGATION MEASURE V.-1)**

- 22) If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor

shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

- g. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:

- Recommendations for building pad and footing construction;
- Use of soil stabilizers or other additives; and
- Recommendations for surface drainage.

- h. Pre-construction Special Studies.

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

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

construction activities of more than 14 days, then subsequent surveys shall be conducted.

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

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

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

**(MITIGATION MEASURE IV.-1)**

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

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

a letter report summarizing the survey results should be submitted to the City of Rocklin Environmental Services Division within 30 days following the final survey, and no further avoidance and minimization measures for nesting habitat are required.

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

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-2)**

- 3) Once the final project design has been approved, the applicant/developer shall hire a qualified biologist to conduct a survey within the riparian woodland and oak woodland to determine whether any elderberry shrubs occur within 100 feet of the project footprint. If construction is anticipated within 100 feet of any elderberry shrubs, approval by the United States Fish and Wildlife Service (USFWS) must be obtained and a minimum setback of 20 feet from the driplines of the elderberry shrubs must be maintained, in accordance with the USFWS Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle (Guidelines; USFWS 2017). Project activities that will encroach into the 20-foot minimum setback area are assumed to adversely affect VELB. If project activities will encroach into the 20-foot minimum setback area and may directly or indirectly affect elderberry shrubs with stems measuring at least one-inch diameter at ground level (dgl), the biologist shall develop and implement minimization measures including conducting worker education, construction monitoring, and requirements for seasonal restrictions on activities such as mowing or trimming.

Compensatory mitigation shall be required for unavoidable adverse impacts to VELB or its habitat. Compensatory mitigation may include on-site planting of replacement habitat, establishing or protecting offsite habitat for VELB or purchasing mitigation credits from a USFWS-approved mitigation bank. Compensatory mitigation can be implemented at a habitat level or on a per shrub basis. Proposed compensatory mitigation proposals shall require approval by the USFWS prior to implementation.

Prior to any grading activities and/or prior to the issuance of Improvement Plans, a report summarizing the survey results and any necessary mitigation requirements and proof of implementation, including but not limited to, minimization measures and compensatory mitigation, shall be submitted to the City of Rocklin Environmental Services Division.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-3)**

- 4) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for American badger within 14 days prior to the start of ground disturbance. If no American badgers are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If American badgers or their dens are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities until the biologist determines that the badger has left the construction footprint on its own accord.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-4)**

- 5) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for coast horned lizards within 14 days prior to the start of ground disturbance. If no coast horned lizards are observed, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If coast horned lizards are found, additional avoidance measures are required including having a qualified biologist conduct a pre-

construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any coast horned lizards found within the construction footprint to suitable habitat away from the construction zone but within the project site.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-5)**

- 6) Prior to the issuance of a demolition permit and/or Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for special-status bats within 14 days prior to the start of the removal of any trees or buildings. If no special-status bats are observed roosting, then a letter report documenting the results of the survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If tree removal or building demolition does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If bats are found in trees or buildings proposed for removal, consultation with the CDFW is required to determine avoidance measures. Recommended avoidance measures include establishing a buffer around the roost tree or building until it is no longer occupied and/or implementation of exclusion measures. The tree or building should not be removed until a biologist has determined that the tree or building is no longer occupied by the bats and documentation to that effect is provided to the City of Rocklin Environmental Services Division.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-6)**

- 7) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction take avoidance survey between 14 and 30 days prior to the commencement of construction, in accordance with the 2012 California Department of Fish and Wildlife Staff Report on Burrowing Owl Mitigation (2012 Staff Report) (CDFW 2012). The survey area shall include an approximately 500 foot buffer area around the footprint of work activities, where access is permitted. If the surveys are negative, then and a letter report documenting the results of the survey should be provided to the CDFW, City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If burrows are observed within 500 feet of the footprint of work activities, an impact assessment shall be prepared and submitted to the CDFW, in accordance with the 2012 Staff Report. If it is determined that project activities may result in impacts to nesting, occupied, and satellite burrows and/or burrowing owl habitat, the biologist shall consult with CDFW and develop a detailed mitigation plan such that the habitat acreage, number of burrows, and burrowing owls impacted are replaced. The mitigation plan shall be based upon the requirements set forth in Appendix A of the 2013 Staff Report and shall be implemented prior to any grading activities and/or prior to the issuance of Improvement Plans.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-7)**

- 8) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall hire a qualified biologist to conduct a pre-construction survey for western pond turtle for any construction activity within 500 feet of the riverine perennial marsh and perennial drainages within 14 days prior to the start of ground disturbance. If no western pond turtles are observed, then a letter report documenting the results of the



survey should be provided to the City of Rocklin Environmental Services Division and the project proponent for their records, and no additional measures are required. If construction does not commence within 14 days of the pre-construction survey, or halts for more than 14 days, a new survey shall be required.

If western pond turtles are found, additional avoidance measures are required including having a qualified biologist conduct a pre-construction survey within 24 hours prior to commencement of construction activities and performing a worker awareness training to all construction workers. In addition, the qualified biologist shall be present on the project site during grading activities for the purpose of temporarily halting construction activities and relocating any western pond turtles found within the construction footprint to suitable habitat away from the construction zone but within the project site.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-8)**

- 9) Prior to any grading activities and/or prior to the issuance of Improvement Plans, the applicant/developer shall show on the Improvement Plans the implementation of erosion control Best Management Practices (BMPs) during construction and post construction that will reduce sediment loads into the perennial drainages (Secret Ravine and associated tributary). The applicant/developer shall hire a qualified biologist to coordinate with the CDFW, the National Marine Fisheries Service (NMFS) and the United States Fish and Wildlife Service (USFWS) in conjunction with the project's Corps 404 permit process and the CDFW 1600 Streambed Alteration Agreement to determine appropriate measures to avoid adverse effects on special-status fish species should fill or impacts to the bed and bank of the perennial drainages occur. Any measures determined through such consultation efforts shall be implemented during construction activities, and if necessary, following construction activities.

This mitigation measure shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities.

**(MITIGATION MEASURE IV.-9)**

6. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

7. Oak Tree Protection, Removal, and Mitigation

Prior to the issuance of improvement plans or grading permits, the applicant shall:

- a) Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.
- b) Mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:
  - The total number of surveyed oak trees;
  - The total number of oak trees to be removed;

- The total number of oak trees to be removed that are to be removed because they are sick or dying, and
- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.

**(MITIGATION MEASURE IV.-11)**

8. Air Quality

- Prior to issuance of a demolition permit for any on-site structures, if the on-site structures are found to be constructed prior to 1980, the Developer shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review, to the Economic and Community Development Director, an asbestos and lead survey. If asbestos- and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos- and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety Administration (Cal-OSHA) regulations and disposed of in accordance with all California Environmental Protection Agency regulations, prior to the demolition and/or removal of the on-site structures. The applicant shall submit the work plan to the City and the Placer County Department of Environmental Health for review and approval.

**(MITIGATION MEASURE III.-1)**

9. Noise

- All construction equipment shall be properly equipped with feasible noise control devices (e.g., mufflers) and properly maintained in good working order.
- Construction activities shall be limited to the less noise sensitive daytime hours (7:00 a.m. – 7:00 p.m. on weekdays and 8:00 a.m. – 7:00 p.m. on weekends).
- An on-site Noise Coordinator (as a function of on-site project management) shall be employed by the subdivider, and his or her telephone number along with instructions on how to file a noise complaint shall be posted conspicuously around the project site during all project construction phases. The Noise Coordinator's duties shall include fielding and documenting noise complaints, determining the source of

the complaint (e.g., piece of construction equipment), determining whether noise levels at the project boundary are within acceptable limits (i.e., the performance standards in Table 4.4-6), and reporting complaints to the City with documented noise levels at the time of complaint. The Noise Coordinator shall work, to the extent feasible, with the surrounding residents and project contractors to schedule activities to minimize disturbance of residents during the daytime hours.

- d. Prior to the issuance of any Building Permits for temporary construction trailer(s), if a burglar alarm is proposed, a permit shall be obtained as part of the Rocklin Police Department's False Alarm Reduction Program (FARP). During the application process, the applicant shall provide a contact person's name and phone number, along with the mailing address for all correspondence.

#### 10. Riparian Area and Creek Protection

- a. Prior to recordation of final map, an Open Space Easement (as described in Government Code section 51070, et seq.) shall be recorded over all areas designated as Open Space within Lots A and B, including the 100-year flood zone, for purposes of riparian area and creek protection.

The easement shall be in substantial compliance with the City's form Grant Of Open Space Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing and residential gates; provided, that native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Wildlife, as determined necessary. (PLANNING, ENGINEERING)

- b. The final map shall show a primary structure setback line located parallel and 20 feet from the boundary of the Open Space Easement (Lots A and B) or the non-building easement, whichever is more restrictive, to the satisfaction of the Economic and Community Development Director. Only accessory structures such as porches, swimming pools, and sheds shall be allowed within this setback area. (PLANNING, ENGINEERING)
- c. Temporary orange construction fencing shall be placed to protect the open space during construction. (PLANNING, ENGINEERING)

- d. Riparian vegetation may be removed only when absolutely necessary, based on approval by the Economic and Community Development Director and any other required permits by other agencies having jurisdiction, such as Army Corp of Engineers and State Department of Fish and Wildlife. A revegetation plan must be submitted along with the request to remove riparian vegetation. The plan shall specify the timing of revegetation and the use of native riparian plants. (PLANNING, ENGINEERING)
- e. Construction activities in Secret Ravine Creek, the associated riparian corridor and the established buffer area shall be limited to the summer low-flow period to minimize water quality impacts to spawning and egg stages of anadromous salmonids. (PLANNING, ENGINEERING)
- f. Construction activities in or along Secret Ravine, the associated riparian corridor, and related oak woodland, should be coordinated with the appropriate regulatory agencies, such as CDFW and the Central Valley Regional Water Quality Control Board. (PLANNING, ENGINEERING)
- g. No sidecasting of soil or vegetation shall be allowed in the Secret Ravine Creek and associated riparian corridor buffer area. (PLANNING, ENGINEERING)
- h. Prior to any grading or construction activities, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and prior to the issuance of improvement plans, a Section 401 water quality certification from the Regional Water Quality Control Board and if determined necessary, a USFWS Biological Opinion shall be obtained. All terms and conditions of said permits shall be complied with.

For potential impacts to riparian habitat, the project may be required to obtain a Section 1600 Streambed Alteration Agreement (SAA) from the California Department of Fish and Wildlife. If it is determined that a SAA is required, the applicant shall obtain one and all terms and conditions of the SAA shall be complied with.

Prior to any grading or construction activities, the applicant shall submit documentation to the Public Services Department that they have obtained an Army Corps of Engineers Section 404 permit, a Regional Water Quality Control Board Section 401 water quality certification, and if determined necessary, a

United States Fish and Wildlife Service Biological Opinion and a California Department of Fish and Wildlife Section 1600 Streambed Alteration Agreement. The applicant shall also demonstrate to the Public Services Department that they have implemented habitat restoration, rehabilitation, and/or replacement as stipulated in their Section 404 permit. The applicant shall also demonstrate to the Public Services Department how they have complied with the terms and conditions of the Section 404 permit, the Section 401 water quality certification, and if applicable, the Biological Opinion and Section 1600 Streambed Alteration Agreement.

**(MITIGATION MEASURE IV.-10)**

11. Homeowners' Association

- a. Prior to or concurrently with the recordation of the Final Map, the Subdivider shall be required to annex into the homeowners' association (HOA) for Croftwood Unit #1 (Crowne Point), which shall provide for access to the subdivision through Croftwood Unit #1. (ENGINEERING, CITY ATTORNEY)
- b. The Subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and maintained by the HOA, as follows. (ENGINEERING, CITY ATTORNEY)
  - 1) All streets within the boundary of the subdivision, including sidewalks, street lights, drainage improvements (except for the drainage ditch adjacent to Tentative Map Lots 18-24), and utilities.
  - 2) All areas identified as open space and wetlands conservation (Lots A and B).
  - 3) Detention basin area (Lot C).
  - 4) Common areas, including pedestrian trails and overlooks.
  - 5) The 20 foot wide public utility easement located between tentative subdivision map lot 60 and Lot B.

12. Construction Access

- a. If feasible, construction traffic shall take access from the Emergency Vehicle Access (E.V.A.) off of Barton Road, subject to the granting of permission by the appropriate government agencies, to the satisfaction of the Rocklin City Engineer.

13. Maintenance

- a. The following portions of the project shall be defined as areas to be owned and maintained by the City:

- 1) Lot D (the landscape buffer adjacent to Barton Road and the drainage ditch adjacent to Tentative Map Lots 18-24).
- 2) The 20-foot-wide emergency easement between tentative subdivision map lots 13 and 14.

14. Monitoring

Prior to recording of the first Final Map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Economic and Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (PLANNING, ENGINEERING)

15. Execution of Indemnity Agreement

Within 30 days of approval of this subdivision or parcel map by the City, the applicant shall execute an Indemnity Agreement, approved by the City Attorney's Office, to defend, indemnify, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the subdivision or parcel map by the City's planning commission or legislative body, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days.

16. Validity

- a. This entitlement shall expire three years from the date of approval unless prior to that date a final map has been issued or a time extension has been granted. (PLANNING)

- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Development Plan Amendment (PDG-2017-0002) has been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on \_\_\_\_\_, 20\_\_, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

\_\_\_\_\_  
Kenneth Broadway, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Ivanusich, City Clerk



EXHIBIT A

Project Packet



PROJECT INFORMATION

SITE DESCRIPTION: Portion of SW Quarter of Section 15, Township 11 North, Range 3 East, M.D.B & M. as shown as Parcel A on Parcel Map 8 PM 21.

ASSESSORS PARCEL No: 045-053-015

OWNER/ SUBDIVIDER: Jacqueline Eston, Trustee et. al.  
2100 Northrope Ave., #800  
Sacramento, CA 95825

LAND PLANNER: Walters Land Planning  
7498 Griggs Way  
Sacramento, CA 95831  
(916) 502-1723

ENGINEER: TSD Engineering  
31 Natoma Street, Suite 160  
Folsom, CA 95630  
(916) 608-0707

EXISTING USE: Single Family, Agricultural

PROPOSED USE: Single Family Res., Open Space

EXISTING ZONING: PD-2.5, No Change

SERVICES

RECREATION: City of Rocklin

FIRE: City of Rocklin

SCHOOL: Loomis Union School District

WATER: Placer County Water Agency

SEWER: South Placer Municipal Utility Dist.

DRAINAGE: City of Rocklin

ELECTRIC/GAS: PG&E

NUMBER OF LOTS: 60: Residential Lots  
2: Open Space Lots  
1: Buffer Lot  
1: Detention Basin Lot  
1: Private Road lot  
65: Total Lots

AREA: 25.5± acres gross

NOTES

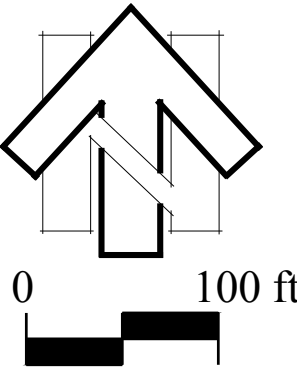
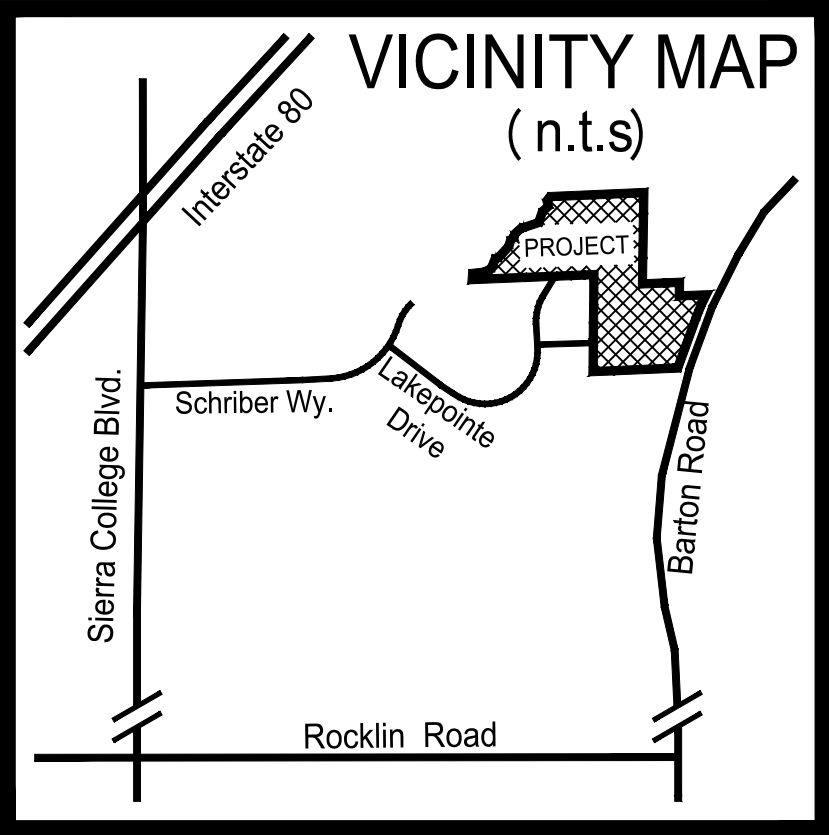
- 1) Dimensions & areas shown are approximate and subject to change.
  - 2) Subdivider reserves the right to file multiple final maps, and phase construction.
  - 3) All existing structures proposed to be removed. See Tree Exhibit for tree removal/preservation.
  - 4) All interior roads to be owned and maintained by a homeowners association.
- 2.5' P.U.E proposed adjacent to all road right-of-way.
- Street names with letter/number designations are for planning purposes. Street names to be processed with Final Map.
- Refer to Planned Development zoning and General Development Plan for development standards.
- Lot sizes: minimum = 6,300 sq.ft., maximum = 17,789 sq.ft., average = 8,556 sq.ft.
- This is an application for a development project.

DESIGN MODIFICATIONS

- 1) Centerline radii less than 350 feet, as shown.
- 2) Cul-de-sac street section with no sidewalk, one side.
- 3) Larger elbow intersection angle, as shown.
- 4) Elbow bulb center point offset 5' inside.



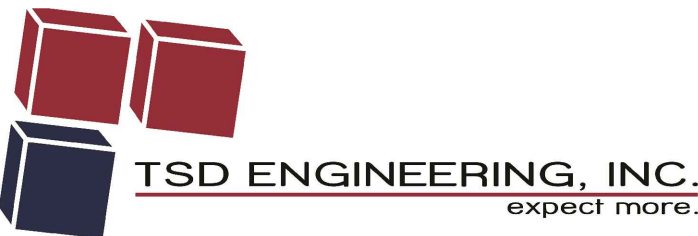
Sheet Index	
Tentative Subdivision Map	1
Prelim. Grading and Drainage Plan	2
Prelim. Grading Sections and Details	3
Prelim. Utility Plan	4
Prelim. Oak Tree Preservation Plan	5
Tree Survey Data	6



Revised  
Tentative Map  
*Croftwood Unit 2*

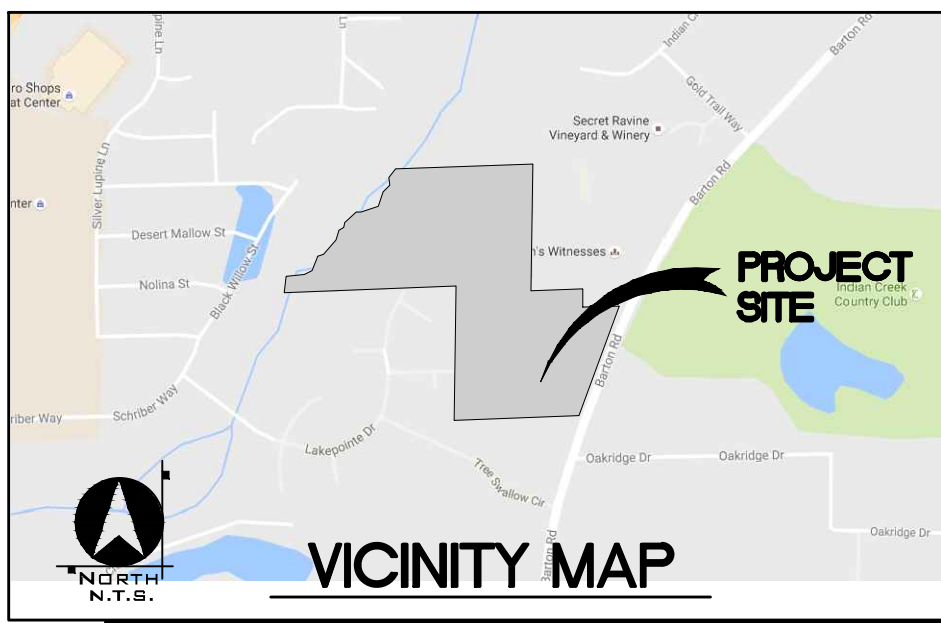
City of Rocklin, California  
Scale: 1"= 100'  
(when printed 24" x 36")

January 19, 2017  
Revised; April 3, 2017  
May 8, 2017  
August 7, 2017  
October 11, 2017



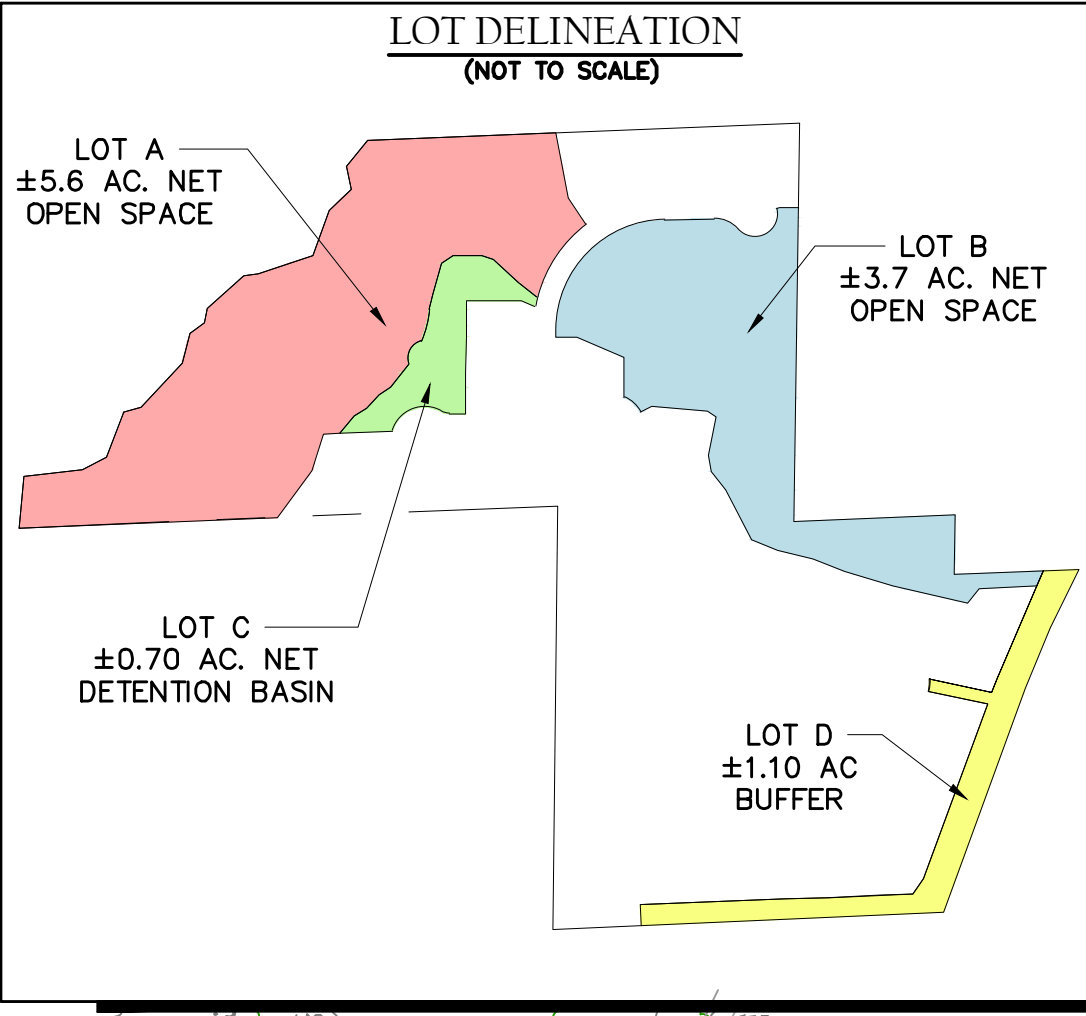
SHEET  
1/6





PRELIMINARY GRADING & DRAINAGE PLAN  
**CROFTWOOD UNIT 2**  
APN: 045-053-015  
4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650

PROJECT SUMMARY		
OWNERS JACQUELINE ESTON TRUSTEE ET AL. 2100 NORTHROP AVE., #800 SACRAMENTO, CA 95825	ASSESSOR'S PARCEL NUMBER 045-053-015	SERVICES RECREATION: CITY OF ROCKLIN FIRE: CITY OF ROCKLIN ELEM. SCHOOL: LOOMIS UNION HIGH SCHOOL: SCHOOL DISTRICT PLACER UNION DISTRICT
LAND PLANNER WALTERS LAND PLANNING 7498 GRIGGS WAY SACRAMENTO, CA 95831 CONTACT: BRUCE WALTERS PHONE: (916) 502-1723	ACREAGE GROSS: +25.5 AC	WATER: PLACER COUNTY SEWER: SOUTH PLACER DISTRICT DRAINAGE: CITY OF ROCKLIN ELECTRIC/GAS: PG&E
ENGINEER TSD ENGINEERING, INC. 785 ORCHARD DRIVE, SUITE 110 FOLSOM, CA 95650 ATTN: CASEY FEICKERT (916) 608-0707	EXISTING USE SINGLE FAMILY, AGRICULTURAL	
	PROPOSED USE 60 SINGLE FAMILY RESIDENTIAL LOTS 2 OPEN SPACE LOTS 1 BUFFER LOT 1 DETENTION BASIN LOT	
	EXISTING ZONING PD-2.5, NO CHANGE	



**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE NORTH LINE OF 'CROFTWOOD SUBDIVISION PHASE I' BASED ON FOUND MONUMENTS, RECORDED IN BOOK 88 OF MAPS, AT PAGE 5, PLACER COUNTY RECORDS.

**FLOOD ZONE**  
FLOOD ZONE AE (SPECIAL FLOOD HAZARD AREAS DETERMINED TO BE REGULATORY FLOODWAYS) & X (AREAS OF MINIMAL FLOOD HAZARD) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06080C002H, DATED DECEMBER 28, 2015 (PRELIMINARY).

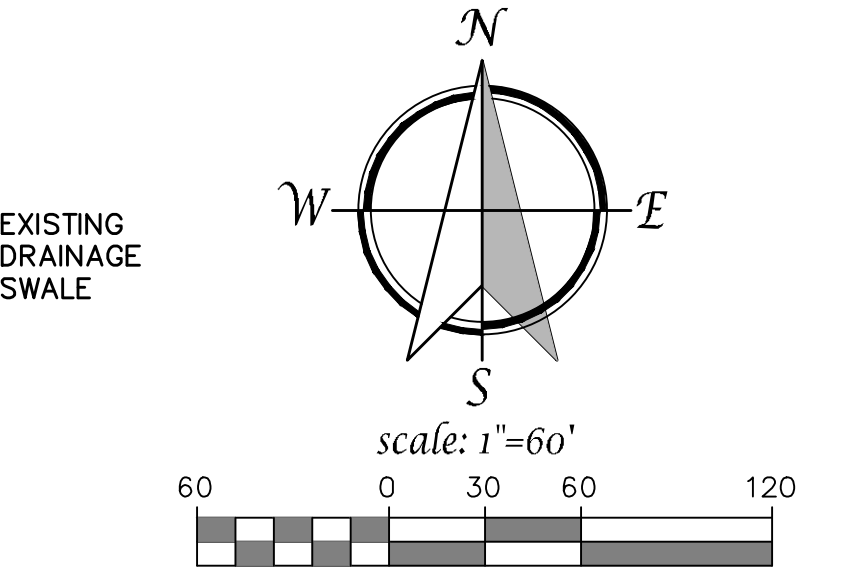
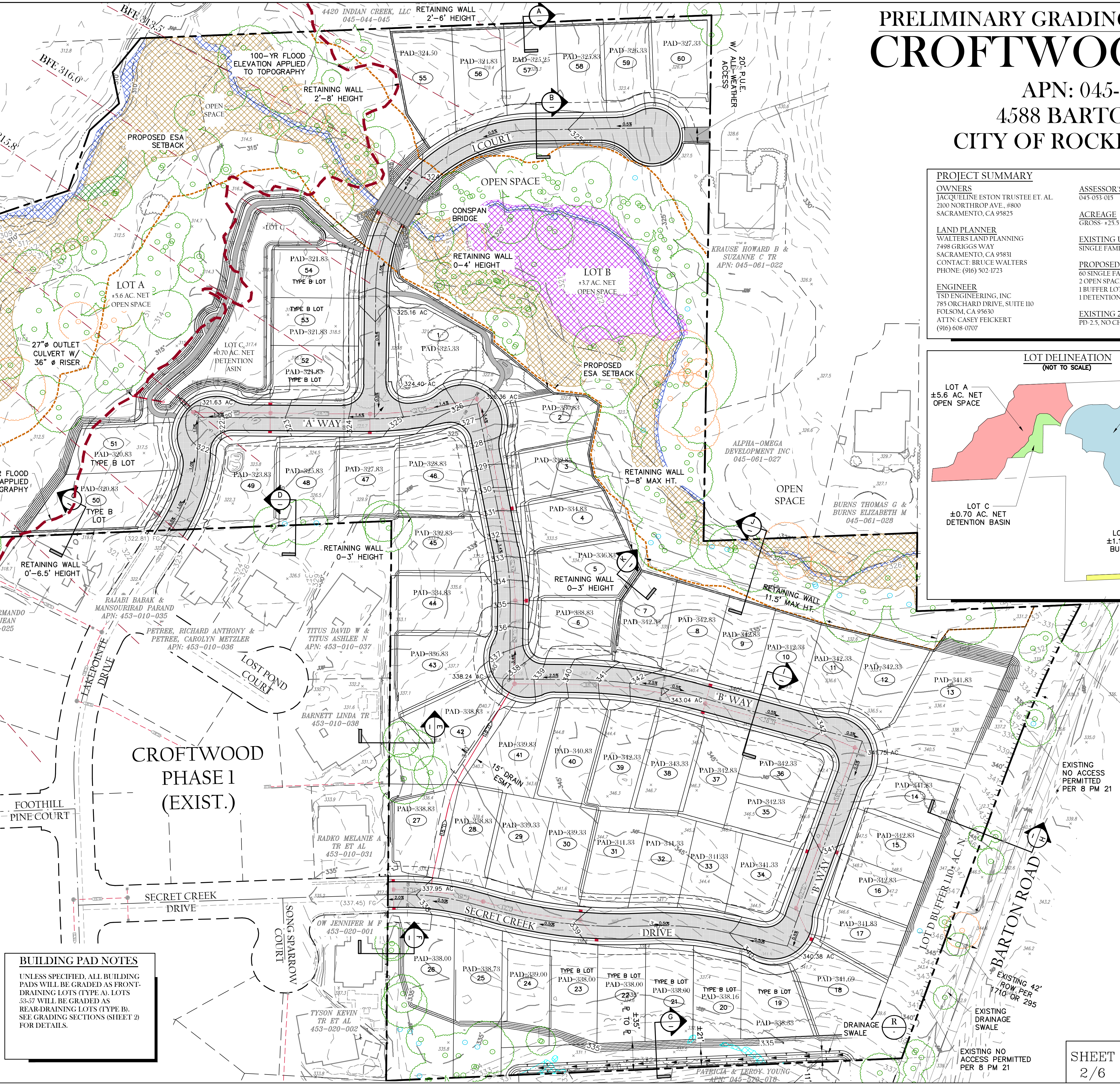
**COUNTY OF PLACER DATUM**  
BENCHMARK: ELEV.: 370.94'  
THE BENCHMARK FOR THIS SURVEY IS A 1/2" BRASS REIT NE END OF THE BENCHMARK FOR THIS SURVEY IS A 1/2" BRASS REIT NE END OF BRACE ROAD BRIDGE OVER I-80. ELEVATION: 370.94' (NGVD 29) CITY OF ROCKLIN.

LEGEND		
DESCRIPTION	ACREAGE	DISTURBED
PERENNIAL DRAINAGE	0.34+ AC	0 AC
RIVERINE PERENNIAL MARSH	0.63+ AC	0 AC
RIPARIAN WOODLAND	3.06+ AC	0 AC
RIVERINE SEASONAL WETLAND	0.03+ AC	0 AC
DEPRESSIONAL SEASONAL WETLAND	0.02+ AC	0.02 AC
TOTAL	4.08 AC	0.02 AC
FEMA FLOOD AREA		OAK TREES TO BE PROTECTED
PROPOSED ESA SETBACK		PROTECTED TREE (ARBORIST RECOMMENDED REMV.)
EXISTING 100-FT DRAIN EASEMENT PER 8-PM-21		NON-OAK TREES TO BE PROTECTED
PROPERTY LINE		EXISTING STORM DRAIN
PROPOSED STORM DRAIN		EXISTING STORM DRAIN MANHOLE
PROPOSED STORM DRAIN MANHOLE		EXISTING STORM DRAIN INLET
PROPOSED STORM DRAIN INLET		

WORK QUANTITIES:	
993 CY	
77 CY	
16 (IMPORT)	
S, NO SHRINKAGE OR	
ACCOUNTED FOR.	

TREE REMOVAL PLAN	
FOR ALL TREE LOCATIONS	
AND REMOVAL INFORMATION,	
SEE PRELIMINARY OAK TREE	
PRESERVATION PLAN, SHEETS 5	
& 6.	

BUILDING PAD NOTES	
UNLESS SPECIFIED, ALL BUILDING	
PADS WILL BE GRADED AS FRONT-	
DRAINING LOTS (TYPE A). LOTS	
53-57 WILL BE GRADED AS	
REAR-DRAINING LOTS (TYPE B).	
SEE GRADING SECTIONS (SHEET 2)	
FOR DETAILS.	



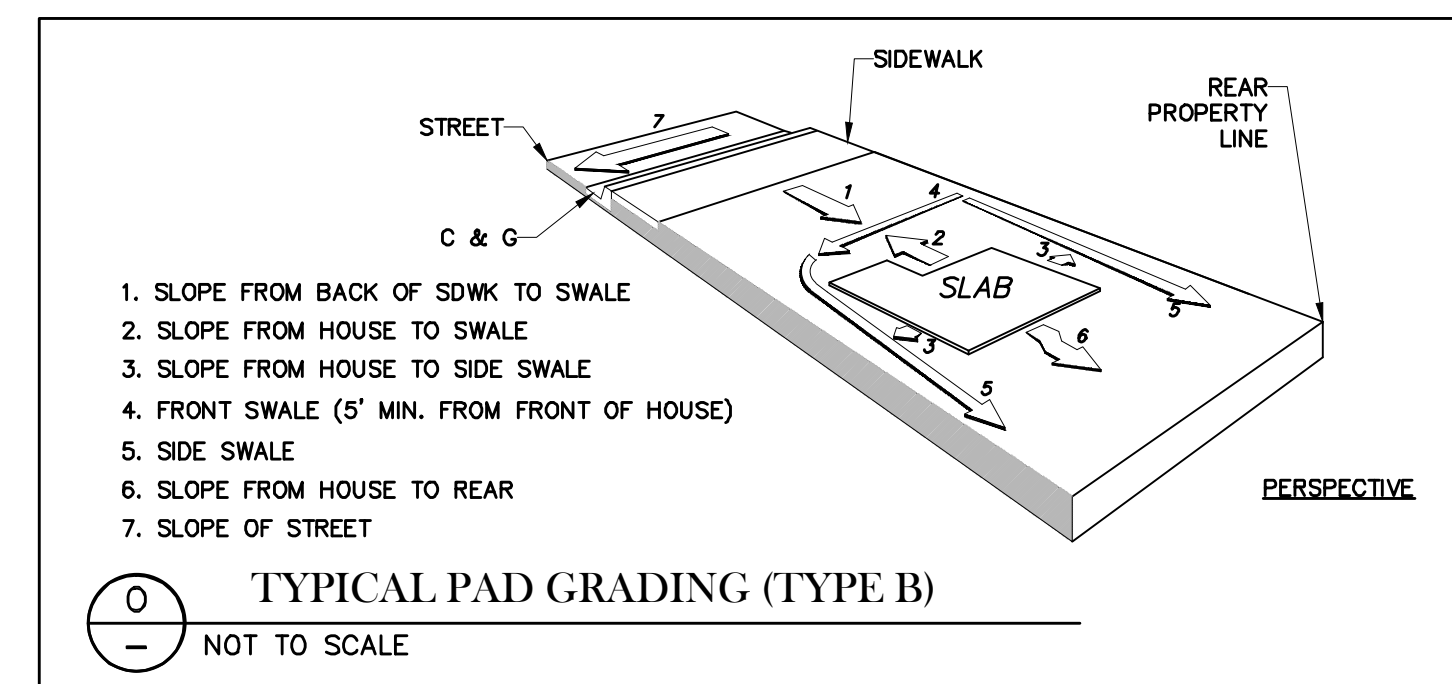
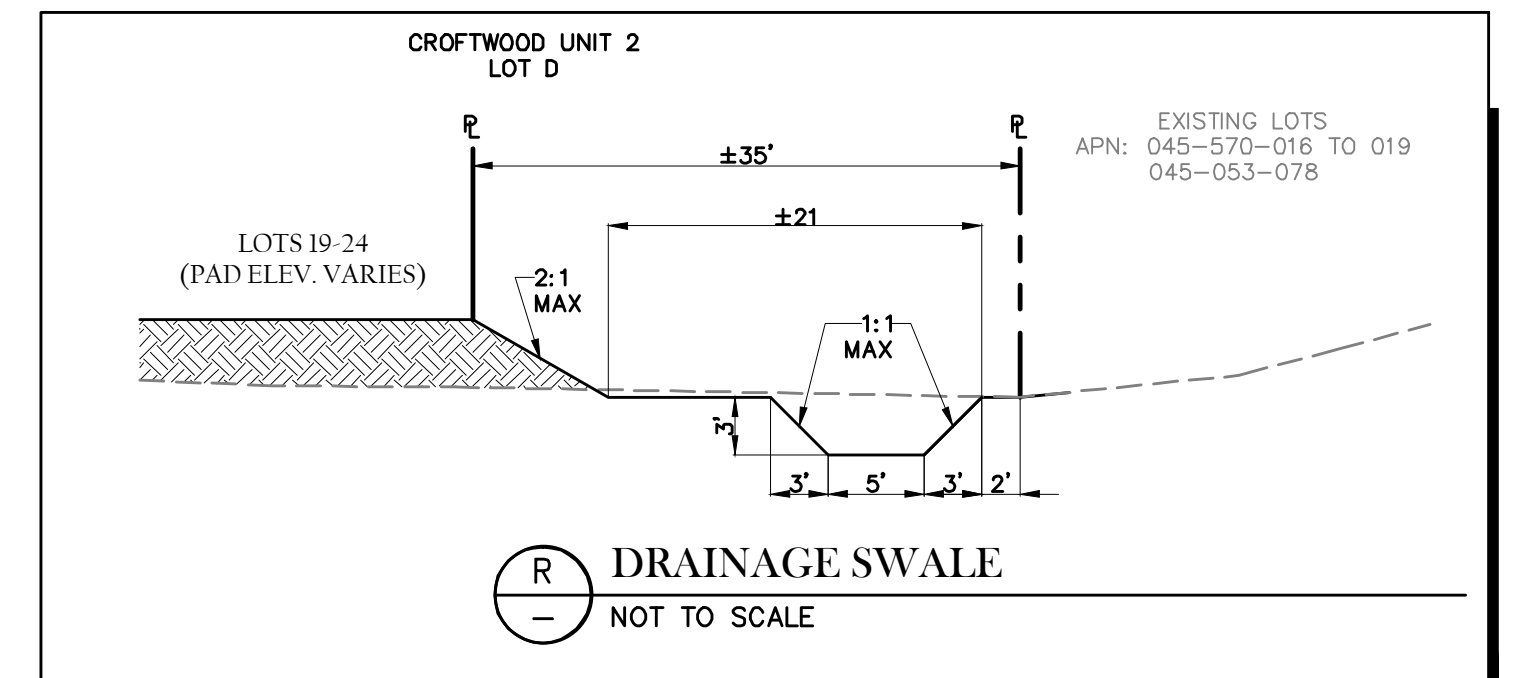
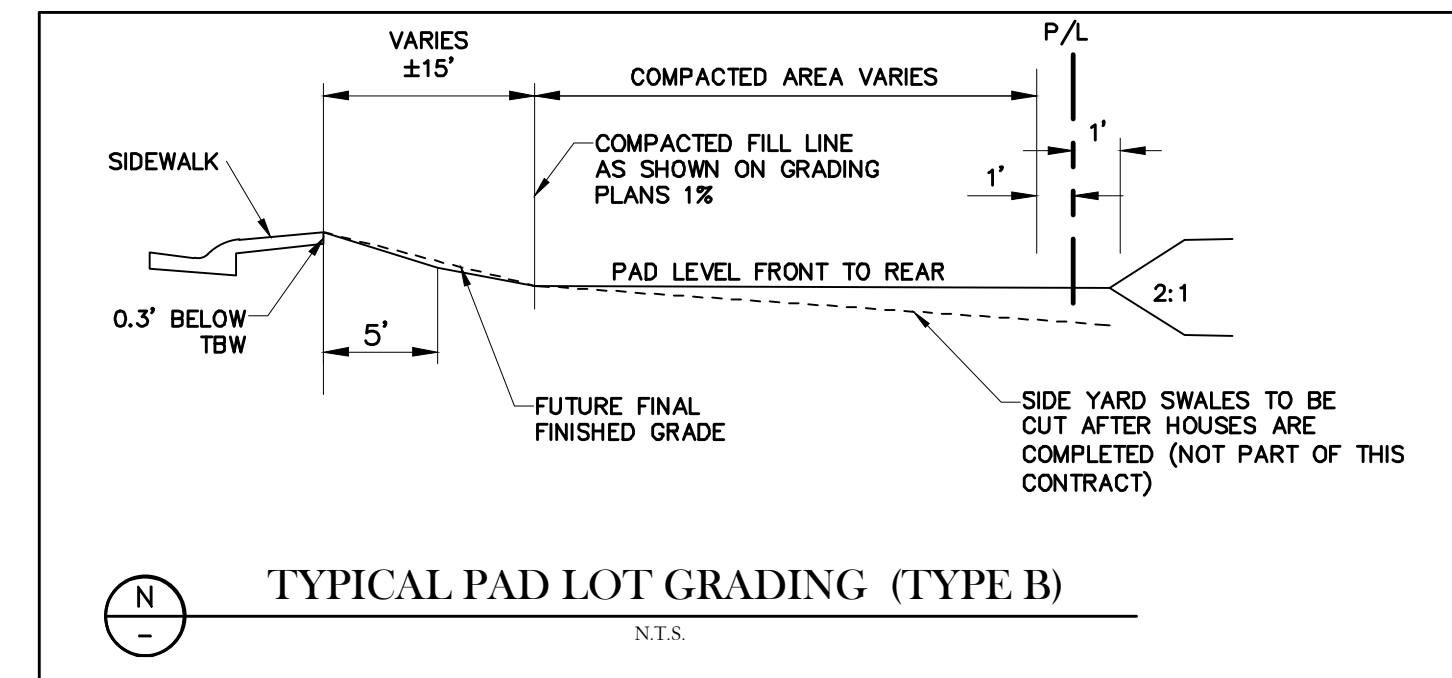
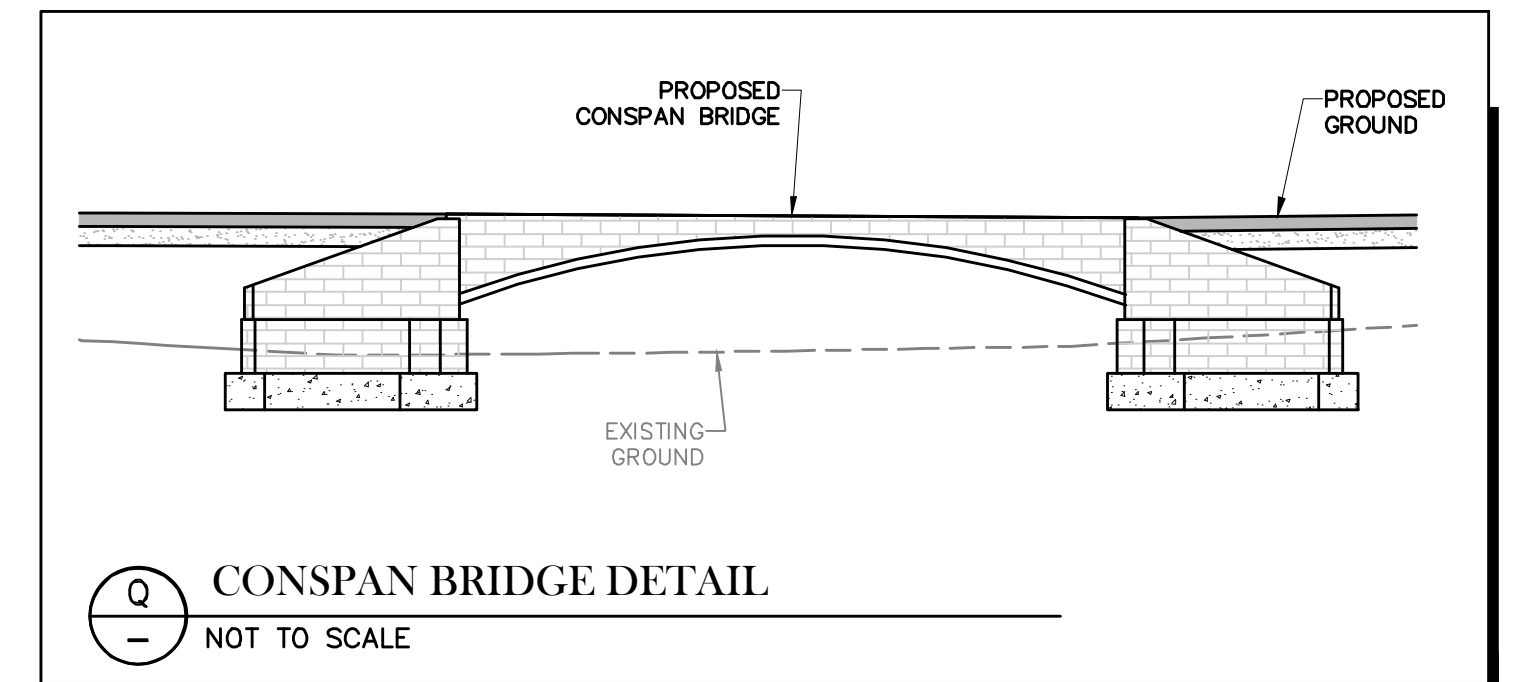
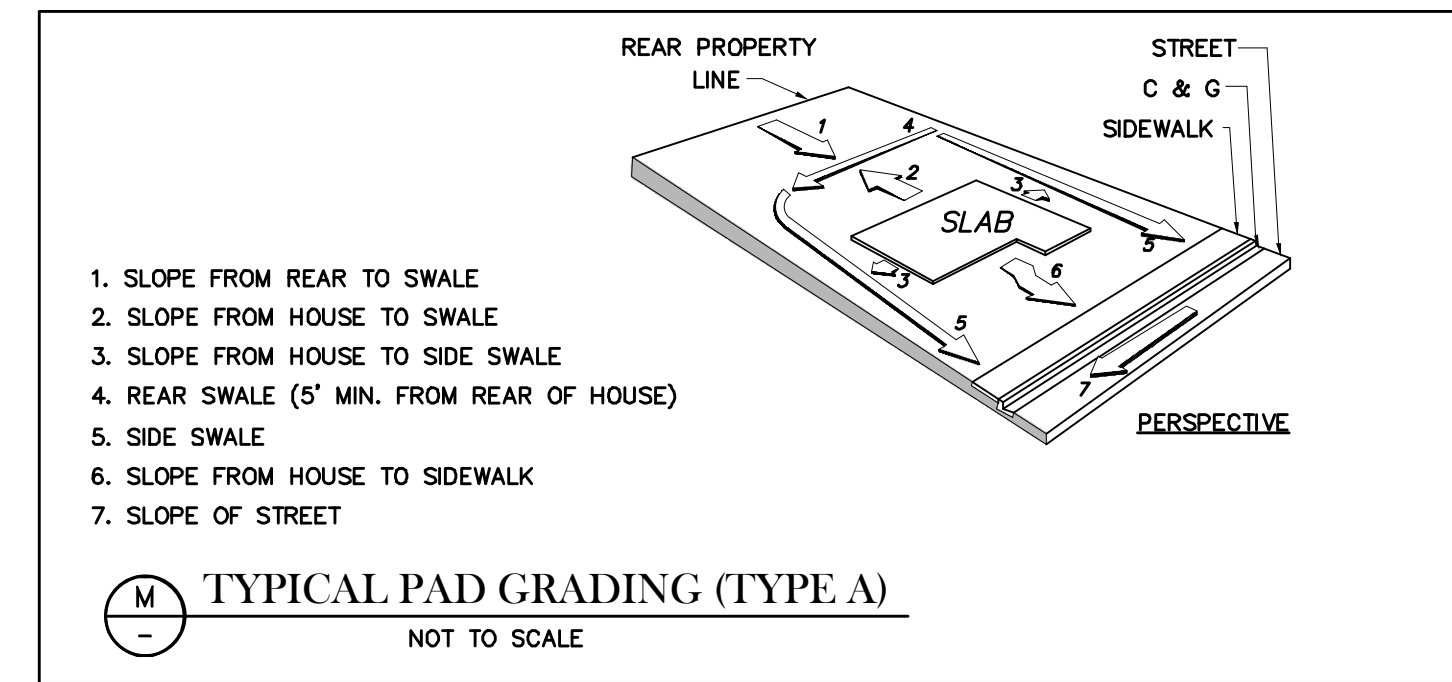
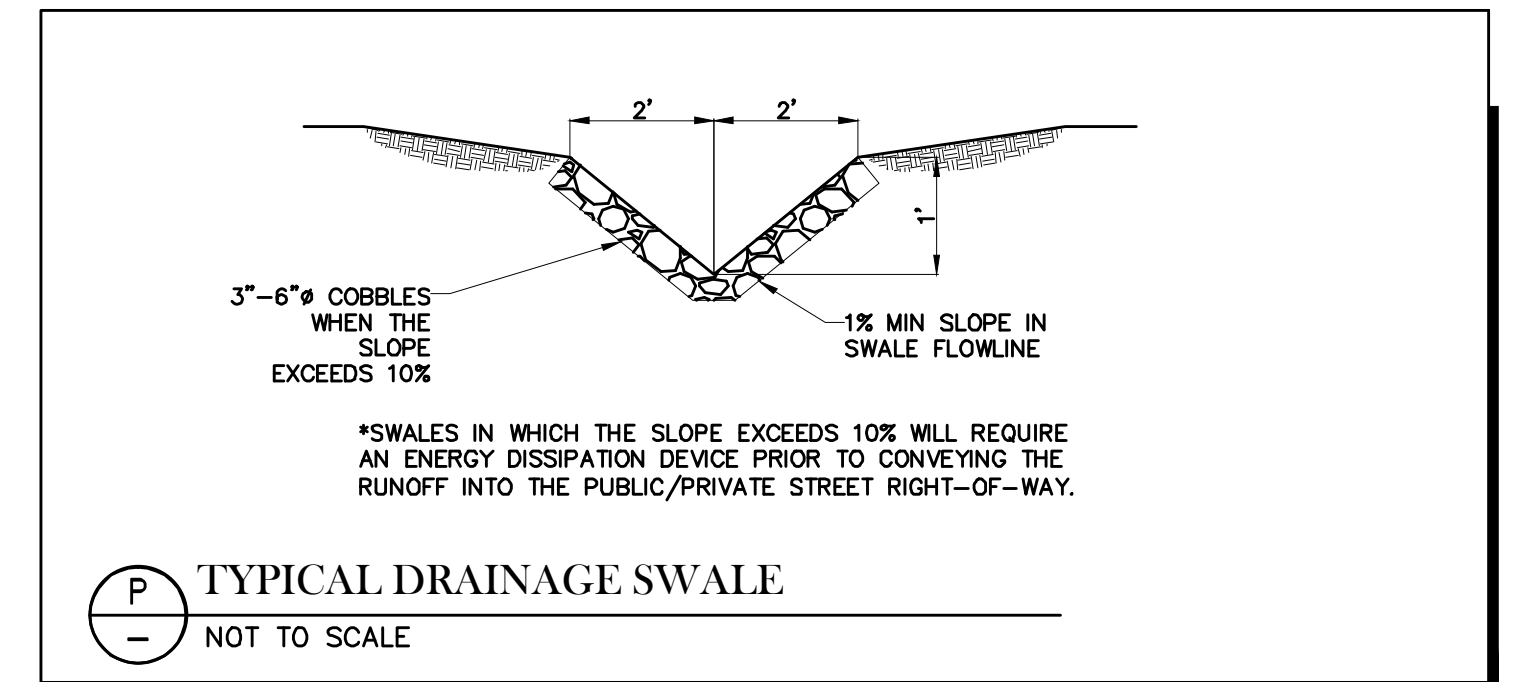
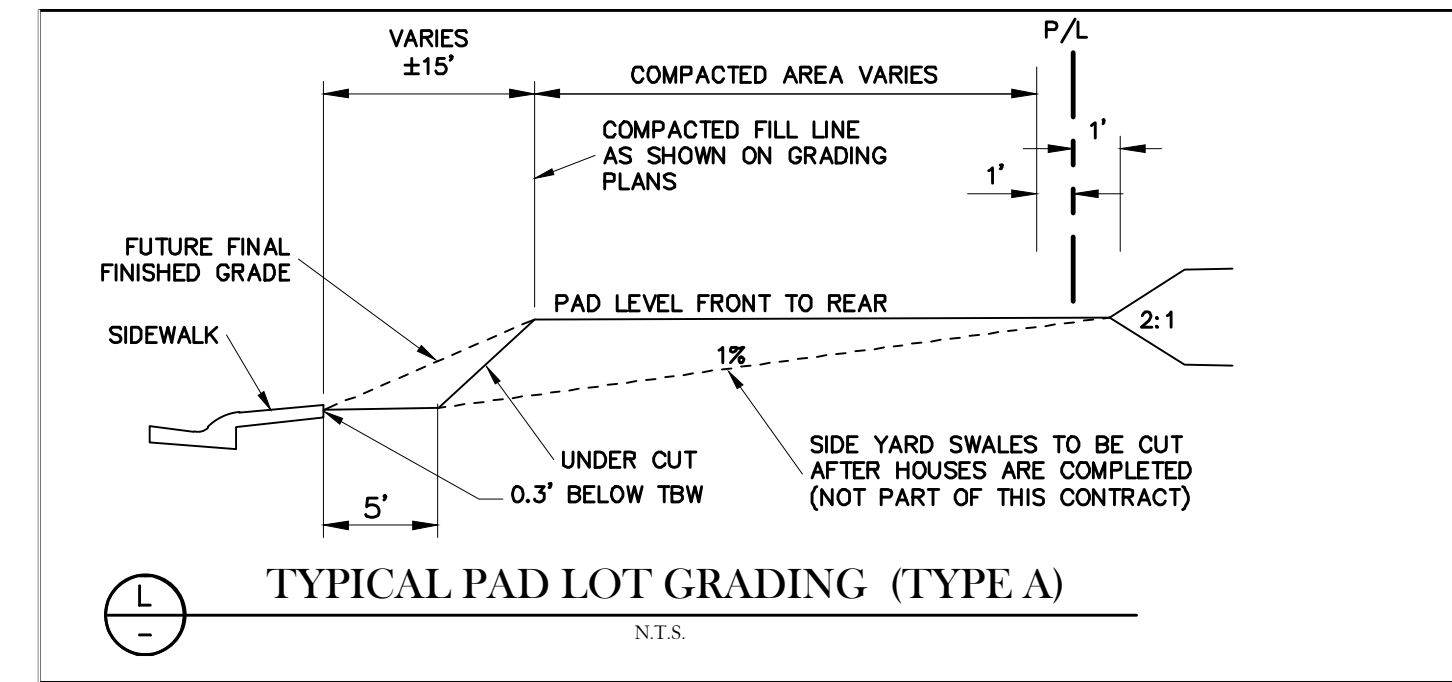
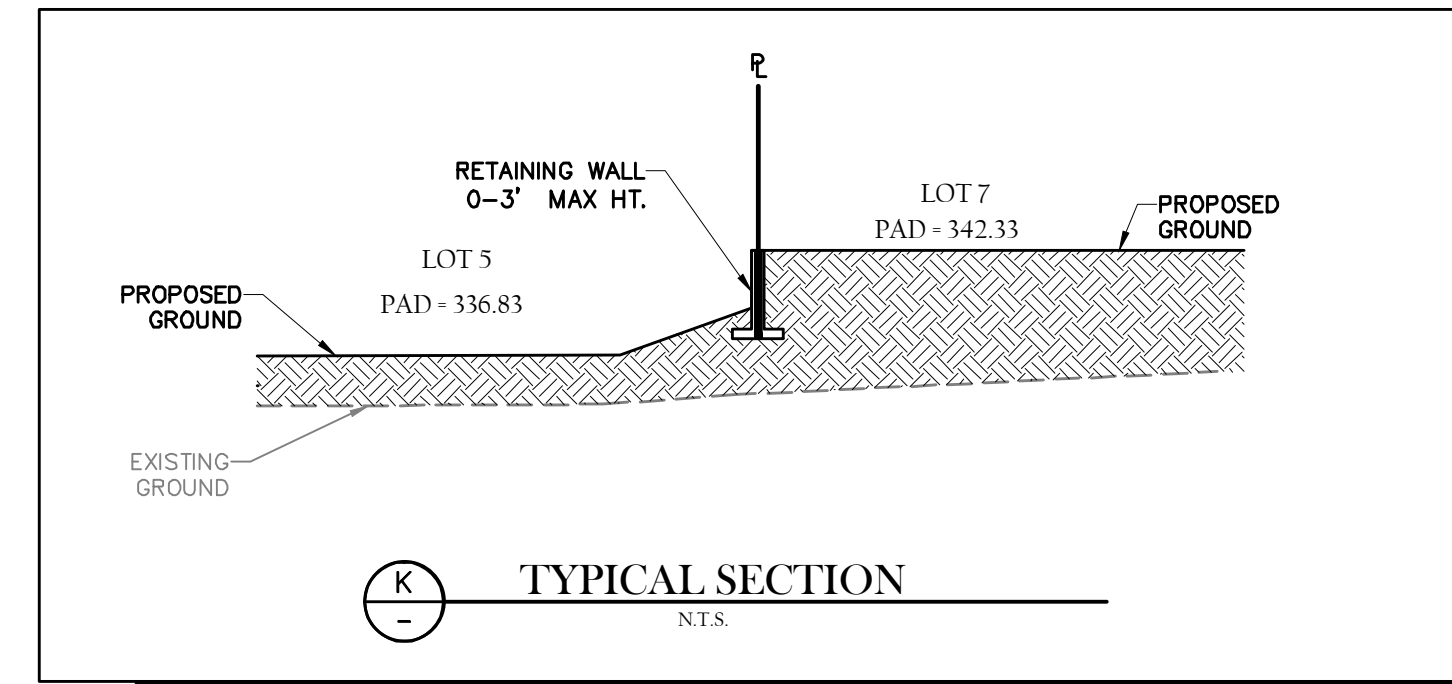
PRELIMINARY GRADING & DRAINAGE PLAN  
NOVEMBER 02, 2017



**TSD ENGINEERING**  
785 Orchard Drive, Suite 110  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701



4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650



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## Agenda Item #17.

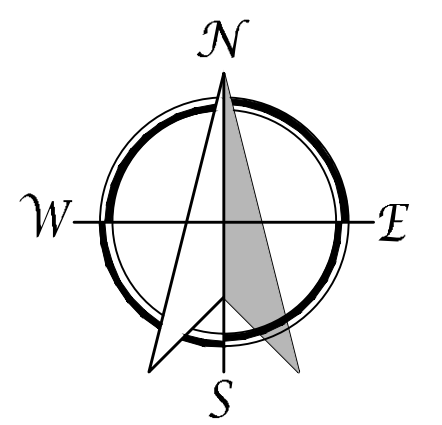






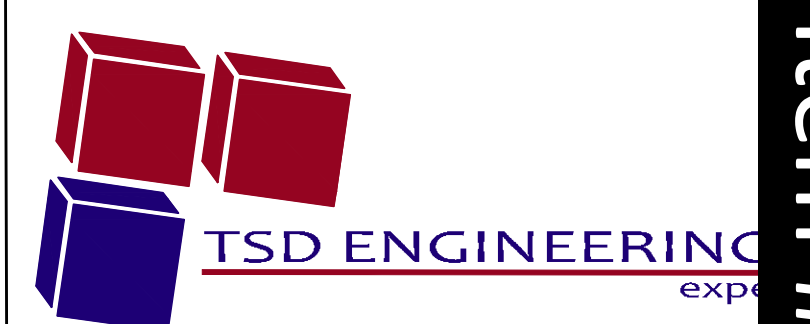
PRELIMINARY OAK TREE  
PRESERVATION PLAN  
**CROFTWOOD UNIT 2**  
4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650  
APN 045-053-015

CROFTWOOD  
PHASE 1  
(EXIST.)



PRELIMINARY OAK TREE  
PRESERVATION PLAN  
NOVEMBER 02, 2017

**WALTERS**  
LAND PLANNING



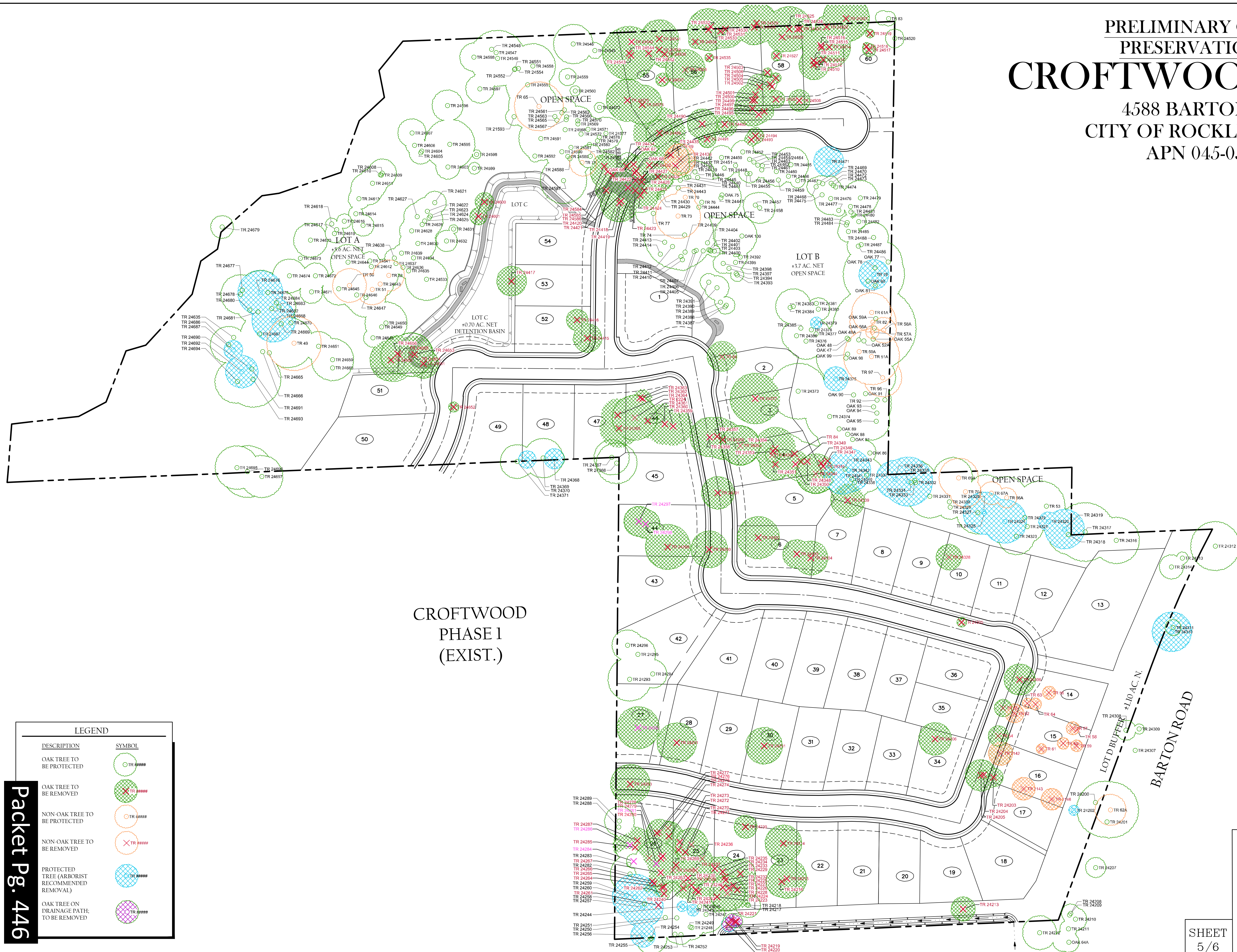
785 Orchard Drive, Suite  
Folsom, CA 95630  
Phone: (916) 608-0707  
Fax: (916) 608-0701

SHEET  
5/6

Agenda Item #17.

LEGEND	
DESCRIPTION	SYMBOL
OAK TREE TO BE PROTECTED	TR 24555
OAK TREE TO BE REMOVED	TR 24555
NON-OAK TREE TO BE PROTECTED	TR 24555
NON-OAK TREE TO BE REMOVED	TR 24555
PROTECTED TREE (ARBORIST RECOMMENDED REMOVAL)	TR 24555
OAK TREE ON DRAINAGE PATH: TO BE REMOVED	TR 24555

Packet Pg. 446





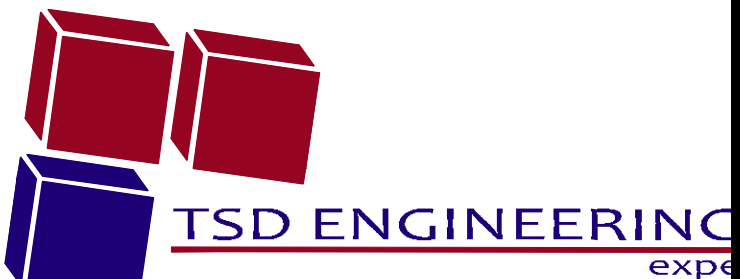
PRELIMINARY OAK TREE  
PRESERVATION PLAN  
**CROFTWOOD UNIT 2**  
4588 BARTON ROAD  
CITY OF ROCKLIN, CA 95650  
APN 045-053-015

	TREE INVENTORY SUMMARY	QTY.	DBH (in.)
	TOTAL # OAK TREES INVENTORIED	527	6841
TREES INVENTORIED	TOTAL # NON- OAK TREES INVENTORIED	39	526
	TOTAL # INVENTORIED TREES	566	7402
TREES REMOVED	TOTAL # OAK TREES REMOVED	183	2521
	TOTAL # NON-OAK TREES REMOVED	17	194
	TOTAL # TREES REMOVED	200	2715
TREES PROTECTED	TOTAL # OAK TREES PROTECTED	344	4328
	TOTAL # NON-OAK TREES PROTECTED	22	361
	TOTAL # TREES PROTECTED	366	4687

LEGEND	
	ARBORIST REC. TO BE REMOVED
	TREES TO BE REMOVED
	TREES TO REMAIN
	ARBORIST REC. PRECAUTIONARY
	TREES TO BE CLEARED FOR DRAINAGE SWALE

PRELIMINARY OAK TREE  
PRESERVATION PLAN  
OCTOBER 11, 2017

**WALTERS**  
LAND PLANNING



785 Orchard Drive, Suite  
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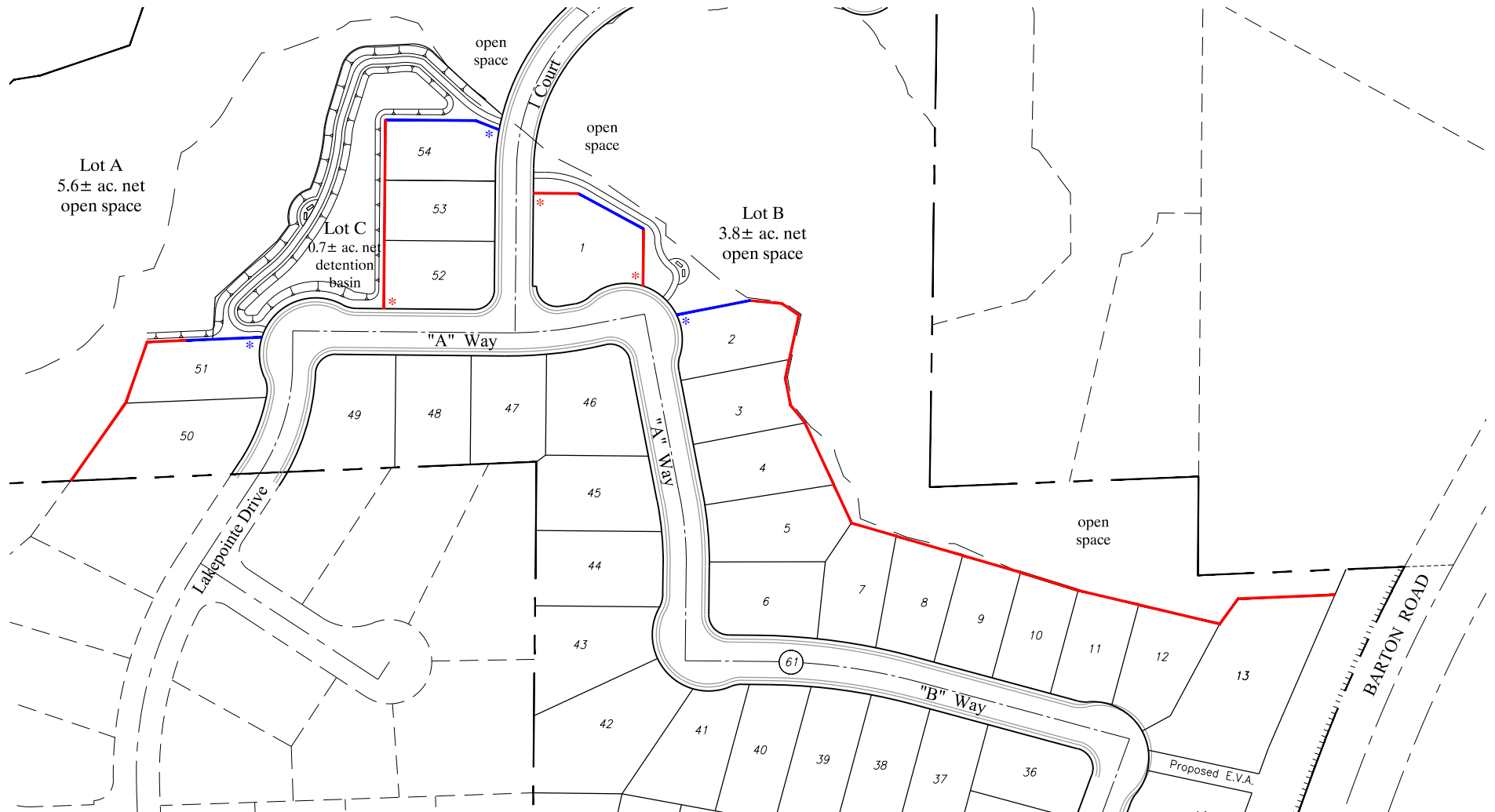
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Agenda Item #17.

TREE#	COMMON NAME	SPECIES	TOTAL DBH (in.)	DLR (ft.)	REMOVE
47	Valley Oak	(Quercus lobata)	13	24	
48	Valley Oak	(Quercus lobata)	10	15	
49	Willow sp.	(Willow spp.)	10	36	
49A	Valley Oak	(Quercus lobata)	10	36	
50	Willow sp.	(Willow spp.)	12	24	
50A	Willow sp.	(Willow spp.)	15	18	
51	Willow sp.	(Willow spp.)	12	22	
51A	Willow sp.	(Willow spp.)	15	40	
52	Willow sp.	(Willow spp.)	24		
52A	Valley Oak	(Quercus lobata)	14	22	
53	Valley Oak	(Quercus lobata)	33	35	
54	Incense Cedar	(Calocedrus decurrens)	18	14	X
55	Almond	(Prunus dulcis)	12	12	X
55A	Valley Oak	(Quercus lobata)	10	13	
56	Black Locust	(Robinia pseudacacia)	6	9	X
56A	Valley Oak	(Quercus lobata)	14	26	
57	Black Locust	(Robinia pseudacacia)	7	9	X
57A	Willow sp.	(Willow spp.)	14	14	
58	Black Locust	(Robinia pseudacacia)	6	10	X
58A	Willow sp.	(Willow spp.)	11	18	X
59	Black Locust	(Robinia pseudacacia)	6	8	X
59A	Valley Oak	(Quercus lobata)	15	28	
60	Black Locust	(Robinia pseudacacia)	7	8	X
61	Black Locust	(Robinia pseudacacia)	7	7	X
61A	Willow sp.	(Willow spp.)	19	28	
62	Black Locust	(Robinia pseudacacia)	7	13	X
62A	London Plane	(Platanus x acerifolia)	15	22	
63	Black Locust	(Robinia pseudacacia)	6	7	X
64	Black Locust	(Robinia pseudacacia)	7	8	X
64A	Valley Oak	(Quercus lobata)	14		
65	Willow sp.	(Willow spp.)	29	35	
66	Interior Live Oak	(Quercus wislizeni)	6	22	X
66A	Willow sp.	(Willow spp.)	10	14	
67	Interior Live Oak	(Quercus wislizeni)	6	15	X
67A	Willow sp.	(Willow spp.)	11	22	
68	Interior Live Oak	(Quercus wislizeni)	6	12	X
69	Willow sp.	(Willow spp.)	12	22	X
69A	Willow sp.	(Willow spp.)	10	28	
70	Willow sp.	(Willow spp.)	7	14	
70A	Willow sp.	(Willow spp.)	11	22	
71	Willow sp.	(Willow spp.)	17	19	
72	Fruiting pear.	(Pyrus sp.)	10	17	
73	Willow sp.	(Willow spp.)	22	32	
77	Valley Oak	(Quercus lobata)	20	28	
78	Valley Oak	(Quercus lobata)	17	20	
79	Willow sp.	(Willow spp.)	49		
80	Valley Oak	(Quercus lobata)	12	17	
81	Valley Oak	(Quercus lobata)	17	22	
82	Willow sp.	(Willow spp.)	13	33	
85	Poplar	(Populus)	12	21	X
86	Blue Oak	(Quercus douglasii)	20	28	
87	Interior Live Oak	(Quercus wislizeni)	20	28	
88	Valley Oak	(Quercus lobata)	26	35	
89	Blue Oak	(Quercus douglasii)	11	21	
90	Valley Oak	(Quercus lobata)	23	28	
91	Valley Oak	(Quercus lobata)	8	14	
92	Valley Oak	(Quercus lobata)	8	15	
94	Valley Oak	(Quercus lobata)	12	16	
95	Valley Oak	(Quercus lobata)	9	28	
96	Valley Oak	(Quercus lobata)	7	17	
96	Valley Oak	(Quercus lobata)	7	17	
97	Willow sp.	(Willow spp.)	26	27	
98	Valley Oak	(Quercus lobata)	11	34	
99	Valley Oak	(Quercus lobata)	15	20	
2142	Mulberry sp.	(Mulberry spp.)	18	17	X
2143	European Olive	(Olea europaea)	17	15	X
2146	European Olive	(Olea europaea)	13	15	X
2224	FootHill Pine	(Pinus sabiniana)	34	32	X
24200	Valley Oak	(Quercus lobata)	9	7	
24201	Valley Oak	(Quercus lobata)	12	14	
24202	Blue Oak	(Quercus douglasii)	6	13	
24203	Valley Oak	(Quercus lobata)	26	13	X
24204	Valley Oak	(Quercus lobata)	6	6	X
24205	Valley Oak	(Quercus lobata)	16	22	X
24206	Blue Oak	(Quercus douglasii)	25	23	X
24207	Valley Oak	(Quercus lobata)	9	14	
24208	Interior Live Oak	(Quercus wislizeni)	9	13	X
24209	Blue Oak	(Quercus douglasii)	6	10	
24210	Interior Live Oak	(Quercus wislizeni)	11	16	
24211	Valley Oak	(Quercus lobata)	11	12	
24212	Valley Oak	(Quercus lobata)	19	24	
24213	Interior Live Oak	(Quercus wislizeni)	14	24	X
24214	Valley Oak	(Quercus lobata)	24	26	X
24215	Blue Oak	(Quercus douglasii)	24	28	X
24216	Blue Oak	(Quercus douglasii)	16	22	X
24217	Interior Live Oak	(Quercus wislizeni)	15	17	
24218	Blue Oak	(Quercus douglasii)	15	17	
24219	Blue Oak	(Quercus douglasii)	7	16	X
24220	Blue Oak	(Quercus douglasii)	14	25	X
24221	Blue Oak	(Quercus douglasii)	12	17	X
24222	Interior Live Oak	(Quercus wislizeni)	12	10	X
24223	Blue Oak	(Quercus douglasii)	8	13	X
24224	Interior Live Oak	(Quercus wislizeni)	14	25	X
24225	Blue Oak	(Quercus douglasii)	8	14	X
24226	Interior Live Oak	(Quercus wislizeni)	13	19	X
24227	Blue Oak	(Quercus douglasii)	12	19	X
24228	Interior Live Oak	(Quercus wislizeni)	18	22	X
24229	Blue Oak	(Quercus douglasii)	16	21	X
24230	Valley Oak	(Quercus lobata)	10	16	X
24231	Valley Oak	(Quercus lobata)	21	26	X
24232	Blue Oak	(Quercus douglasii)	8	12	X
24233	Blue Oak	(Quercus douglasii)	6	7	X
24234	Blue Oak	(Quercus douglasii)	13	21	X
24235	Blue Oak	(Quercus douglasii)	10	16	X
24236	Blue Oak	(Quercus douglasii)	9	13	X
24237	Interior Live Oak	(Quercus wislizeni)	16	21	X
24238	Interior Live Oak	(Quercus wislizeni)	3	3	X
24239	Interior Live Oak	(Quercus wislizeni)	6	9	X
24240	Blue Oak	(Quercus douglasii)	8	15	X
24241	Blue Oak	(Quercus douglasii)	9	19	X
24242	Blue Oak	(Quercus douglasii)	7	11	X
24243	Blue Oak	(Quercus douglasii)	12	24	X
24244	Blue Oak	(Quercus douglasii)	7	8	X
24245	Interior Live Oak	(Quercus wislizeni)	7	8	X
24246	Interior Live Oak	(Quercus wislizeni)	19	26	
24247	Interior Live Oak	(Quercus wislizeni)	12	25	
24248	Blue Oak	(Quercus douglasii)	10	17	
24249	Blue Oak	(Quercus douglasii)	16	7	X
24250	Valley Oak	(Quercus lobata)	11	25	
24251	Interior Live Oak	(Quercus wislizeni)	20	28	X
242	Oak	(Quercus douglasii)	9	14	
242	Oak	(Quercus wislizeni)	7	12	
242	ve Oak	(Quercus lobata)	8	18	
242	ve Oak	(Quercus wislizeni)	11	17	
242	ve Oak	(Quercus wislizeni)	12	29	
242	ve Oak	(Quercus wislizeni)	10	18	
242	ve Oak	(Quercus wislizeni)	19	32	
242	ve Oak	(Quercus wislizeni)	8	19	
242	ve Oak	(Quercus wislizeni)	12	25	
242	ve Oak	(Quercus wislizeni)	7	9	X
242	ve Oak	(Quercus wislizeni)	7	9	X
242	ve Oak	(Quercus wislizeni)	7	9	X
242	ve Oak	(Quercus wislizeni)	12	17	X
242	ve Oak	(Quercus wislizeni)	9	8	X
242	ve Oak	(Quercus wislizeni)	12	17	X
242	ve Oak	(Quercus wislizeni)	12	26	X
242	ve Oak	(Quercus wislizeni)	12	20	X
242	ve Oak	(Quercus wislizeni)	12	23	X
242	ve Oak	(Quercus wislizeni)	11	12	X
242	ve Oak	(Quercus wislizeni)	11	16	X
242	ve Oak	(Quercus wislizeni)	10	21	X
242	ve Oak	(Quercus wislizeni)	12	9	X
242	ve Oak	(Quercus wislizeni)	14	18	X

TREE#	COMMON NAME	SPECIES	TOTAL DBH (in.)	DLR (ft.)	REMOVE
24277	Interior Live Oak	(Quercus wislizeni)	10	15	X
24278	Interior Live Oak	(Quercus wislizeni)	11	27	X
24279	Interior Live Oak	(Quercus wislizeni)	9	28	X
24280	Interior Live Oak	(Quercus wislizeni)	6	12	X
24281	Interior Live Oak	(Quercus wislizeni)	19	32	X
24282	Interior Live Oak	(Quercus wislizeni)	20	28	
24283	Interior Live Oak	(Quercus wislizeni)	15	23	
24284	Interior Live Oak	(Quercus wislizeni)	6	10	X
24285	Interior Live Oak	(Quercus wislizeni)	7	15	X
24286	Interior Live Oak	(Quercus wislizeni)	14	25	X
24287	Blue Oak	(Quercus douglasii)	6	9	X
24288	Blue Oak	(Quercus douglasii)	9	10	
24289	Interior Live Oak	(Quercus wislizeni)	14	21	
24290	Valley Oak	(Quercus lobata)	26	28	X
24291	Valley Oak	(Quercus lobata)	30	28	X
24292	Interior Live Oak	(Quercus wislizeni)	28	30	X
24293	Interior Live Oak	(Quercus wislizeni)	24	31	
24294	Valley Oak	(Quercus lobata)	17	20	
24295	Interior Live Oak	(Quercus wislizeni)	23	25	
24296	Valley Oak	(Quercus lobata)	22	22	
24297	Valley Oak	(Quercus lobata)	14	21	X
24298	Valley Oak	(Quercus lobata)	21	20	X
24299	Valley Oak	(Quercus lobata)	28	32	X
24300	Valley Oak	(Quercus lobata)	23	26	X
24301	Valley Oak	(Quercus lobata)	20	23	X
24302	Interior Live Oak	(Quercus wislizeni)	37	30	X
24303	Valley Oak	(Quercus lobata)	18	20	X
24304	Valley Oak	(Quercus lobata)	26	24	X
24305	Blue Oak	(Quercus douglasii)	6	7	X
24306	Valley Oak	(Quercus lobata)	16	22	X
24307	Valley Oak	(Quercus lobata)	9	16	X
24308	Valley Oak	(Quercus lobata)	10	14	
24309	Valley Oak	(Quercus lobata)	6	7	
24310	Interior Live Oak	(Quercus wislizeni)	25	28	
24311	Interior Live Oak	(Quercus wislizeni)	6	11	
24312	Interior Live Oak	(Quercus wislizeni)	10	35	
24313	Valley Oak	(Quercus lobata)	6	8	
24314	Valley Oak	(Quercus lobata)	12	17	
24315	Valley Oak	(Quercus lobata)	17	24	
24316	Valley Oak	(Quercus lobata)	32	33	
24317	Interior Live Oak	(Quercus wislizeni)	47	30	X
24318	Blue Oak	(Quercus douglasii)	19	28	
24319	Blue Oak	(Quercus douglasii)	26	28	
24320	Interior Live Oak	(Quercus wislizeni)	14	13	
24321	Interior Live Oak	(Quercus wislizeni)	13	23	
24322	Valley Oak	(Quercus lobata)	18	24	
24323	Valley Oak	(Quercus lobata)	23	26	
24324	Interior Live Oak	(Quercus wislizeni)	13	31	
24325	Interior Live Oak	(Quercus wislizeni)	28	30	
24326	Blue Oak	(Quercus douglasii)	16	24	
24327	Interior Live Oak	(Quercus wislizeni)	21	30	
24328	Valley Oak	(Quercus lobata)	17	18	X
24329	Blue Oak	(Quercus douglasii)	10	17	
24330	Blue Oak	(Quercus douglasii)	22	20	
24331	Blue Oak	(Quercus douglasii)	35	31	
24332	Interior Live Oak	(Quercus wislizeni)	20	31	
24333	Interior Live Oak	(Quercus wislizeni)	18	26	
24334	Interior Live Oak	(Quercus wislizeni)	20	29	
24335	Interior Live Oak	(Quercus wislizeni)	19	35	
24336	Interior Live Oak	(Quercus wislizeni)	16	27	
24337	Interior Live Oak	(Quercus wislizeni)	11	24	
24338	Interior Live Oak	(Quercus wislizeni)	10	22	
24339	Valley Oak	(Quercus lobata)	18	24	X
24340	Interior Live Oak	(Quercus wislizeni)	13	29	
24341	Interior Live Oak	(Quercus wislizeni)	11	26	
24342	Interior Live Oak	(Quercus wislizeni)	36	31	
24343	Interior Live Oak	(Quercus wislizeni)	11	23	
24344	Interior Live Oak	(Quercus wislizeni)	24	28	X
24345	Valley Oak	(Quercus lobata)	13	25	X
24346	Interior Live Oak	(Quercus wislizeni)	8	25	X
24347	Interior Live Oak	(Quercus wislizeni)	8	17	X
24348	Interior Live Oak	(Quercus wislizeni)	10	25	X
24349	Interior Live Oak	(Quercus wislizeni)	13	28	X
24350	Blue Oak	(Quercus douglasii)	8	20	X
24351	Blue Oak	(Quercus douglasii)	13	22	X
24352	Interior Live Oak	(Quercus wislizeni)	10	10	X
24353	Dracole Oak	(Morehus)	15	16	X
24354	Interior Live Oak	(Quercus wislizeni)	23	30	X
24355	Interior Live Oak	(Quercus wislizeni)	21	28	X
24356	Interior Live Oak	(Quercus wislizeni)	30	28	X
24357	Interior Live Oak	(Quercus wislizeni)	23	27	X
24358	Blue Oak	(Quercus douglasii)	10	28	X
24359	Interior Live Oak	(Quercus wislizeni)	19	28	X
24360	Interior Live Oak	(Quercus wislizeni)	28	30	X
24361	Interior Live Oak	(Quercus wislizeni)	18	25	X
24362	Valley Oak	(Quercus lobata)	6	14	X
24363	Valley Oak	(Quercus lobata)	10	10	X
24364	Interior Live Oak	(Quercus wislizeni)	14	24	X
24365	Interior Live Oak	(Quercus wislizeni)	14	28	X
24366	Interior Live Oak	(Quercus wislizeni)	26	28	X
24367	Interior Live Oak	(Quercus wislizeni)	13	24	
24368	Interior Live Oak	(Quercus wislizeni)	10	14	
24369	Interior Live Oak	(Quercus wislizeni)	20	25	
24370	Interior Live Oak	(Quercus wislizeni)	12	6	
24371	Interior Live Oak	(Quercus wislizeni)	11	24	
24372	Blue Oak	(Quercus douglasii)	33	36	X
24373	Interior Live Oak	(Quercus wislizeni)	36	40	
24374	Interior Live Oak	(Quercus wislizeni)	36	34	
24375	Valley Oak	(Quercus lobata)	16	17	
24376	Valley Oak	(Quercus lobata)	20	26	
24377	Valley Oak	(Quercus lobata)	18	20	
24378	Valley Oak	(Quercus lobata)	12	17	
24379	Valley Oak	(Quercus lobata)	15	8	
24380	Valley Oak	(Quercus lobata)	15	16	
24381	Valley Oak	(Quercus lobata)	6	6	
24382	Valley Oak	(Quercus lobata)	7	10	
24383	Valley Oak	(Quercus lobata)	18	25	
24384	Valley Oak	(Quercus lobata)	7	10	
24385	Valley Oak	(Quercus lobata)	11	17	
24386	Valley Oak	(Quercus lobata)	12	21	
24387	Valley Oak	(Quercus lobata)	10	6	
24388	Valley Oak	(Quercus lobata)	9	12	
24389	Valley Oak	(Quercus lobata)	5	8	
24390	Valley Oak	(Quercus lobata)	14	17	
24391	Valley Oak	(Quercus lobata)	11	12	
24392	Valley Oak	(Quercus lobata)	10	8	
24393	Valley Oak	(Quercus lobata)	7	9	
24394	Valley Oak	(Quercus lobata)	6	7	
24395	Valley Oak	(Quercus lobata)	8	12	
24396	Interior Live Oak	(Quercus wislizeni)	6	11	
24397	Valley Oak	(Quercus lobata)	7	6	
24398	Valley Oak	(Quercus lobata)	10	14	
24399	Valley Oak	(Quercus lobata)	9	8	
24400	Valley Oak	(Quercus lobata)	7	8	
24401	Valley Oak	(Quercus lobata)	6	6	
24402	Valley Oak	(Quercus lobata)	6	6	
24403	Valley Oak	(Quercus lobata)	5	3	
24404	Valley Oak	(Quercus lobata)	7	10	
24405	Valley Oak	(Quercus lobata)	6	7	
24406	Valley Oak	(Quercus lobata)	6	7	
24407	Valley Oak	(Quercus lobata)	7	13	
24408	Valley Oak	(Quercus lobata)	9	12	
24409	Valley Oak	(Quercus lobata)	8	16	
24410	Valley Oak	(Quercus lobata)	9	15	
24411	Valley Oak	(Quercus lobata)	8	17	
24412	Valley Oak	(Quercus lobata)	8	10	
24413	Valley Oak	(Quercus lobata)	11	7	
24414	Valley Oak	(Quercus lobata)	6	6	
24415	Valley Oak	(Quercus lobata)	15	20	X
24416	Valley Oak	(Quercus lobata)	9	15	X
24417	Valley Oak	(Quercus lobata)	15	21	X
24418	Valley Oak	(Quercus lobata)	26	27	X
24419	Interior Live Oak	(Quercus wislizeni)	6	10	X
24420	Interior Live Oak	(Quercus wislizeni)	8	15	X
24421	Valley Oak	(Quercus lobata)	11	19	X





# Open Space Fencing Croftwood Unit #2

Scale: 1" = 150'  
(when printed 8.5" x 11")

February 12, 2018

**WALTERS**  
LAND PLANNING

**TSD ENGINEERING, INC.**  
expect more.



Note: All information  
shown is preliminary  
and subject to change.

## LEGEND

Open Fencing



Solid Fencing



Step-down to street  
as needed






[BACK TO AGENDA](#)

## ORDINANCE NO.

### ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN ORDINANCE AMENDING THE CROFTWOOD UNIT #2 GENERAL DEVELOPMENT PLAN (ORDINANCE NO. 711)

(Croftwood 2 / PDG-2017-0002)

The City Council of the City of Rocklin does ordain as follows:

**Section 1. Findings.** The City Council of the City of Rocklin finds and determines that:

A. The amendment to the Croftwood Unit #2 General Development Plan modifies and supersedes the approved development criteria within the Croftwood Unit 2 Subdivision.

C. The general development plan amendment is compatible with the Rocklin General Plan and land uses existing and permitted on the properties in the vicinity.

D. The land uses, and their density and intensity, allowed in the proposed general development plan amendment are not likely to create serious health problems or create nuisances on properties in the vicinity.

E. The City Council has considered the effect of the proposed general development plan modification on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

F. The modifications would encourage a creative and more efficient approach to the use of land and provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety, and comfort of the residents of the City.

**Section 2. Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

**Section 3. Environmental.** A Mitigated Negative Declaration for this project has been approved via City Council Resolution No. 2018-\_\_\_\_.

**Section 4. Approval.** The City Council of the City of Rocklin hereby rescinds Ordinance No. 711 and hereby approves the general development plan in the form as shown on Exhibit A, attached hereto and incorporated by reference herein.

**Section 5. Severability.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

**Section 6. Effective Date.** Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on March 13, 2018, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers

ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on March 27, 2018, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Kenneth Broadway, Mayor

ATTEST:

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Barbara Ivanusich, City Clerk

First Reading: 3/13/18

Second Reading: 3/27/18

Effective Date: 4/26/18

## **EXHIBIT A**

### **Croftwood Unit #2 General Development Plan (Amended)**

#### **Purpose**

The original Croftwood Unit #2 General Development Plan (PDG-93-01) was approved by the City of Rocklin in 1994 by Ordinance No. 711. This amendment supersedes the original General Development Plan approval and includes the below measures.

#### **Site Location**

The site plan for this General Development Plan is contained in Exhibit A (Attached).

#### **Permitted Uses**

Permitted uses within the General Development Plan shall be a single-family residential subdivision, with open space areas along Secret Ravine and the other perennial drainage, and a landscape buffer along Barton Road.

Permitted Uses in the **PD-2.5** Zone:

- A. Single-family dwellings;
- B. Accessory buildings as regulated by Section 17.08.090;
- C. Secondary residential units.

#### **Development Standards**

There are two areas within the PD-2.5 zone district, each with their own development standards. Area A, designated in dark gray, includes lots 26, 27, and 42 through 50. Area B, designated in white, includes the remainder of the site.

1. Development Standards: ***PD-2.5 Zoning District – Area A*** (Lots 26, 27, and 42 through 50)
  - a. Minimum Lot Area:
 

8,000 s.f. (Corner)
7,500 s.f. (Interior)
  - b. Lot Width:
 

80 feet (Corner)
75 feet (Interior)
  - c. Maximum Lot Coverage:
 

Single Story:	40%
Two Story:	35%
  - d. Building Height:
 

30 feet (Primary)
14 feet (Accessory)
  - e. Number of Stories:
 

A minimum of 50% (6 lots) of Area A, to include Lots 26, 27, and 50 of the Tentative
--

Map, shall be limited to development of single-story homes (no second story, mezzanine, or similar features shall be permitted).

- f. Setbacks:
  - Front – 25 feet
  - Rear – 25 feet
  - Interior – 7.5 feet
  - Street – 10 feet

2. Development Standards: **PD-2.5 Zoning District – Area B** (All remaining lots)

- a. Minimum Lot Area:
  - 7,050 s.f. (Corner)
  - 6,300 s.f. (Interior)
- b. Lot Width:
  - 65 feet (Corner)
  - 60 feet (Interior)
- c. Lot Coverage:
  - 40% maximum
- d. Building Height:
  - 30 feet (Primary)
  - 14 feet (Accessory)
- e. Setbacks:
  - Front (Garage) – 25 feet
  - Front (Living Area) – 20 feet
  - Rear – 20 feet
  - Interior – 5 feet
  - Street – 10 feet

3. Circulation Plan:

- a. All proposed circulation systems shall indicate two points of access, each through Croftwood Unit #1 (Crowne Point).
- b. All proposed streets shall be an extension of the private streets of the gated community of Crowne Point.
- c. A 20-foot emergency access to Barton Road shall be constructed with emergency vehicle accessibility standards.

4. Intensity:

- a. The intensity of land uses on the property shall not exceed 2.5 dwelling units per acre.






### Project Information

#### Lot Type

Residential lots	60
Open space lots	2
Buffer lot	1
Detention basin lot	1
Private Road lot	1
<b>Total Lots</b>	<b>65</b>

Project Area = 25.5± acres  
Overall Density = 2.4 du/ac.

-  Open Space
-  Area A
-  Area B

## Exhibit A General Development Plan *Croftwood Unit #2*

Scale: 1"=200' January 18, 2017  
(when printed 11" x 17") Revised: August 9, 2017  
October 12, 2017

**WALTERS**  
LAND PLANNING

**TRD ENGINEERING, INC.**  
DESIGN & CONSTRUCTION


[BACK TO AGENDA](#)

## City Council Report

---

**Subject:** Racetrack Subdivision  
Small Lot Tentative Subdivision Map/Oak Tree Preservation Plan Permit,  
SD2014-0006, TRE2015-0005

**Date:** April 10, 2018

**Submitted by:** Marc Mondell, Economic and Community Development Director  
Bret Finning, Manager Planning Services  
Shauna Nauman, Assistant Planner

**Department:** Economic and Community Development Department

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### Proposal/Application Request

This application is a request for approval of a two-year extension of time for a previously approved project:

Racetrack Subdivision (Resolution No. 2016-36) – A Tentative Subdivision Map and Oak Tree Preservation Plan Permit to allow an approximately 3.77-gross-acre site to be divided into 10 single-family residential lots. Proposed lot sizes range from 11,431 to 19,565 square feet, with an average lot size of 15,018 square feet. The Oak Tree Preservation Permit allows the removal of 28 oak trees and provides for the protection of the remaining 162 oak trees on the project site.

The time extension request is included as **Attachment 1**.

### Staff Findings

Staff finds this request to be consistent with the existing General Plan designations and zoning. The proposed extension would be compatible with anticipated development of surrounding residential designated properties.

### Recommendation

Staff recommends that the City Council approve the following:



City Council Report  
Racetrack Subdivision  
April 10, 2018  
Page 2

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TWO-YEAR EXTENSION FOR A TENTATIVE SUBDIVISION MAP AND OAK TREE PRESERVATION PLAN PERMIT (Racetrack Subdivision Extension/SD2014-0006, TRE2015-0005)

### Location

The project is generally located north and east of the eastern intersection of Racetrack Circle and Racetrack Road, APNs 045-090-003 & 045-090-004, as shown in **Figure 1** below.

**Figure 1 – Location Map**



### Time Extension

The City Council approved entitlements for the Racetrack Subdivision on February 9, 2016. To provide background for the project, the original City Council staff report is included as **Attachment 2**. Resolution 2016-36 approving the Tentative Subdivision Map and Oak Tree Preservation Permit is included as **Attachment 3**. Improvement plans for the project are in progress but not yet approved. The expiration date for the approved map was February 9,



*City Council Report  
Racetrack Subdivision  
April 10, 2018  
Page 3*

2018. Prior to expiration, an application for a two-year time extension was submitted for the project. The time extension request, submitted on February 7, 2018, outlines the project constraints and timeline for completion (see Attachment 1).

The requested two-year time extension is the first request for an extension of this project and is consistent with the provisions of Title 16. Approval of this time extension will bring the map life to 4 years, through February 9, 2020.

### **Owner/Applicant**

The owners are Equity Smart Investments, LP and Marsha Conwill.

The applicant is: Equity Smart Investments LP – Ryan Bradford.

### **Environmental**

In 2016, a project specific analysis was conducted to identify potential impacts and mitigation measures for the Racetrack Subdivision. Those findings were incorporated into a Mitigated Negative Declaration (MND) for the project which was approved by City Council Resolution 2016-35. Because the Racetrack Subdivision project is requesting an extension of time the City has reviewed the prior environmental document, consistent with California Public Resources Code section 21166 and Section 15162, to verify that the document still adequately addresses the potential environmental impacts of the project. That analysis determined that the Racetrack Subdivision Time Extension project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary. This analysis has been included as **Attachment 4**.

### **Attachments**

Attachment 1 – Extension Request (Racetrack Subdivision)  
Attachment 2– City Council Staff Report dated 2-9-16  
Attachment 3 – City Council Resolution No. 2016-36 (Racetrack Subdivision)  
Attachment 4 – Racetrack Subdivision CEQA 15162 Analysis

*Prepared by Shauna Nauman, Assistant Planner*

## **Attachment 1**

Extension Request (Racetrack Subdivision)

Ryan Bradford & Eric Nuttall  
Equity Smart Investments LP  
5701 Lonetree Blvd, Suite 102  
Rocklin, CA 95765

Date 2/5/2018

City Of Rocklin  
Attn: Jennifer Manzke  
3970 Rocklin Rd.  
Rocklin Ca 95677

RE: Racetrack Subdivision Rocklin, CA (SD-2014-0006, Reso No. 2013-36)

Dear Jennifer Manzke

We received your letter dated January 11, 2018 and are hereby requesting an extension for Equity Smart Investments LP. Please consider this letter as a formal request for a 2 year extension.

This project has taken longer than anticipated and we have been delayed due to working with PCWA and SPMUD to complete changes they requested we were not expecting. For example, SPMUD wants the whole sewer line to be replaced. It has been a long process but we have been able to work through the necessary changes and cost engineering to still make the project viable.

We are in the processes of finalizing our bonding to begin work. Please see our proposed timeline for finalization of construction below.

February 28, 2018 – Expected date of improvement plan approval


March 15, 2018 – Begin underground utility work

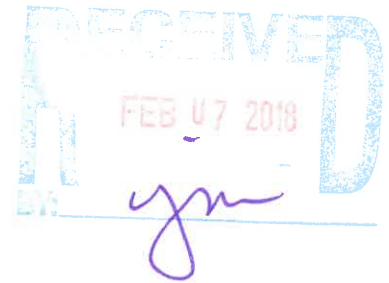
May 15, 2018- Finish underground utility work, begin paving

May 30, 2018 – finalize dry utilities

Respectively,

  
Ryan Bradford  
Equity Smart Investments LP  
(916) 230-5325

RECEIVED  
FEB 07 2018  
BY:   
+ TRE 2015-0005



February 2nd, 2018

City of Rocklin  
Attn: Jennifer Manzke  
3970 Rocklin Rd.  
Rocklin, CA 95677  
916-625-5000

RE: Racetrack Subdivision Rocklin, CA (SD-2014-0006, Reso No. 201<sup>b</sup>~~3~~-36) + TAE 2015-0005

Dear Jennifer Manzke,

We received your letter dated January 11, 2017 and are hereby requesting an extension for Equity Smart Investments. Please consider this letter our formal request for the extension of time. Our proposed timeline for the finalization of the construction is as follows.

February 28, 2018 - Expected date for improvement plan approval  
March 15, 2018 - Begin underground utilities (Storm, Sewer, Storm Drain and Lift Station components)  
April 15, 2018 - Begin joint trench (communications)  
May 15, 2018 - Finalize underground wet utilities  
May 15, 2018 - Begin paving  
May 30, 2018 - Finalize underground dry utilities  
June 1, 2018 - Building permit application  
June 15, 2018 - Finish pads and utility boxes  
June 15, 2018 - Begin survey monumentation and recording Final Map  
June 30, 2018 - Finish paving  
July 1, 2018 - Obtain building permit for first phase of lots  
July 15, 2018 - Record Final Map  
August 1, 2020 - Finish final building permit phase  
August 31, 2020 - Complete project

If you have any questions or comments, please contact me at the number below.

Cordially,

Jared Brown, P.E. C65430  
Guide Engineering  
916-787-0248

## **Attachment 2**

City Council Staff Report dated 2-9-16



## City Council Report

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**Subject:** Racetrack Subdivision  
Small Lot Tentative Subdivision Map/Oak Tree Preservation Plan Permit,  
SD2014-0006/TRE2015-0005

**Date:** February 9, 2016

**Submitted by:** Marc Mondell, Economic and Community Development Director  
Bret Finning, Acting Planning Services Manager  
Dara Dungworth, Associate Planner

**Department:** Community Development Department

**Reso. Nos.**

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### Staff Findings

Staff finds, subject to the recommended conditions of approval, the proposed subdivision map to be consistent with the General Plan and the Zoning as established for the project site; and further finds the proposed project to be compatible with the surrounding residential uses.

### Recommendation

The Planning Commission supported the project and concurred with the findings and recommendations in the staff report and therefore recommend the City Council approve the following:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Racetrack Subdivision / SD2014-0006 and TRE2015-0005)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A SMALL LOT TENTATIVE SUBDIVISION MAP AND OAK TREE PRESERVATION PLAN PERMIT (Racetrack Subdivision / SD2014-0006 and TRE2015-0005)

### **Project Description**

This application is a request for approval of the following entitlements:

- A Tentative Subdivision Map to subdivide the approximately 3.77 gross acre (approximately 2.82 net acre) site into 10 single-family residential lots.
- An Oak Tree Preservation Plan Permit to allow the removal of 28 oak trees and provide protection for on- and off-site oak trees.

### **Summary of Planning Commission Hearings and Actions**

On October 20, 2015, the Planning Commission held the first of two public hearings regarding the proposed Racetrack Subdivision project. The second meeting was held on December 15, 2015. The bulk of the original October 20 staff report is provided within this staff report below and the December 15 addendum memo (with partial attachments) is provided as Attachment 1. An excerpt of the October 20 meeting minutes are provided as Attachment 2 to this staff report. (To reduce redundancy and the packet size, the original October 20 staff report and the October 20 meeting minutes are not included with the December 15 memo attached to this staff report.) A photograph looking north on the north / south portion of Racetrack Road is provided as Attachment 3.

The applicant, Ron Smith, spoke during both public hearings requesting that the Planning Commission recommend approval of the project, and answered questions raised by the Planning Commission. He also indicated his willingness to comply with all conditions of approval.

Several neighbors spoke at the October 20 hearing, generally expressing concern regarding the road width, traffic and pedestrian safety, and the intersection of the north / south portion of Racetrack Road and the east / west portion of Racetrack Road. The Planning Commission expressed concern regarding the width of the portion of the road which runs north and south and for traffic safety and drainage where the east / west and north / south portions of Racetrack Road meet. The applicant requested a continuance to allow the opportunity to meet with the neighbors and with staff. The Commission also directed staff to take the proposed map and the access concerns to the Traffic Safety Committee for review and a recommendation.

The applicant, residents, and staff met on site to discuss the concerns that were raised. The results of this discussion were presented to the Traffic Safety Committee for their consideration. The letter from the Chief of Police, Chair of the Traffic Safety Committee, is provided within the December 15 addendum memo at Attachment 1. Staff was satisfied that the items had been addressed appropriately and were reflected within the revised conditions of approval as follows:

- An “all weather” surface shall be added on the west side of the existing pavement on the north / south portion of Racetrack Road from pavement edge to the property line (at the existing fence line) for the entire length of the pavement.
- No parking signs shall be posted along the entire length of the north / south portion of the street (on-site for the proposed subdivision and off-site).
- A stop sign shall be installed where the east / west and north / south portions of Racetrack Road meet.
- Drainage improvements shall be required where the existing ditch transitions to the drop inlet to the satisfaction of the City Engineer.
- Project will be required to annex into CFD No. 5 for the maintenance of the drainage system.

The addition of the “all weather” surface on the west edge of the existing pavement will keep the pavement narrow to discourage speeding, but will allow room for opposing vehicles to pull over and/or pass. Also, staff determined that the Firetruck Turnouts shown on Sheet 4 (Utility Plan) of Exhibit A will be adequate to allow for further passing movements.

Several neighbors spoke at the December 15 hearing, generally commenting on the road width and concerns about traffic speed. Staff and the applicant explained that the Traffic Safety Committee recommendations will address the neighbors’ concerns.

During their deliberations on December 15, the Planning Commission asked questions relative to road width, street maintenance, and speed bumps. Commissioners Sloan and Martinez expressed their comfort with the review and judgement of staff and the Traffic Safety Committee and supported the project. Commissioner Whitmore indicated that he wanted to see an exhibit that demonstrated the changes to the project; the changes were too conceptual and he did not support the project.

In response to Commissioner Whitmore’s concerns, the applicant has provided the Road Geometry Improvement Exhibit. It reflects staff’s and the Traffic Safety Committee’s requirements and is incorporated as the last page of Exhibit A attached to the draft resolution of approval for the map.

The remainder of this report is generally as presented to the Planning Commission on October 20, 2015.

### **Ownership/Location**

The owners are Equity Smart Investments, LP and Marsha Conwill; the applicant is Equity Smart Investments, LP.



The project is located generally north and east of the eastern intersection of Racetrack Circle and Racetrack Road. APNs 045-090-003 and 045-090-004.



### **Background and Site Characteristics**

Historically, the project site has been residential and each existing parcel contains a single-family dwelling. The house on the southern parcel (045-090-004) will remain and be located on one of the newly created lots. The house on the northern parcel (045-090-003) will be demolished. Many native oak trees are scattered throughout the site. The site also supports native and non-native vegetation. The project site generally slopes downward to the east and towards Sucker Ravine along its eastern boundary. The 100-year flood plain bisects the eastern portion of the northern parcel. Two small wetlands were identified in the south and east portions of the project site.

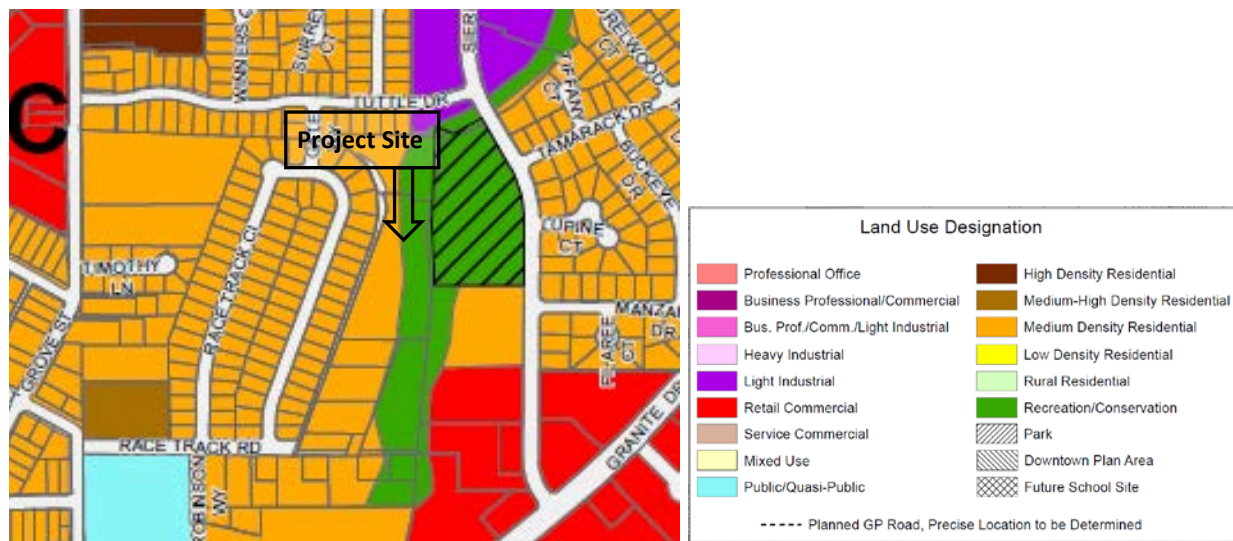
The existing access to the two houses, as well as another single-family residence to the north, is provided by the north / south portion of Racetrack Road. The north / south portion of Racetrack Road is a privately owned parcel (APN 045-090-035) that was accepted into the City's street system through Council Resolution 84-124. The existing underground utilities serving the existing houses are within this parcel. The project is conditioned to obtain any necessary utility easements for the new lots being created.

The property is bounded by single-family residential on three sides: to the north, to the west, and to the south. To the east, across Sucker Ravine, are the Church of Jesus Christ of Latter Day Saints and a portion of Sierra Meadows Park on Sierra Meadows Drive.

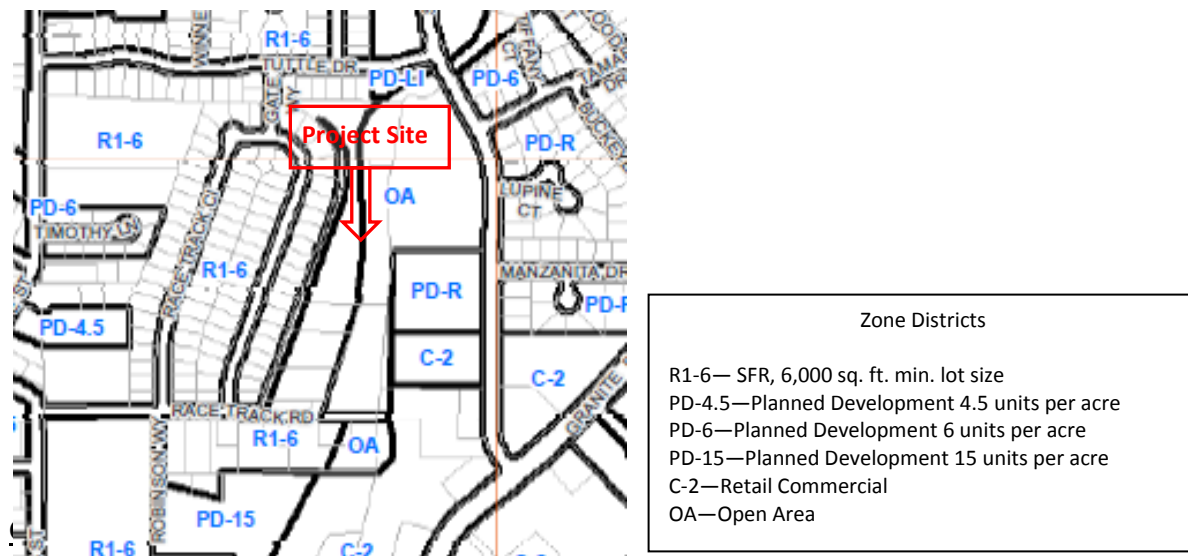
City Council Staff Report  
 Racetrack Subdivision  
 February 9, 2016  
 Page 5

The project will require the (administrative) approval of a Lot Line Adjustment to re-align the northern property line shared with APN 045-090-040. This requirement is noted on the map and is included as a condition of approval of the map.

# General Plan Map Excerpt



# Zoning Map Excerpt



The project site is designated Medium High Density (MDR) in the current General Plan. The site is zoned as single-family residential 6,000 minimum square foot lot size (R1-6). The proposed tentative subdivision map creates 10 lots on 2.82 net acres which provides a density of 3.55 dwelling units per acre. The required density range for the MDR designation is 3.5 to 8.4 dwelling units per acre. Staff finds that the proposed map is consistent with both the MDR General Plan designation and the R1-6 zoning.

### **Environmental Determination**

Consistent with the requirements of the California Environmental Quality Act an Initial Study was prepared to determine the potential impacts on the environment from the Racetrack Subdivision. The study found that the project could have significant impacts with regard to Biological Resources and Cultural Resources; however, it was also able to identify mitigation measures that would reduce each of these potential impacts to a less than significant level. Therefore, a Mitigated Negative Declaration of environmental impacts was prepared for the project.

### **Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD2014-0006 and TRE2015-0005)**

#### **Subdivision Design – General and Open Space Conservation Easement**

The Tentative Subdivision Map will subdivide the approximately 3.77-gross-acre site into 10 single-family residential lots with an approximately .95-acre open space and conservation easement area across seven lots for a net acreage of approximately 2.82 acres. Proposed lot sizes range from 11,431 to 19,565 square feet, with an average lot size of 15,018 square feet.

The open space and conservation easement area across Lots 4 through 10 will be demarcated by a tubular steel fence. A condition of approval requires the recordation of the easement document with the final map.

The proposed lot lines are located such that the existing house on parcel 045-090-004 will meet setbacks for the R1-6 zone once the map is recorded. Some of the out buildings will be removed as needed to comply with the development standards of the R1-6 zone once the map is recorded and the new parcels created.

#### **Grading and Drainage / Stormwater Quality**

The project site is within the Secret Ravine/Dry Creek watershed. On-site detention in this area is not required by the Placer County Flood Control and Water Conservation District. The lots are designed to drain into a swale across the front of the lots and then runoff is carried east to Sucker Ravine via side yard swales. The storm drainage system has been designed and/or conditioned to the City of Rocklin Storm Water Quality standards that are in compliance with the NPDES Phase II State Water Resources Control Board General permit. Effective air quality and sediment and erosion control measures are required to be implemented and maintained during construction.

#### **Utilities and Access**

As noted above, the access for the newly created lots will be from the north / south portion of Racetrack Road, which is an easement to the City over a private parcel. Existing utilities are within this parcel. New utilities will be placed within a 12.5 foot wide PUE that will be adjacent and parallel to the existing street across the fronts of the newly created lots. The Fire

Department reviewed the project and required the hammerhead turnaround at Lots 9 and 10 to comply with Fire access requirements.

### Oak Tree Removal and Protection

An arborist's report was prepared by Kurt Stegan Consulting Arborist on September 2, 2014, and amended on May 11, 2015. A total of 190 oak trees were surveyed on the project site. The oak tree plan and inventory are provided on Sheets 5 and 6 of Exhibit A. To accommodate the grading to create the subdivision, a total of 28 oak trees will be removed. The initial study for the project identified a mitigation measure, applied to the project as a condition of approval, which ensures compliance with the City's Oak Tree Ordinance through compensation for the removal of the oak trees on the project site and protection of on- and off-site trees to be retained.

### Strategic Plan

This project aligns with several tenets of the City's Strategic Plan: three Vision Principles and a Strategic Area of Emphasis, Quality of Life. The location and design of the Racetrack Subdivision uphold and fulfill the Vision Principles of:

- Rocklin is a community of neighborhoods; each unique and essential in preserving and promoting a diverse and welcoming community.
- Rocklin strives to be a sustainable community, both economically and environmentally.
- Rocklin celebrates and builds on its rich history by protecting natural and cultural resources.

The location and design of this subdivision is consistent with, and thus preserves, the existing unique single family neighborhood. Being in an infill location within the existing neighborhood allows the City to economically provide services to the project. The preservation of oak trees and the project setbacks from Sucker Ravine creek help make this development unique and special while protecting existing natural resources, habitat, and water quality.

This subdivision provides a "healthy balance between...growth and maintaining open space." The project works to fulfill two Quality of Life Desired Outcomes:

- Promote an environment where Rocklin residents can prosper and enjoy parks, open space, clean air and outdoor experiences.
- Protect and promote our natural resources.

### Attachments

1. December 15, 2015 staff report addendum memo including its Attachment 2 (Traffic Safety Committee Letter) and its Attachment 3 (October 20, 2015 Blue Memo with public correspondence), but excluding the original October 20, 2015 staff report and meeting minutes
2. Excerpt Meeting Minutes October 20, 2015
3. Photograph looking north on north / south portion of Racetrack Road

*City Council Staff Report  
Racetrack Subdivision  
February 9, 2016  
Page 8*

*Prepared by Dara Dungworth, Associate Planner*

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- final.docx

## **Attachment 3**

City Council Resolution No. 2016-36  
(Racetrack Subdivision)

## RESOLUTION 2016-36

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING  
A TENTATIVE SUBDIVISION MAP AND OAK TREE PRESERVATION PLAN PERMIT(Racetrack Subdivision / SD2014-0006 and TRE2015-0005)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD2014-0006 and TRE2015-0005) allow the subdivision of the approximately 2.8 net acre site into 10 single-family residential lots and oak tree removal from the site. APN 045-090-003 and 045-090-004.

B. A Mitigated Negative Declaration for this project has been approved via City Council Resolution No. 2016-35.

C. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Racetrack Subdivision Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD2014-0006 and TRE2015-0005) as depicted in Exhibit A attached hereto and by this reference incorporated herein are hereby approved by the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA ENGINEERING)



- b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from AT&T and Pacific Gas & Electric (AT&T, PG&E, ENGINEERING)
- d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)
- e. Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, open space, improvements such as sound walls, access drives, and provision of new or enhanced services such as street lighting. The project shall annex into CFD No. 5 for the maintenance of the drainage system. This condition shall be to the satisfaction of the City Finance Manager and the Director of Public Services. (FINANCE, ENGINEERING, PUBLIC SERVICES)

## 2. Schools

The following condition shall be satisfied to mitigate the impact of the proposed development on school facilities: (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

- a. At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.

- b. The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

3. Fire Service

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency (PCWA). (PCWA, ENGINEERING, FIRE)
- b. The design and construction of the fire access areas, including but not limited to the hammerhead and turnouts, shall be to the satisfaction of the Fire Chief and the City Engineer (FIRE, ENGINEERING)

4. Improvements/Improvement Plans

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances. (ENGINEERING)

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer. The project improvement plans shall include the following: (ENGINEERING, PUBLIC SERVICES, PLANNING)

- a. All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer. (ENGINEERING)
- b. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibits, shall be included in the improvement plans for the project. The grading

and drainage plan shall include the following: (ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING)

- i. Individual lot drainage including features such as lined drainage swales.
- ii. If required by the City Engineer, all drainage/stormwater runoff from the site shall be collected into a City standard sand and oil trap manhole and a water quality treatment structure, and/or equals as approved by the City Engineer and the Environmental Services Manager, prior to the offsite discharge of the runoff.
- iii. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
- iv. Subdivider shall prepare a storm water pollutant protection plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- v. Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.
- vi. Construction related and permanent Best Management Practices (BMPs) and Best Available Technologies (BATs) shall be incorporated into the final project design and / or noted on the Improvement Plans as appropriate to reduce urban pollutants in runoff, consistent with goals and standards established under Federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater

runoff BMPs selected from the Storm Water Quality Task Force, the Bay Area Storm Water Management Agencies Association Start at the Source – Design Guide Manual, the Sacramento Stormwater Quality Partnership’s Stormwater Quality Design Manual for the Sacramento and South Placer Regions, the City’s Post-Construction Manual or equally effective measures shall be identified prior to final design approval and shall be incorporated into project design and/or noted on the Improvement Plans as appropriate.

To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development.

Provisions for the maintenance and periodic inspection of permanent facilities shall be addressed to the satisfaction of the City Engineer and the Public Services Director and shown on the improvement plans. These provisions shall include periodic inspection, cleaning, and the replacement of filter materials, as necessary, to retain the integrity of the BMP/BAT. (ENGINEERING, ENVIRONMENTAL SERVICES, PUBLIC SERVICES)

- vii. Prior to any on or off- site grading or construction activities, including issuance of improvement plans for any phase of the project, the subdivider shall provide verification to the City Engineer that a qualified storm water management professional has been retained and is available to monitor construction activities and provide written reports to the City. This notification shall include name(s) and 24 hour contact information. The storm water management professional shall be present on site at all times necessary when work is occurring during the grading, trenching, and building construction phases (if homes to be built by subdivider) of the project in order to observe, assess, and direct on site storm water management. The storm water management professional shall also monitor the work site on a regular basis even when no construction activities are occurring to ensure that installed water quality and Best Management Practice devices or improvements are installed and functioning properly. The storm water management professional shall monitor the site prior to, during, and after any storm events. (ENGINEERING)
- viii. Prior to any grading or construction activities, the subdivider shall:

- 1) Obtain a General Construction Activity Storm Water Permit as a part of the National Pollutant Discharge Elimination System (NPDES) permit process from the Regional Water Quality Control Board.
  - 2) Submit verification from the U.S. Army Corp of Engineers and the California Department of Fish and Game that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways, if needed.
- c. The following on-site subdivision improvements shall be designed, constructed, and/or installed:
- i. As determined by the City Engineer, all on-site standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (including cable television trenching), street lights, and fire hydrants. (ENGINEERING, PUBLIC SERVICES, PLANNING)
    - 1) An “all-weather” surface shall be added on the west side of the existing pavement on Racetrack Road (APN 045-090-035) from pavement edge to the property line (at the existing fence line) for the entire length of the pavement.
    - 2) No parking signs shall be posted along the length of the drive aisle.
  - ii. Developer shall dedicate to City a telecommunication easement, and shall install and dedicate to City telecommunication conduit within the easement. The easement shall be located in the public utility easement of each street within the subdivision, and any adjacent streets as necessary to connect the easement to the City's public street and easement network. The easement shall be for telecommunications use by City, in whatever manner the City may, in its sole discretion, elects. The conduit shall be large enough for at least two (2) sets of coaxial cable (approximately three (3) inches total diameter), shall include access to the cable spaced at reasonable distances, and shall otherwise comply with City standards and specifications in effect at the time the conduit is installed.

Developer shall provide any City telecommunication franchisee, including any cable television franchisee, access to the easement

for the purpose of installing cable and conduit while the public utility trench is open and prior to the street being paved.

- iii. The existing culvert between Lots 6 and 7 shall be extended beyond the lot pads, to the satisfaction of the City Engineer.
  - iv. Five-foot tall tubular steel fences as specified in Condition 6 below.
- d. The following off-site subdivision improvements shall be designed, constructed, and/or installed:
  - i. An “all-weather” surface shall be added on the west side of the existing pavement on Racetrack Road (APN 045-090-035) from pavement edge to the property line (at the existing fence line) for the entire length of the pavement.
  - ii. No parking signs shall be posted along the length of the drive aisle.
  - iii. A stop sign shall be installed on the drive aisle where it exits onto Racetrack Road.
  - iv. Drainage improvements shall be required where the existing ditch transitions to the drop inlet, to the satisfaction of the City Engineer.
- e. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
  - Recommendations for building pad and footing construction;
  - Use of soil stabilizers or other additives; and
  - Recommendations for surface drainage.
- f. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin,

including but not limited to the following items, which shall be included in the project notes on the improvement plans: (ENGINEERING)

- i. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- ii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- iii. During construction, the contractor shall minimize idling time to a maximum of five minutes for all diesel powered equipment.
- iv. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.

- viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x. All construction equipment shall be maintained in clean condition.
- xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii. All exposed surfaces shall be revegetated as quickly as feasible.
- xiii. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- xiv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- xv. Processes that discharge two pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
- xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
- xvii. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity



limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

- xviii. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
  - xix. Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- g. The following shall be Included in the project notes on the improvement plans:
- i. If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the City's Environmental Services Manager, and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the

provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). (V.-1)

- ii. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.
- iii. If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted to obtain a blasting permit shall include a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic ground shaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control,

and public notification including the media and affected residents and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

iv. *Wetland Protection*

Prior to any grading or construction activities, the applicant/developer shall erect orange construction fencing in the eastern portion of the project site along the boundary of the developable portions of the project site and the Open Space easement and around the seasonal wetland located in Lot 1, as depicted and further described on Exhibit A for SD2014-0006 and TRE2015-0005, approved via City Council Resolution. All orange construction fencing shall be maintained and remain in place during all construction activities.

v. *Nesting Raptors and Migratory Birds*

- a. The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February - August).
- b. If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds (February-August), the applicant/developer shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 30 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department. If the survey results are negative, no further mitigation is required and necessary tree removal may proceed.
- c. If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot

buffers). Monitoring of the nest by a qualified biologist may be required if the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September- January), a survey is not required and no further studies are necessary. (IV.-2)

5. Special Provisions

- a. To comply with Rocklin Municipal Code chapter 15.16 (Flood Hazard), the final map shall provide for the following: (ENGINEERING)
  - 1) Delineation of the 100-year floodplain elevation(s);
  - 2) Identification of a finish floor elevation of each lot at two (2) feet above the 100-year floodplain elevation;
  - 3) Recordation of a flood zone easement across the area of the 100-year floodplain boundary or fifty (50) feet from center line; whichever is greater.
- b. Prior to or concurrent with the recording of the final map for the project, a deed restriction shall be recorded on Lot 1 protecting the delineated wetland until such time as the property owner obtains the required permits to fill it. (ENGINEERING)
- c. Prior to or concurrent with the recording of the final map for the project, a Lot Line Adjustment shall be recorded to modify the northern property boundary shared by APN 045-090-003 and 045-090-040 as indicated on Exhibit A. (ENGINEERING)
- d. Prior to recording the final map, the developer shall provide to the satisfaction of the City Attorney and the City Engineer an easement, agreement, or other satisfactory arrangement providing for access across parcel 045-090-035 for the benefit of the 10 newly created lots . (CITY ATTORNEY, ENGINEERING)
- e. Prior to recording the final map, the developer shall provide to the satisfaction of the City Attorney and the City Engineer an easement, an agreement, or other satisfactory arrangement providing for the continued maintenance of the private access driveway. (CITY ATTORNEY, ENGINEERING)

- f. Prior to recording the final map, the developer shall obtain any easements or rights of way necessary to accommodate the improvements and maintenance of utilities to serve the subdivision. (CITY ATTORNEY, ENGINEERING)

6. Wetland, Riparian Area, and Creek Protection

- a. An open space and conservation easement (as described in Government Code section 51070, et seq.) shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

As delineated on the tentative map across Lots 4 through 10 and as modified per condition above.

The easement shall be consistent with the General Plan policies for the Preservation of Open Space for Natural Resources and shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing, provided that native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

- b. The open space and conservation easement area shall be marked in the field with a five-foot tall tubular steel/wrought iron style fence constructed of medium gauge or better steel or aluminum and powder-coated or other durable finish in black or other dark color. (PLANNING, ENGINEERING)
- c. The final map shall show a primary structure setback line located parallel to and 20 feet from the boundary of the open space and conservation easement. (ENGINEERING)
- d. The delineated wetland on Lot 1 shall be protected by a five-foot tall tubular steel/wrought iron style fence constructed of medium gauge or better steel or aluminum and powder-coated or other durable finish in black or other dark color. Said fence may be removed upon verification by the City that the required permits have been obtained to fill the wetland. (PLANNING, ENGINEERING)

7. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

8. Oak Tree Protection, Removal, and Mitigation

Prior to any grading or construction activity, the applicant/developer shall prepare, subject to approval by the City's Economic and Community Development Director, an oak tree mitigation plan which incorporates the following: (PLANNING, PUBLIC SERVICES)

- a. Clearly indicate on the construction documents that oak trees not scheduled for removal will be protected from construction activities in compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.
- b. Mitigate for the removal of oak trees on the project site consistent with the requirements of the City's Oak Tree Preservation Ordinance.
- c. The project arborist shall prepare a final list of all oak trees to be removed to accommodate development of the project. The list shall include the total number of surveyed oak trees, the total number of oak trees to be removed, the total number of oak trees to be removed that are to be removed because they are sick or dying, and the total of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories. With this information the required mitigation fees shall be calculated using the formula provided in the Oak Tree Preservation Guidelines. (IV.-3)
- d. Off-site trees on the adjacent properties to the south, east, and west of the project site shall be retained and protected from any construction related impacts, following recommendations from the project arborist,

unless identified in the arborist report as being impacted and/or removed.

9. Parks

- a. Park fees shall be paid as required by Rocklin Municipal Code Chapters 17.71 and Chapter 16.28. The amount of the fee per lot/dwelling unit is currently \$1,985. (ENGINEERING)
- b. Community Park Fees shall be paid as required by City Council Resolution #99-82. The amount of the fee per dwelling unit is currently \$569 / dwelling unit. (BUILDING)

10. Monitoring

Prior to recording of the first final map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Economic and Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (PLANNING, ENGINEERING)

11. Indemnification and Duty to Defend

Within 30 days of approval of the tentative subdivision map or tentative parcel map by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the subdivision or parcel map by the City's Planning Commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the subdivider of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

12. Validity

This entitlement shall expire two years from the date of approval unless prior to that date a final map has been issued or a time extension has been granted.  
(PLANNING)

PASSED AND ADOPTED this 9<sup>th</sup> day of February, 2016, by the following vote:

AYES: Councilmembers: Magnuson, Ruslin, Butler, Yuill, Janda

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None




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Gregory A. Janda, Mayor

ATTEST:




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Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES\\_\_ PROJECT FILES\Racetrack Subdivision\Meeting Packets\CC 2-9-16\03 Racetrack Subdivision CC 2-9-16  
Reso (SD2014-0006 and TRE2015-0005) - final.docx



EXHIBIT A

Tentative Subdivision Map, SD2014-0006/TRE2015-0005

Available at the Economic and Community Development Department, Planning Division

TENTATIVE SUBDIVISION MAP  
PROPOSED 10 LOT SUBDIVISION  
SD2014-0006  
CITY OF ROCKLIN, CALIFORNIA  
FEBRUARY 2015

OWNER/DEVELOPER: PRAXIS PROPERTIES LLC  
5701 LONETREE BLVD., STE. 102  
ROCKLIN, CA. 95765  
RON SMITH - 916-257-0802

OWNER: MARSHA CONWILL  
1117 ARLINGTON BOULEVARD  
EL CERRITO, CA 94530  
510 - 237 - 2286

ENGINEER: STURGIS ENGINEERING INC.  
900 FITZROY COURT  
ROSEVILLE, CA. 95747  
916-215-9377  
TERRY C. STURGIS RCE 30909 - CA

GEOLOGICAL CONSULTANT: GULART & ASSOC.  
1049 NICHOLS COURT  
ROCKLIN, CA 95765  
916-626-5577

ARBORIST: STEGAN CONSULTING ARBORIST  
6299 HORSHOE BAR ROAD  
LOOMIS, CA. 95650  
916-652-3840

BIOLOGIST: BURLESON CONSULTING INC.  
950 GLENN DRIVE, STE. 245  
FOLSOM, CA. 95630  
916-984-4651  
CONTACT: VIRGINIA DAINES

ASSESSOR'S PARCEL # 045-090-003 & 004

PROJECT GROSS ACREAGE: 3.77 ACRES

GENERAL PLAN DESIGNATION - MEDIUM DENSITY RESIDENTIAL  
ZONING : R1-6

EXISTING USE: 1 SINGLE FAMILY RESIDENCE

PROPOSED USE: 10 SINGLE FAMILY RESIDENCES

LOT DATA: SMALLEST LOT = 11,431 SQ.FT.  
LARGEST LOT = 19,565 SQ.FT.  
AVERAGE LOT = 15,018 SQ.FT.

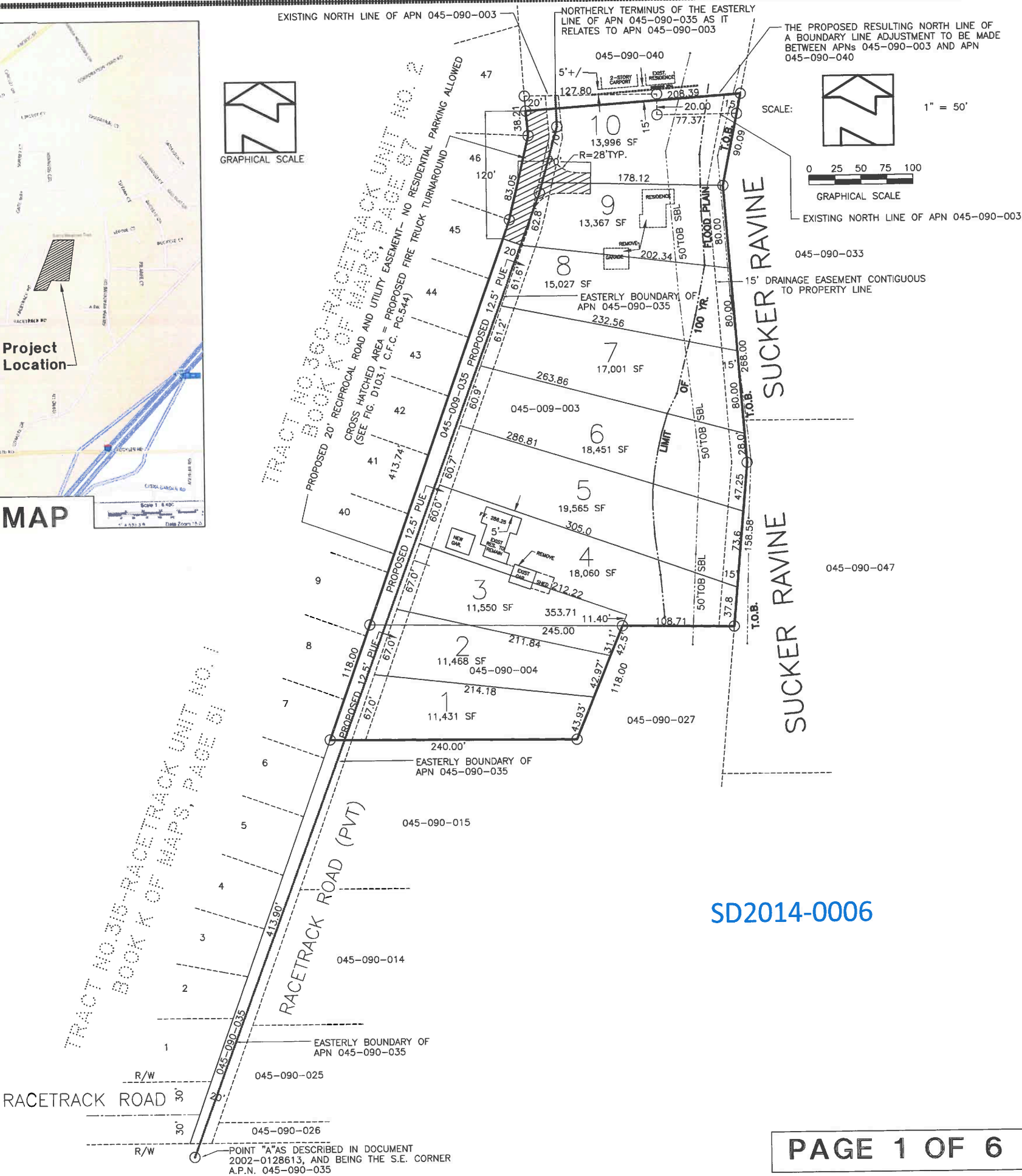
WATER SUPPLY: PLACER COUNTY WATER AGENCY  
SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC  
GARBAGE : RECOLOGY AUBURN PLACER  
TELEPHONE: AT&T  
CABLE AND TELEPHONE: WAVE BROADBAND  
DSL AND TELEPHONE: CONSOLIDATED COMMUNICATIONS (CCI)  
SCHOOL: ROCKLIN UNIFIED SCHOOL DISTRICT



VICINITY MAP

DRAWING	SHEET NO.
TENTATIVE SUBDIVISION MAP	1
EXISTING SITE PLAN	2
PRELIMINARY GRADING PLAN	3
PRELIMINARY UTILITY PLAN	4
TREE PRESERVATION PLAN - NORTH	5
TREE PRESERVATION PLAN - SOUTH	6

NOTE:  
A.P.N. 045-090-035 IS SHOWN ON THIS SHEET IN DETAIL  
AND TO DEMONSTRATE THAT IT FALLS ENTIRELY WITHIN THE  
PROPOSED 20' ROAD RIGHT OF WAY AND THE CONTIGUOUS 12.5'  
PROPOSED PUBLIC UTILITY EASEMENT. THIS PARCEL IS IDENTIFIED  
IN PLACER COUNTY RECORDED DOCUMENT NO. 2002-0128613.  
THE ROAD THAT SERVES THIS PROPERTY, AND THE UNDERGROUND  
SEWER, AND WATER, AND THE OVERHEAD TELEPHONE AND ELECTRICAL LINES  
HAVE BEEN IN "OPEN AND NOTORIOUS" USE FOR A TIME DURATION  
EXCEEDING 7 YEARS, AND THE ROAD, AND THE UNDERGROUND SEWER, WATER,  
AND OVERHEAD TELEPHONE AND ELECTRICAL LINES, AND THE POLES  
AND SUPPORT THEM ARE CONSIDERED TO HAVE ACQUIRED A "PRESCRIPTIVE  
RIGHT" TO CONTINUE AS BEFORE, WITHOUT CONCLUSIVE DOCUMENTATION THAT THE ROAD  
HAS BEEN CLOSED TO ALL TRAFFIC, BOTH DIRECTIONS, FOR A PERIOD OF AT LEAST 24  
HOURS ANNUALLY FOR A MINIMUM OF SEVEN CONSECUTIVE YEARS.  
FUTURE UTILITIES, AND APPURTENANCES THERETO WILL DELIBERATELY BE  
PLACED OUTSIDE A.P.N. 045-090-035 SUCH THAT IT WILL HAVE NO  
EFFECT UPON THE COMPLETION OF THIS SUBDIVISION. APN 045-090-035 IS  
ONLY SHOWN ON PAGE 1 AND PAGE 2 OF THIS SUBMITAL FOR CLARITY.



SD2014-0006

## FEBRUARY 2015















**PRELIMINARY GRADING PLAN**  
**TENTATIVE SUBDIVISION MAP - SD2014-0006**  
**CITY OF ROCKLIN, CALIFORNIA**  
**FEBRUARY 2015**

EP = EDGE OF PAVEMENT  
SBL = SETBACK LINE  
TOB = TOP OF BANK  
R/W = RIGHT OF WAY  
50' TOB SBL = 50 TOP OF BANK  
SETBACK LINE

PROJECT GROSS ACREAGE = 3.77 ACRES GR.  
OPEN SPACE EASEMENT = 0.95 ACRES  
NET DEVELOPABLE AREA = 2.820 ACRES

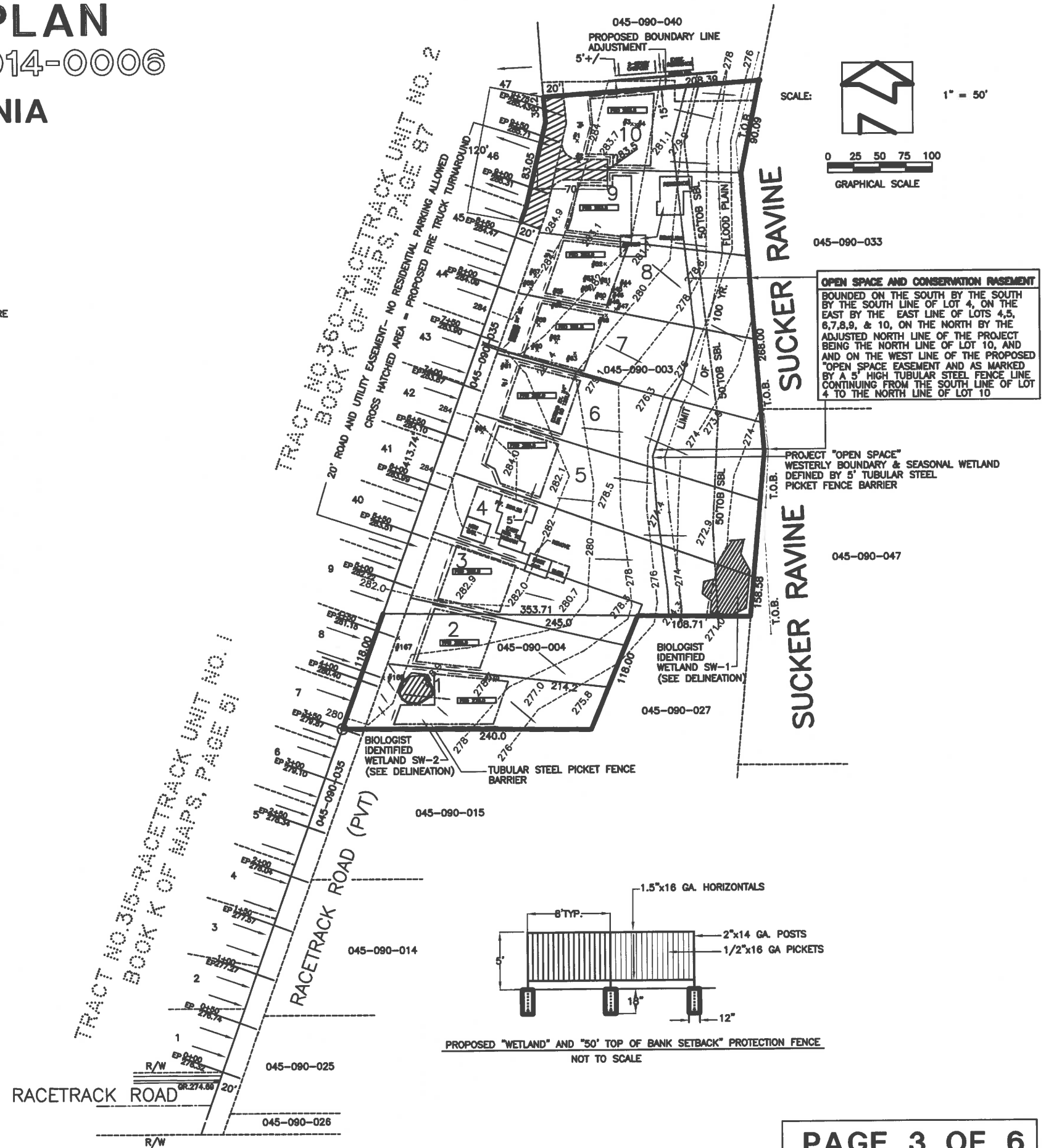
DENSITY = 10 LOTS/ 2.820 AC = 3.548 UNITS PER ACRE  
GREATER THAN 3.5 UNITS / AC. ZONE MINIMUM

	GRADED PAD PERIMETER LINE
	DESIGN PAD ELEVATION
	EDGE OF PMT. STATION AND ELEVATION
	CORRUGATED METAL PIPE CULVERT
	PROPOSED 1.5" Ø WATER SERVICE
	TREE CRITICAL ROOT ZONE (NOT SHOWN THIS SHEET)
	TREE IDENTIFICATION NUMBER SHOWN ON "TREE PRESERVATION PLAN" (ARBORISTS REPORT)
	INDICATES TREE TO BE REMOVED
	EXISTING CONTOUR AND ELEVATION
	EXISTING SURFACE DRAINAGE ARROW
	DESIGN SWALE DRAINAGE ARROW
	POST AND CABLE BARRIER

NOTE: GRADED PADS TO BE COMPLIANT WITH F.H.A.  
M. P. S. 300 TYPE "C" PADS



1. CONTRACTOR SHALL FOLLOW CITY OF ROCKLIN "BEST MANAGEMENT PRACTICES" FOR THE PREVENTION OF EROSION, AND SILT MIGRATION FROM CONSTRUCTION ACTIVITIES, AND BE IN CONFORMANCE WITH THE PROJECT CIVIL ENGINEER'S APPROVED IMPROVEMENT PLANS.
2. AS PART OF THE IMPROVEMENT PLANS, A TUBULAR STEEL FENCE SHALL BE ERECTED DIRECTLY UPON THE INDICATED 50' SETBACK LINE FROM THE EXISTING WEST TOP OF BANK, ALL ALONG THE INDICATED 50' OFFSET FROM THE EXISTING TOP OF BANK TO PREVENT THE INCURSION OF CONSTRUCTION EQUIPMENT, AND AS A VISIBLE INDICATOR FOR POTENTIAL HOME OWNERS AS A LIMIT LINE OF PRIVATE CONSTRUCTION.
3. THE AVERAGE LONGITUDINAL SLOPE OF THE EXISTING PAVED ROAD IS 1% FROM THE NORTH TO THE SOUTH.



**PAGE 3 OF 6**

# PRELIMINARY UTILITY PLAN

TENTATIVE SUBDIVISION MAP SD2014-0006

CITY OF ROCKLIN, CALIFORNIA

FEBRUARY 2015

## TYPICAL LEGEND

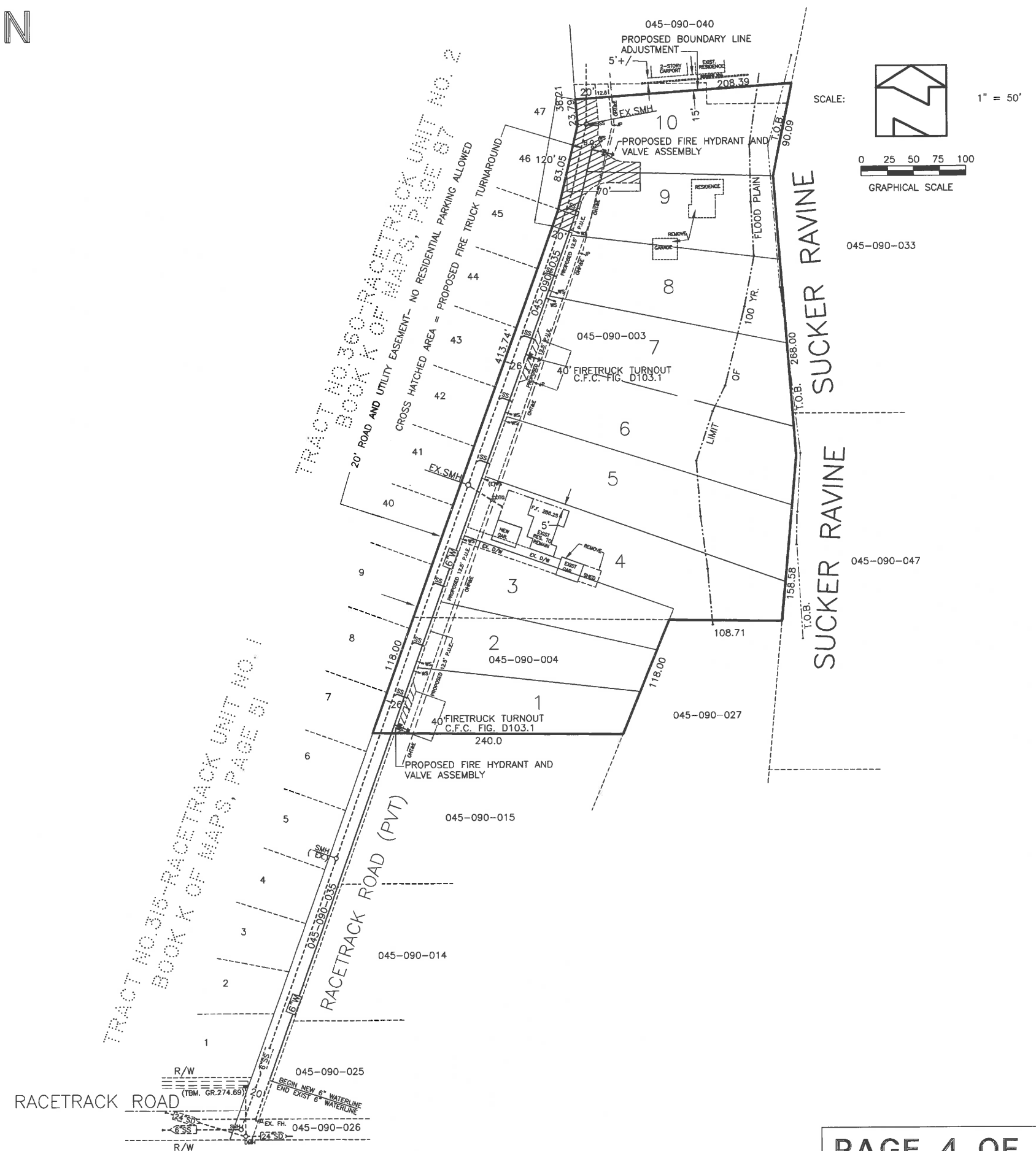
	EXISTING 6" SEWER MAIN & MANHOLE
	PROPOSED 4" SEWER SERVICE
	EXISTING 6" WATERMAIN
	PROPOSED 6" WATERMAIN
	PROPOSED 1.5" Ø WATER SERVICE
	PROPOSED FIRE HYDRANT AND VALVE ASSEMBLY
	EXISTING OVERHEAD TELEPHONE AND ELECTRIC LINES
	EXISTING JOINT UTILITY POLE

## ABBREVIATIONS

WS	WATER SERVICE
D/W	DRIVEWAY
TBM	TEMPORARY BENCHMARK
EX.	EXISTING
GR.	DROP INLET GRATE
SS	SANITARY SEWER
OHT&E	OVERHEAD TELEPHONE AND ELECTRIC LINES
C.F.C.	CALIFORNIA FIRE CODE
P.U.E.	PUBLIC UTILITY EASEMENT
C.O.T.G.	CLEANOUT TO GRADE
F.F.	FINISHED FLOOR ELEVATION
WS	WATER SERVICE

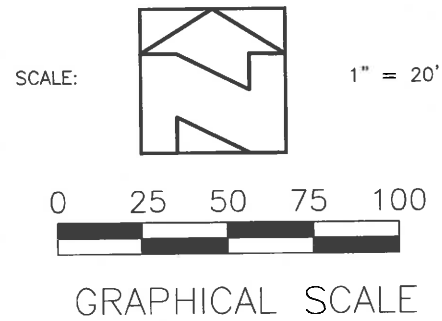
## NOTES:

THE EXISTING WATER SERVICES SERVING A.P.N.s 045-009-015 AND 045-009-040 SHALL BE RELOCATED SUCH THAT THEY ARE CONNECTED TO THE PROPOSED NEW 6" DIAMETER WATER MAIN AND THEIR METERS SHALL BE LOCATED UPON THE PROPERTIES THEY SERVE.



TENTATIVE SUBDIVISION MAP SD2014-0006  
CITY OF ROCKLIN, CALIFORNIA  
FEBRUARY 2015

ARBORIST: STEGAN CONSULTING ARBORIST  
6299 HORSHOE BAR ROAD  
LOOMIS, CA. 95650  
916-652-3840



### TYPICAL LEGEND

- #121 — TREE CRITICAL ROOT ZONE  
— TREE IDENTIFICATION NUMBER  
SHOWN ON "TREE PRESERVATION  
PLAN " (ARBORISTS REPORT)
- #150 — INDICATES TREE TO BE REMOVED

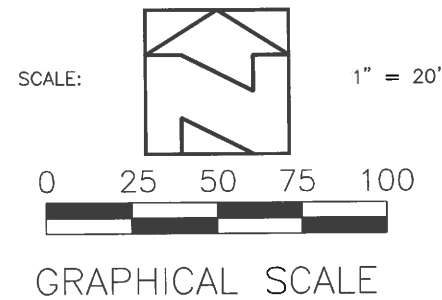
NOTE: THE TREES SHOWN ON THIS PLAN TO BE REMOVED , OR ON THE ARBORIST'S LIST OF UNHEALTHY TREES TO BE REMOVED, CANNOT BE REMOVED UNTIL SUCH TIME AS THIS TENTATIVE MAP HAS BEEN APPROVED BY THE CITY OF ROCKLIN, AND A LICENSED TREE REMOVAL CONTRACTOR HAS MET ON THE SITE WITH THE ARBORIST, AND THE PROJECT ENGINEER AND HAS BEEN MADE AWARE OF THE TREES BEING REMOVED, AND THAT CONTRACTOR HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CITY OF ROCKLIN. OTHER TREES NOT SHOWN ON THE MAP ARE TREES WITH DIAMETERS LESS THAN REQUIRED TO BE PROTECTED.

PAGE 5 OF 6



# TREE PRESERVATION PLAN - SOUTH TENTATIVE SUBDIVISION MAP SD2014-0006 CITY OF ROCKLIN, CALIFORNIA FEBRUARY 2015

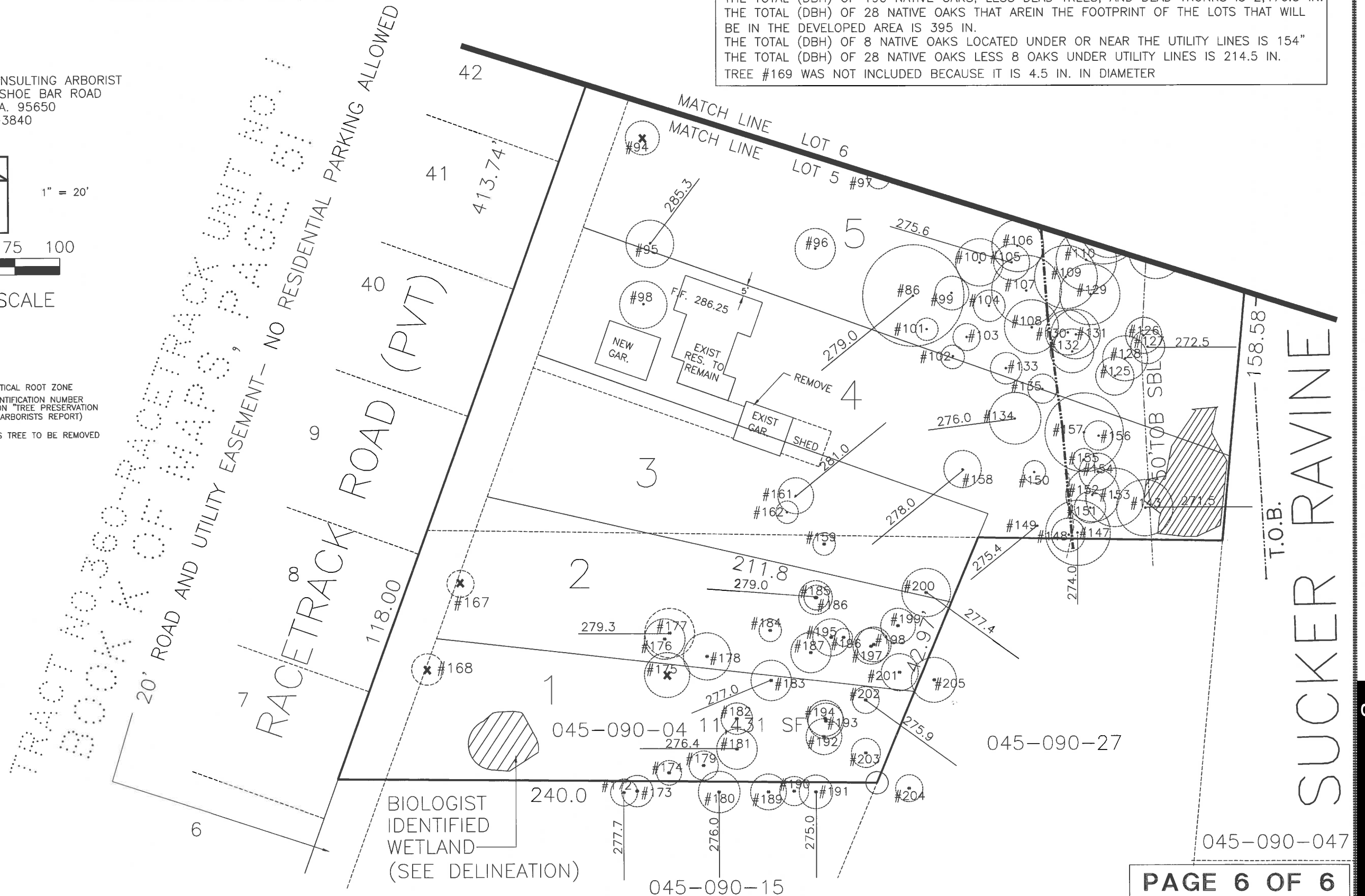
ARBORIST: STEGAN CONSULTING ARBORIST  
 6299 HORSHOE BAR ROAD  
 LOOMIS, CA. 95650  
 916-652-3840



- TYPICAL LEGEND**
- TREE CRITICAL ROOT ZONE
  - TREE IDENTIFICATION NUMBER SHOWN ON "TREE PRESERVATION PLAN" (ARBORIST'S REPORT)
  - INDICATES TREE TO BE REMOVED

TREES OFFSITE = 8,9,10,11,12,13,14,,18,19,20,21,22,23,24,25,26,27,28,  
 29,30,31,32,69,70,71,72,73,74,75,76,77,78,79,80,82,  
 83,84,85,87,88,90,91,98,114,115,116,117,118,119,120  
 121,122,123,136,137,138,139,140,141,142,144,145,146,  
 160,163,164,165,166,169,170,171,188 AS PREPARED BY  
 THE PROJECT ARBORIST AND PROVIDED FOR PLACEMENT  
 UPON THIS SHEET

THE TOTAL (DBH) OF 190 NATIVE OAKS, LESS DEAD TREES, AND DEAD TRUNKS IS 2,476.5 IN.  
 THE TOTAL (DBH) OF 28 NATIVE OAKS THAT ARE IN THE FOOTPRINT OF THE LOTS THAT WILL  
 BE IN THE DEVELOPED AREA IS 395 IN.  
 THE TOTAL (DBH) OF 8 NATIVE OAKS LOCATED UNDER OR NEAR THE UTILITY LINES IS 154"  
 THE TOTAL (DBH) OF 28 NATIVE OAKS LESS 8 OAKS UNDER UTILITY LINES IS 214.5 IN.  
 TREE #169 WAS NOT INCLUDED BECAUSE IT IS 4.5 IN. IN DIAMETER



## Kurt Stegen Consulting Arborist

Certified Arborist WE-6356A, State Lic. 494115  
Office (916) 652-3840 Cell (916) 709-3840  
6299 Horseshoe Bar Rd Loomis CA 95650  
[kurtstegen@sbcglobal.net](mailto:kurtstegen@sbcglobal.net)



Date: May 11, 2015

Location: Racetrack Road  
Rocklin, CA

Customer: Ron Smith  
5701 Lonetree Blvd. #102  
Rocklin, CA 95765  
916-257-0802

ASSIGNMENT: Kurt Stegen is to do the following:

- Amend arborist report to resolve issues sent by email from Dara Dungworth, dated April 09, 2015.

### SUMMARY:

- 1 a. Provide a list of trees not on the site map.

Offsite trees; 8, 9, 10, 11, 12, 13, 14, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 82, 83, 84, 85, 87, 88, 90, 91, 98, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 136, 137, 138, 139, 140, 141, 142, 144, 145, 146, 160, 163, 164, 165, 166, 169, 170, 171, 188.

- b. The tree survey is color-coded.

MAY 13 2015

AS



The explanation is in the adjacent column next to the tree number. Green is indicating the non-native trees. Yellow is the trees under the power lines that I would recommend to be removed. Red is the trees affected by the construction that have to be removed. There are problems with the data transmission. Color hard copies of the tree survey will be submitted.

c. Totals of the tree (DBH).

The total (DBH) of 190 native oaks less dead trees and dead trunks is 2476.5".

This included eighteen trees that are five and five and a half inches in diameter. The combined diameter is 94".

The total (DBH) of 28 native oaks to be removed is 395".

The total (DBH) of 8 native oaks located under or near the utility lines is 154".

The total (DBH) of 28 native oaks less 8 oaks under utility lines is 214.5 ".

There are fifteen non-oak trees highlighted in green on the tree survey. They total (DBH) is 298".

d. Tree #169 was not included in the mitigation because its (DBH) is 4.5". It has been recommended for removal because of future safety issues with the utility lines.

e. There are eighteen trees that are five and five and a half inches in diameter. The combined diameter is 94". I included them because they are an important factor in tree preservation plan for the property.

f. I would recommend retaining the oak trees on the property line. The trees would usually end up in planters and have a better chance of survival. Open areas are usually converted into turf and that can be detrimental to oak trees. I would recommend leaving a gap in the fence for the trees.

g. Mitigation has not been discussed. There is ample space to replant trees.

h. To protect the trees during construction, a fence should be built around the dripline of the trees. This will protect the trees roots from soil compaction.

## CERTIFICATION OF PERFORMANCE

I, Kurt Stegen, Certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, options and conclusions stated herein are my own and are based on current scientific procedures and facts;
- That my analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices;
- That no one provided significant professional assistance to me, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a state licensed Tree Trimming Contractor (State License Number 494115), a Certified Arborist (ISA# WE-6356), and a member to the International Society of Arboriculture and American Society of Consulting Arborists. I have been involved in the field of Arboriculture in a full time capacity for a period of more than thirty years.

Signed: **Kurt Stegen**

Date: May 11, 2015

	Tree Number	Botanical Name	Common Name	West 121	North 35	DBH Inches	Critical Root Zone Feet	Height	Number of Trunks	Rating of Health	Defects Trunk	Defect Scaffold	Defects Branches	Comments
Remove Utility line	1	Quercus lobata	Valley Oak			12'	19'		1	Fair				Line cleared/ overhead utility's.
Remove Utility line	2	Quercus lobata	Valley Oak			10"/4"	14'		2	Fair				Under utility lines.
Pad Remove	3	Quercus lobata	Valley Oak			9"/9.5"	17'		2	Fair	Included bark		Dead wood	
Pad Remove	4	Quercus lobata	Valley Oak			8"	9'		1	Poor			Dead wood	Trunk wound
Non-Oak	5	Platanus x acerifolia	Sycamore			19"	21.5'		1	Fair			Dead wood	Previously topped, interfering with power lines, to house topped
Non-Oak	6	Platanus x acerifolia	Sycamore			18"	23'		1	Fair				Topped
Non-Oak	7	Platanus x acerifolia	Sycamore			30"	17'		1	Fair				Topped
Offsite	8	Quercus wislizenii	Live Oak			8"/9.5"/16.7"	13'		4	Fair	Trunk decay			
Offsite	9	Quercus lobata	Valley oak			8.5"	18'		1	Fair				
Offsite	10	Quercus wislizenii	Live oak			22"	31'		1	Fair	Barb wire in trunk			
Offsite	11	Quercus wislizenii	Live oak			18.5"	22'		1	Fair/poor	Internal decay	Decay cavity		
Non-Oak Offsite	12	Washingtonia robusta	Palm			16"	6'		1	Good				In creek
Offsite	13	Quercus lobata	Valley oak			10"	13.5'		1	Fair				
Offsite	14	Quercus lobata	Valley oak			7"/5"	10'		2	Poor	Diseased			Included bark
	15	Quercus lobata	Valley oak			14.5"	24'		1	Fair/poor			Scarce	In decline
Non-Oak	16	Platanus x acerifolia	Sycamore			9"/9.5"/16.5"	18.5'		3	Fair/poor	Cavity	Dead wood		
Non-Oak	17	Platanus x acerifolia	Sycamore			9"/5.5"/13.5"/7"	21'		1	Poor/fair	Decay	Dead wood		
Non-Oak Offsite	18	Olea	Olivo			10.5"/6"	11'		2	Good				
Offsite	19	Quercus lobata	Valley oak			11"/8.5"	20'		2	Fair	Included bark			
Offsite	20	Quercus wislizenii	Live oak			23.5"	39'		1	Fair				In creek
Offsite	21	Quercus lobata	Valley oak			9.5"	25'		1	Dead				
Offsite	22	Quercus lobata	Valley oak			9"/8.5"	19'		2	Fair	Included bark			
Offsite	23	Quercus lobata	Valley oak			5.5"	16'		1	Fair			Dead wood	
Offsite	24	Quercus wislizenii	Live oak			10"	19'		1	Fair				
Hazardous Offsite	25	Quercus lobata	Valley oak			5.5"	16.5'		1	Fair			Dead limb	Broken limb hanging in tree
Offsite	26	Quercus lobata	Valley Oak			7"/5"	18'		2	Dead				
Hazardous Offsite	27	Quercus lobata	Valley oak			8"	4'		1	Dead				Falling
Hazardous Offsite	28	Quercus lobata	Valley oak			11"	4'		1	Dead				Falling/ hazard
Offsite	29	Quercus lobata	Valley oak			5"	16'		1	Fair				
Offsite	30	Quercus lobata	Valley oak			14.5"	30'		1	Fair			Broken lower limb	Lost tip
Offsite	31	Quercus lobata	Valley oak			15"	24'		1	Fair			Dead limbs	
Non-Oak Offsite	32	Pinus sabiniana	Gray pine			7"	9'		1	Fair				
	33	Quercus lobata	Valley oak			18"	18'		1	Fair				
	34	Quercus lobata	Valley oak			5.5"	18'		1	Poor/fair	Disease			
	35	Quercus wislizenii	Live oak			5.5"/7.5"/8"	18.5'		3	Fair	Included bark			
	36	Quercus lobata	Valley oak			6.5"	12.5'		1	Fair				
	37	Quercus lobata	Valley oak			8.5"	13'		1	Fair/poor		Dead wood		



	Tree Number	Botanical Name	Common Name	West 121 North 38	DBH Inches	Critical Root Zone Feet	Height	Number of Trunks	Rating Health	Defects Trunk	Defect Scaffolds	Defects Branches	Comments
	38	Quercus lobata	Valley oak		6.5"	12'		1	Poor/fair				
	39	Quercus lobata	Valley oak		15.5"	20'		1	Fair/poor				
	40	Quercus lobata	Valley oak		6.5"	10'		1	Fair/poor	Defect			
	41	Quercus lobata	Valley oak		10"	12'		1	Fair/poor			Dead wood	
	42	Quercus douglasii	Blue oak		5"	10'		1	Poor/dead				In decline
	43	Quercus douglasii	Blue oak		7"/6.5"	12'		2	Fair/poor	Included bark			
Pad Remove	44	Quercus lobata	Valley oak		6"	11'		1	Poor/fair	Dead/died trunk			
Pad Remove	45	Quercus lobata	Valley oak		9.5"	12'		1	Fair/poor		Dead wood		
Pad Remove	46	Quercus lobata	Valley oak		8"	11'		1	Fair/poor		Dead wood		
Pad Remove	47	Quercus lobata	Valley oak		7"	10'		1	Fair/poor			Dead branches	
Pad Remove	48	Quercus lobata	Valley oak		12.5"	13'		1	Fair				
Pad Remove	49	Quercus douglasii	Blue oak		10.5"	14'		1	Poor				In decline
Pad Remove	50	Quercus lobata	Valley oak		4.5"/6"	13.5'		2	Fair	Included bark			
Pad Remove	51	Quercus lobata	Valley oak		13"	13'		1	Fair/poor		Dead wood		
Pad Remove	52	Quercus lobata	Valley oak		14"	20'		1	Fair/poor				
Pad Remove	53	Quercus wislizenii	Live oak		11"/11"	14.5'		2	Fair				
Pad Remove	54	Quercus lobata	Valley oak		5.5"	10.5'		1	Fair/poor				
Pad Remove	55	Quercus lobata	Valley oak		12.5"	17'		1	Poor/fair				
Pad Remove	56	Quercus lobata	Valley oak		9.5"	14'		1	Fair		Dead wood		
Remove Utility line	57	Quercus wislizenii	Live oak		6.5"/6"	16'		2	Fair				Under utility lines
Remove Utility line	58	Quercus lobata	Valley oak		12"	12'		1	Fair				Under utility lines
Remove Utility line	59	Quercus wislizenii	Live oak		8"	10'		1	Fair/poor	Sun scalding			Trunk wound/ near overhead utility line
Remove Utility line	60	Quercus lobata	Valley oak		14"	15'		1	Fair				Near overhead utility line
Remove Utility line	61	Quercus wislizenii	Live oak		12"/11"/6.5"/9.5"	20'		4	Fair	Included bark			Under utility lines
Pad Remove	62	Quercus lobata	Valley oak		18"	17.5'		1	Fair/poor	Included bark		Dead limbs	
Pad Remove	63	Quercus lobata	Valley oak		13.5"	18'		1	Fair/poor				
	64	Quercus wislizenii	Live oak		10.5"/6.5"	16'		2	Fair				
	65	Quercus lobata	Valley oak		13"	16'		1	Fair/poor				
	66	Quercus wislizenii	Live oak		3.5"/5"/5"	14'		3	Fair	Boars			
	67	Quercus lobata	Valley oak		8"/6.5"	17'		2	Fair/poor	Included bark			
	68	Quercus lobata	Valley oak		11"	20'		1	Fair				
Offsite	69	Quercus douglasii	Blue oak		8"	17'		1	Poor/fair	Infection		Dead wood	
Offsite	70	Quercus lobata	Valley oak		6"	21'		1	Poor/fair	Infection			
Offsite	71	Quercus wislizenii	Live oak		16.5"	25'		1	Fair/poor	Included bark		Dead wood	
Offsite	72	Quercus lobata	Valley oak		5.5"	14'		1	Fair/poor			Dead wood	
Offsite	73	Quercus wislizenii	Live oak		10"/4.5"/8.5"	22'		3	Fair				
Offsite	74	Quercus lobata	Valley oak		6"	20'		1	Fair				Leaning

	Tree Number	Botanical Name	Common Name	West 121	North 55	DBH Inches	Critical Root Zone Feet	Height	Number of Trunks	Rating Health	Defects Trunk	Defect Basaloid	Defects Branches	Comments
Offsite	75	Quercus lobata	Valley oak			18.5"	29'		1	Fair				Next to 3 dead live oaks
Offsite	76	Quercus lobata	Valley oak			5.5"	12'		1	Fair				
Offsite	77	Quercus lobata	Valley oak			20"	24'		1	Fair				
Offsite	78	Quercus douglasii	Blue oak			5.5"	4'		1	Fair/poor	Defect			
Offsite	79	Quercus lobata	Valley oak			10"	20'		1	Fair/poor			Dead wood	
Offsite	80	Quercus douglasii	Blue oak			11"	18'		1	Fair			Dead wood	
	81	Quercus douglasii	Blue oak			9'7"	12'		2	Fair	Included bark		Dead wood	
Offsite	82	Quercus lobata	Valley oak			8.5"	20'		1	Fair				
Offsite	83	Quercus lobata	Valley oak			19.5"	27'		1	Fair				In creek
Offsite	84	Quercus wislizenii	Live oak			4.5"/2.5"/2.5"/1"	10'		4	Fair				
Offsite	85	Quercus wislizenii	Live oak			3.5"/4"	10'		2	Fair				
	86	Quercus lobata	Valley oak			38.5"	45'		1	Fair				Wire in trunk
Offsite	87	Quercus wislizenii	Live oak			10"	22'		1	Fair			Dead limbs	
Offsite	88	Quercus wislizenii	Live oak			10.5"	19'		1	Fair/poor	Trunk decay/ trunk cavity		Dead wood	
	89	Quercus lobata	Valley oak			9"	14'		1	Fair				
Offsite	90	Quercus lobata	Valley oak			18"	26'		1	Fair			Dead limbs	
Hazardous Offsite	91	Quercus wislizenii	Live oak			4.5"/10.5"	Dead		2	Dead				Dead/hazard
	92	Quercus wislizenii	Live oak			18.5"/19.5"	42'		2	Fair	Cavity/ included bark			Heavy lean/ end weight
	93	Quercus douglasii	Blue oak			12"	12'		1	Fair				
Remove Utility line	94	Quercus wislizenii	Live oak			11"/12"/18.5"	15'		3	Fair				Under utility lines
Non-Oak	95	Sequoia sempervirens	Redwood			17"	21'		1	Fair				Under utility lines/ line cleared
	96	Quercus lobata	Valley oak			13"	18'		1	Fair/poor			Dead wood	
	97	Quercus douglasii	Blue oak			9.5"	10'		1	Fair				
Offsite	98	Quercus lobata	Valley oak			15"	17'		1	Fair/poor	Included bark			
	99	Quercus lobata	Valley oak			8.5"	15'		1	Fair/poor			Dead wood	
	100	Quercus lobata	Valley oak			12.5"/7.5"	21'		2	Fair/poor	Included bark			
	101	Quercus lobata	Valley oak			5"	10'		1	Fair				
	102	Quercus douglasii	Blue oak			5"/3"	10.5'		2	Fair			Dead wood	
	103	Quercus wislizenii	Live oak			6"/5.5"	12'		2	Fair	Included bark			
	104	Quercus lobata	Valley oak			7"	14'		1	Fair			Dead branches	
	105	Quercus lobata	Valley oak			4.5"/8"	16'		2	Fair	Included bark			
	106	Quercus lobata	Valley oak			7.5"	23'		1	Fair			Dead branches	
	107	Quercus lobata	Valley oak			17.5"	31'		1	Fair/poor				Thin foliage
	108	Quercus lobata	Valley oak			17"	24'		1	Fair/poor			Dead branches	Thin foliage
	109	Quercus wislizenii	Live oak			16.5"/12.5"	28'		2	Fair/poor			Dead branches	
	110	Quercus wislizenii	Live oak			21"/dead	27'		2	Poor/fair	Trunk decay		Dead branches	Second limb dead/ trunk disease black ooze
	111	Quercus wislizenii	Live oak			12"	35'		1	Fair			Dead branches	Heavy lean

Tree Number	Botanical Name	Common Name	West 21 North 36	DBH Inches	Original Root Zone Feet	Height	Number of Trunks	Rating Health	Defects Trunk	Defects Scaffolds	Defects Branches	Comments
112	Quercus wislizenii	Live oak		10"/10"8"	26'		3	Poor/fair	Trunk disease/ included bark/ cavity in trunk		Dead branches	Black ooze
113	Quercus lobata	Valley oak		15"	27'		1	Fair			Dead branches	
Offsite 114	Quercus wislizenii	Live oak		12"	18'		1	Fair	Included bark		Dead branches	
Offsite 115	Quercus lobata	Valley oak		17"	25'		1	Fair		Dead wood		
Offsite 116	Quercus lobata	Valley oak		13"	25'		1	Fair				Heavy end weight
Offsite 117	Quercus wislizenii	Live oak		5"/5"	10'		2	Fair				
Offsite 118	Quercus lobata	Valley oak		14"	20'		1	Fair	Possible trunk infection			Heavy end weight
Offsite 119	Quercus lobata	Valley oak		18"	27.5'		1	Fair	Barb wire in trunk		Dead limbs	Heavy end weight
Offsite 120	Quercus wislizenii	Live oak		10.5"/ dead/6"	20'		3	Fair/poor	Barb wire in trunk		Hazardous limb	
Offsite 121	Quercus lobata	Valley oak		13.5	28'		1	Fair				Heavy end weight
Offsite 122	Quercus lobata	Valley oak		5"	14.5'		1	Fair			Dead branches	
Offsite 123	Quercus lobata	Valley oak		5"	12'		1	Fair				
124	Quercus wislizenii	Live oak		14"/6"/ 12"/8.5"/ 12"	24'		5	Fair/poor			Dead branches	Heavy end weight
125	Quercus lobata	Valley oak		12.5"	17'		1	Fair			Dead branches	Heavy end weight
126	Quercus lobata	Valley oak		9"	16'		1	Fair	Included bark			
127	Quercus lobata	Valley oak		5"	15'		1	Fair				
128	Quercus lobata	Valley oak		12"	20'		1	Fair		Dead wood		
129	Quercus wislizenii	Live oak		13.5"	27'		1	Fair			Dead branches	Heavy end weight
130	Quercus wislizenii	Live oak		10.5"	20'		1	Fair				
131	Quercus lobata	Valley oak		12"	22'		1	Fair			Dead branches	Heavy end weight
132	Quercus lobata	Valley oak		9.5"	19.5'		1	Fair				
133	Quercus lobata	Valley oak		8.5"	14'		1	Fair	Possible trunk decay/ cavity			Leaning
134	Quercus lobata	Valley oak		17"	23'		1	Fair				
135	Quercus lobata	Valley oak		6.5"	13'		1	Fair				
Non-Oak Offsite 136	Morus alba	Fruiting Mulberry		5"/5"	16'		2	Fair				
Offsite 137	Quercus wislizenii	Live oak		6.5"/3"/ 4.5"/3"	14.5'		4	Fair				
Offsite 138	Quercus lobata	Valley oak		35"	44'		1	Fair	Fence in trunk		Dead branches	Along the creek/ thin canopy
Offsite 139	Quercus lobata	Valley oak		5.5"	10'		1	Fair				
Offsite 140	Quercus lobata	Valley oak		5.5"	16'		1	Fair/poor				Die back
Offsite 141	Quercus lobata	Valley oak		12"	17'		1	Fair/poor				
Non-Oak Offsite 142	Jubaea endisphii	Black Walnut		7.5"	14'		1	Fair				
143	Quercus lobata	Valley oak		11"	25'		1	Fair/poor				
Offsite 144	Quercus lobata	Valley oak		6"	14.5'		1	Fair				
Offsite 145	Quercus wislizenii	Live oak		4"/10"	17'		2	Fair				Barb wire in trunk
Offsite 146	Quercus lobata	Valley oak		20"	34'		1	Fair			Branch rubbing limb in tree 147	Heavy end weight/concrete at base
147	Quercus lobata	Valley oak		15"	28'		1	Fair				
148	Quercus douglasii	Blue oak		9"	15'		1	Fair/poor	Included bark		Dead branches	



Tree Number	Botanical Name	Common Name	DBH (inches)	Height (ft)	Spread (ft)	Weight (lbs)	Number of Trunks	Rating	Defects	Defects	Defects	Comments
149	Quercus lobata	Valley oak		9.5'	16'		1	Fair				
150	Quercus lobata	Valley oak		5'	10'		1	Fair				
151	Quercus lobata	Valley oak		8'	14'		1	Fair			Dead branches	
152	Quercus lobata	Valley oak		11.5'	24'		1	Fair			Dead branches	
153	Quercus lobata	Valley oak		18'	26'		1	Fair				Heavy end weight
154	Quercus lobata	Valley oak		7.5'	16.5'		1	Fair				
155	Quercus lobata	Valley oak		7.5'	10'		1	Poor/fair				Dead top
156	Quercus wislizenii	Live oak		7'	13'		1	Fair	Trunk wound/decay			Black ooze
157	Quercus lobata	Valley oak		17.5"/9"	35'		2	Fair	Included bark			
158	Quercus wislizenii	Live oak		11"/8"/5.5"	16.5'		3	Poor	Cavity in trunk/decay			
159	Quercus lobata	Valley oak		6"	10'		1	Fair				
Non-oak Offsite	160	Ficus	Fig		11"/5"	8'		2	Poor			In decline
	161	Quercus lobata	Valley oak		10.5"	16'		1	Fair	Included bark		
	162	Quercus lobata	Valley oak		6.5"/6"	10'		2	Fair/poor	Included bark		
Non-oak Offsite	163	Celtis occidentalis	Hackberry		28.5"	22'		1	Fair			Grinding rocks/utility to house
Offsite	164	Quercus wislizenii	Live oak		4"/3"/5.5"/4"/3.5"/3.5"	12'		6	Fair			
Non-oak Offsite	165	Celtis occidentalis	Hackberry		22"	15.5'		1	Fair			Utility to house
Non-oak Offsite	166	Magnolia grandiflora	Magnolia		32"	19'		1	Fair			
Remove Utility Line	167	Quercus wislizenii	Live oak		12"	14'		1	Fair	Barb wire in trunk		Under power lines
Remove Utility Line	168	Quercus wislizenii	Live oak		6.5"/4.5"	12'		2	Fair			Under utility lines/ near road
Remove Utility Line, not on map	169	Quercus wislizenii	Live oak		4.5"	8'		1	Fair	Trunk wound		Under utility lines/ near road
Offsite	170	Quercus wislizenii	Live oak		10"/4"	13'		2	Fair		Internal decay	
Near Property Line Offsite	171	Quercus wislizenii	Live oak		6.5"/6.5"	12'		2	Fair	Wire in trunk		Property line
Near Property Line	172	Quercus wislizenii	Live oak		6"	12'		1	Fair			Property line
Near Property Line	173	Quercus lobata	Valley oak		12.5"	14'		1	Fair			Property line
	174	Quercus douglasii	Blue oak		6.5"	11'		1	Fair/poor	Infection		
Red Remove	175	Quercus douglasii	Blue oak		18"	20'		1	Fair/poor			Dead limbs
	176	Quercus douglasii	Blue oak		14.5"	18'		1	Fair/poor	Trunk depression	Included bark	
	177	Quercus douglasii	Blue oak		15.5"	22'		1	Fair			
	178	Quercus douglasii	Blue oak		14"	21'		1	Fair/poor			
	179	Quercus douglasii	Blue oak		8"	13'		1	Fair/poor			Dead branches
Near Property Line	180	Quercus lobata	Valley oak		15.5"	16.5'		1	Fair/poor			Property line
	181	Quercus wislizenii	Live oak		13"/13"	18'		2	Fair	Included bark		
	182	Quercus lobata	Valley oak		9.5"	14'		1	Fair/poor			
	183	Quercus lobata	Valley oak		10.5"	18'		1	Poor	Infection		In decline
	184	Quercus lobata	Valley oak		8.5"	10'		1	Poor			
	186	Quercus wislizenii	Live oak		10"/7.5"	15'		2	Poor/fair	Infection	Decay	Swollen trunk

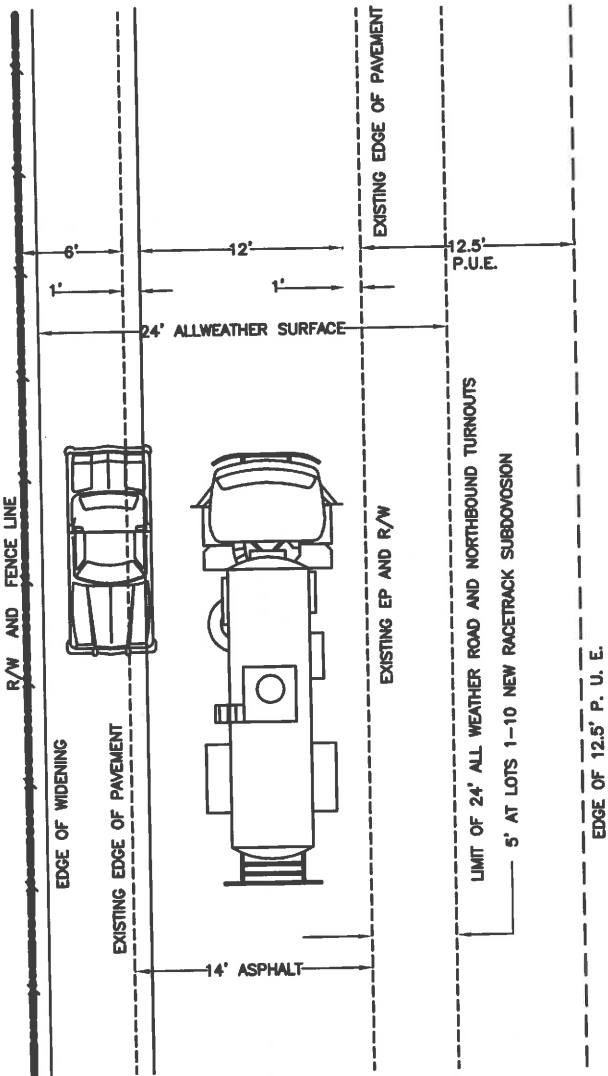
Tree Number	Botanical Name	Common Name	West 121' North 38'	DBH Inches	Critical Root Zone Feet	Height	Number of Trunks	Rating Health	Defects Trunk	Defect Scaffolds	Defects Branches	Comments
186	Quercus lobata	Valley oak		7.5"	11'		1	Fair/poor	Wound/ infection		Dead branches	Swollen trunk
187	Quercus lobata	Valley oak		6"7"/9.5"	18'		3	Fair/poor	Swollen trunk	Included bark		
Offsite	188	Quercus lobata	Valley oak	11"	18'		1	Poor				In decline
Near Property Line	189	Quercus lobata	Valley oak	9"	16'		1	Fair/poor				Property line
Near Property Line	190	Quercus lobata	Valley oak	7"	13'		1	Fair				Property line
Near Property Line	191	Quercus wislizenii	Live oak	13.5"/6.5"	15'		1	Fair				Wire fence in tree/property line
	192	Quercus lobata	Valley oak	4"/8"	16'		2	Fair/poor	Included bark		Dead branches	
	193	Quercus wislizenii	Live oak	7"	16'		1	Fair				
	194	Quercus lobata	Valley oak	11"	16'		1	Fair				
	195	Quercus lobata	Valley oak	13.5"	16.5'		1	Poor/fair	Trunk lesions			
	196	Quercus lobata	Valley oak	5"	8"		1	Fair				
	197	Quercus lobata	Valley oak	12"	16'		1	Fair/poor				
	198	Quercus lobata	Valley oak	6"/5.5"	15.5'		2	Fair/poor				
	199	Quercus lobata	Valley oak	10"	15.5'		1	Fair			Dead limbs	
	200	Quercus lobata	Valley oak	15"	21.5'		1	Fair			Dead limbs	
	201	Quercus lobata	Valley oak	8.5"/8.5"	16.5'		2	Fair		Included bark	Dead limbs	
	202	Quercus lobata	Valley oak	9"/6"	12'		2	Fair/poor				
	203	Quercus lobata	Valley oak	10.5"	13'		1	Fair			Dead woodcut	
Near Property Line	204	Quercus douglasii	Blue oak	8"	12'		1	Fair		Included bark		Flicker damage
Near Property Line	205	Quercus lobata	Valley oak	16.5"/3.5"	20'		2	Fair/poor				Thin canopy

MAY 13 2015



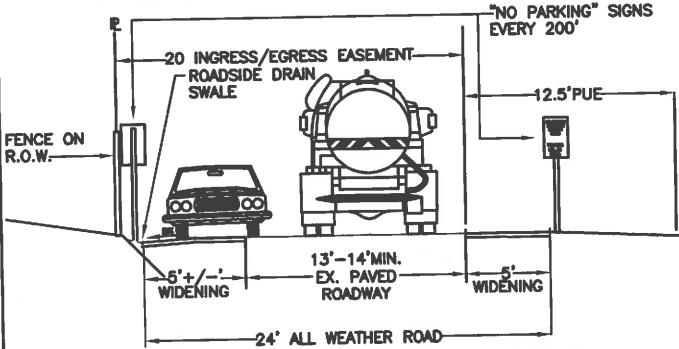
TENTATIVE ROAD GEOMETRY IMPROVEMENT EXHIBIT

PROPOSED 10 LOT SUBDIVISION  
SD2014-0006  
CITY OF ROCKLIN, CALIFORNIA



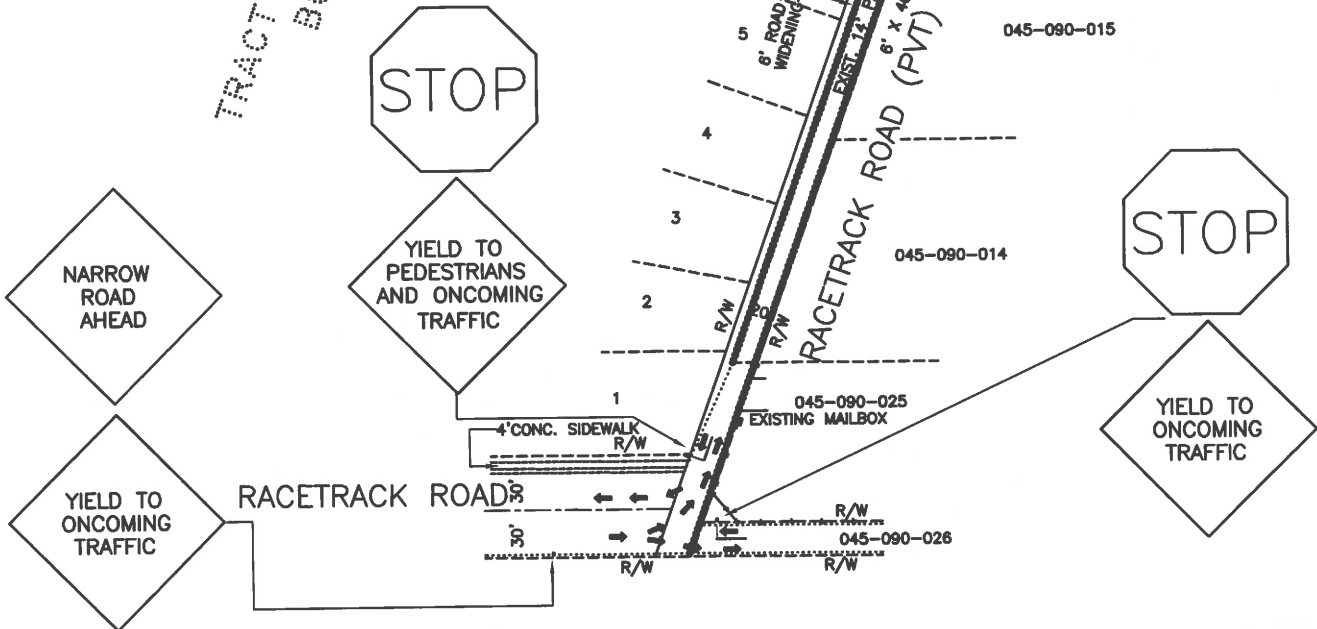
SOUTHBOUND WIDENING PLAN VIEW

APPROX: SCALE = 1" = 5'



SECTION THROUGH ROAD WIDENING

APPROX: SCALE = 1" = 5'



## **Attachment 4**

### **Racetrack Subdivision CEQA 15162 Analysis**

Racetrack Subdivision  
Time Extension for Subdivision Map and Oak Tree Preservation Plan Permit  
15162 Analysis

PROJECT DESCRIPTION:

The Racetrack Subdivision Time Extension is a request for approval of a 2-year extension of time for the previously approved Subdivision Map and Oak Tree Preservation Plan Permit entitlements that subdivided the approximately 3.8 gross acre (approximately 2.8 net acre) site into 10 single-family residential lots, allowed for the removal of 28 oak trees and provided protection for on- and off-site oak trees. The project does not modify the location, design, or lot count of the previously approved subdivisions.

PRIOR ENVIRONMENTAL REVIEW:

In 2016, a Mitigated Negative Declaration (MND) for the Racetrack Subdivision project was approved per City Council Resolution 2016-35. A project specific analysis was conducted and potential impacts of the Racetrack Subdivision project were identified in the MND document.

RELIANCE ON PRIOR ENVIRONMENTAL REVIEW:

The potential environmental impacts of the Racetrack Subdivision project were analyzed as required by the California Environmental Quality Act (CEQA) in a Mitigated Negative Declaration, which was previously approved by the Rocklin City Council acting as the lead agency through Resolution 2016-35. 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 Racetrack Subdivision project is requesting additional land use entitlements (a Time Extension) and further discretionary approval, the City must examine the adequacy of the prior environmental review.

Public Resources Code section 21166 and Section 15162 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 RACETRACK SUBDIVISION PROJECT AND ITS MND:

The adopted Racetrack Subdivision MND addressed the development of the Racetrack Subdivision project sites as follows:

- Tentative Subdivision Map (SD2014-0006) to subdivide the approximately 3.8 gross acre (approximately 2.8 net acre) site into 10 single-family residential lots.
- Oak Tree Preservation Plan Permit (TRE2015-0005) to allow the removal of 28 oak trees and provide protection for on- and off-site oak trees.

The Racetrack Subdivision Time Extension project involves the same land area and lot count that was previously considered and analyzed. There are no changes proposed to the project.

#### IMPACT ANALYSIS:

- 1) Aesthetics –the Racetrack Subdivision Time Extension project will introduce the same development into the project area that is consistent with what was anticipated by the original project. Development of the project 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 Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes, it is not anticipated to result in new significant aesthetic impacts or substantially more severe aesthetic impacts that have not already been considered by the prior Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 2) Agricultural Resources –the Racetrack Subdivision Time Extension project will occur in a location that is 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 and do not introduce any new agricultural resources impacts.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 3) Air Quality - the Racetrack Subdivision Time Extension project will result in similar construction and operational air quality emissions due to no changes in the number or size of the lots and associated vehicle trips generated by the project. The project will result in similar construction and operational air quality emissions due to no changes in the construction footprint area and no changes in the number of lots/dwelling units and associated vehicle trips generated by the project.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to Racetrack Subdivision Time Extension project, and no further analysis is required.

- 4) Biological Resources - the Racetrack Subdivision Time Extension project will result in development in the same footprint area as was previously analyzed and approved.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 5) Cultural Resources - the Racetrack Subdivision Time Extension project will result in development in the same footprint area as was previously analyzed and approved.

In conclusion, when comparing the Racetrack Subdivision Time Extension to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes

from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 6) Geology and Soils - the Racetrack Subdivision time extension project will result in development that is consistent with the development that was anticipated with the original project. The development associated with the Racetrack Subdivision Time Extension project would be 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 Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 7) Greenhouse Gas Emissions - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project due to no changes in the number or size of the lots and associated vehicle trips generated by the project. The project will result in similar construction and operational air quality/greenhouse gas emissions due to no changes in the construction footprint area and no changes in the number of lots/dwelling units and associated vehicle trips generated by the project.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is not anticipated to result in new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts; 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 Racetrack Subdivision Time Extension project, and no further analysis is required.

- 8) Hazards and Hazardous Materials - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Racetrack Subdivision Time Extension project would be 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. The Racetrack Subdivision Time Extension project does not include any unusual uses of

hazardous materials. In addition, the project is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the project site is not located within an airport land use plan or within the vicinity of a private airstrip, the project's design and layout will not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan, and the project was reviewed by the Rocklin Fire Department and was designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 9) Hydrology and Water Quality - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Racetrack Subdivision Time Extension project would also be 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 addition, the developable portions of the Racetrack Subdivision time extension project are located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The project site is not located within the potential inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less than significant flood exposure impact would be anticipated.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 10) Land Use and Planning - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project and that is consistent with the City's General Plan and Zoning Ordinance. The construction of the Racetrack Subdivision Time Extension project would not physically divide an established community and would be compatible with nearby existing and anticipated land uses.



In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 11) Mineral Resources - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with Racetrack Subdivision Time Extension project would occur on sites that do not contain known mineral resources and the project is not anticipated to have a mineral resources impact.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 12) Noise - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Racetrack Subdivision Time Extension project would be anticipated to generate and be exposed to noise levels similar to those that would occur with the original project.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is not anticipated to result in new significant noise impacts or substantially more severe noise impacts that have not already been considered by the prior Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 13) Population and Housing - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Racetrack Subdivision Time Extension project would maintain the same number and location of lots as was previously approved. The Racetrack Subdivision Time Extension project would not introduce unplanned growth or displace substantial numbers of people. In addition, the Racetrack Subdivision Time Extension project is not considered to induce substantial population growth because it includes the same size and number of lots as was previously contemplated and it is located in an area that has already been planned for urban uses.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 14) Public Services - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with Racetrack Subdivision Time Extension project would not increase the need for fire protection, police patrol and police services to the site beyond what was previously contemplated, and the need for other public facilities would not be created by the project.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 15) Transportation/Traffic - Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Racetrack Subdivision Time Extension project will not result in an increase in the number of automobile trips generated by the previously approved project because the number and size of lots is not changing from what was previously approved.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

- 16) Tribal Cultural Resources – the Racetrack Subdivision Time Extension project will result in development in the same footprint area as was previously anticipated. While the Racetrack Subdivision MND was prepared and adopted prior to the requirement to address tribal cultural resources in CEQA documents, because Public Resources Code section 21080.3.3 requires consultation to occur prior to the release of a negative declaration, mitigated negative declaration or EIR for a project and the City intends to rely upon the previous MND for the Racetrack Subdivision Time Extension project, there is no opportunity to incorporate additional mitigation measures for the protection of tribal cultural resources.

17) Utilities and Service Systems - the Racetrack Subdivision Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Racetrack Subdivision Time Extension project would not increase the need for utilities and service systems to the site beyond what was previously contemplated, and the need for other utilities and public services would not be created by the project.

In conclusion, when comparing the Racetrack Subdivision Time Extension project to the Racetrack Subdivision MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Racetrack Subdivision 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 Racetrack Subdivision MND is applicable to the Racetrack Subdivision Time Extension project, and no further analysis is required.

#### CONCLUSION:

The Racetrack Subdivision MND evaluated the potential environmental impacts of the development of the Racetrack Subdivision Time Extension project which included the same project area and same size and number of lots. Because the Racetrack Subdivision Time Extension project will introduce the same development into the same project area that is consistent with what was anticipated by the original project, and the development would 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 Racetrack Subdivision Time Extension project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.

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## RESOLUTION NO. CC-2018-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TWO-YEAR  
EXTENSION FOR A TENTATIVE SUBDIVISION MAP AND  
OAK TREE PRESERVATION PLAN PERMIT  
(Racetrack Subdivision Extension/SD2014-0006, TRE2015-0005)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City of Rocklin finds and determines that:

A. A Tentative Subdivision Map (SD2014-0006) and Oak Tree Preservation Plan Permit (TRE2014-0005) were approved via City Council Resolution No. 2016-36 on February 9, 2016 to allow the subdivision of approximately 3.8 acres into 10 single-family residential lots, and to allow the removal of 28 oak trees and provides for the protection of the remaining 162 oak trees on the project site. APNs 045-090-003 and 045-090-004.

B. A Mitigated Negative Declaration (MND) was prepared for this project and approved via City Council Resolution No. 2016-35 and pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Racetrack Subdivision Tentative Subdivision Map and Oak Tree Preservation Plan Permit is required, nor should be conducted, because:

1. The project is only a request for a time extension and does not involve any changes from what was previously approved;
2. The project will introduce the same development into the same project area that is consistent with what was anticipated by the original project, and the development would be consistent with the surrounding existing and anticipated development and does not include any aspects that would introduce new or increased environmental impacts;
3. No new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the MND was approved.

C. The project entitlements were approved for a period of two years to February 9, 2018 unless prior to that date a final map has been issued or a time extension has been granted.

D. The applicant filed a time extension request prior to the expiration date of the tentative map in accordance with the Rocklin Municipal code.

E. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

F. The approved subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

G. The approved subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

H. The site is physically suitable for the approved type and density of development.

I. The approved design of this project is compatible with surrounding development, natural features and constraints.

J. The design of the approved subdivision and improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

K. The design of the approved subdivision and type of improvements will not cause serious public health problems.

Section 2. A two-year extension of time for the Racetrack Subdivision, Tentative Subdivision Map (SD2014-0006) and Oak Tree Preservation Plan Permit (TRE2015-0005), as depicted in City Council Resolution 2016-36, is hereby approved, subject to the original terms and conditions in the previous approval.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolution 2016-36 by two years, to February 9, 2020, unless prior to that date a final map has been filed or a further time extension has been granted.
2. The originally-approved resolution (2016-36), including conditions of approval and associated exhibits, shall govern the design and construction of the project.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

\_\_\_\_\_  
Kenneth Broadway, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Ivanusich, City Clerk


[BACK TO AGENDA](#)

## City Council Report

**Subject:** Granite Terrace Entitlement Time Extension (3<sup>rd</sup>)  
 Tentative Subdivision Map, SD-2013-04  
 Oak Tree Preservation Plan Permit, TRE-2013-35  
 Design Review, DR-2013-06

**Date:** April 10, 2018

**Submitted by:** Marc Mondell, Economic and Community Development Director  
 Bret Finning, Manager Planning Services  
 Shauna Nauman, Assistant Planner

**Department:** Economic and Community Development Department

### Proposal/Application Request

This application is a request for approval of a two-year extension of time for the following previously approved entitlements to allow the development of a small lot single family residential subdivision on an approximately 7.87 acre site:

- A Vesting Tentative Subdivision Map and Oak Tree Preservation Plan Permit to create 42 single family residential lots and 16 lots for streets, landscaping, and open space.
- A Design Review to approve the design of single family homes to be constructed on lots with areas less than 6,000 square feet.

The time extension request is included as **Attachment 1**.

### Staff Findings

Staff finds this request to be consistent with the existing General Plan designations and zoning. The proposed extension to a previously-approved project would be compatible with anticipated development of surrounding residential designated properties.

### Recommendation

Staff recommends that the City Council approve the following:



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Granite Terrace  
April 10, 2018  
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## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TWO-YEAR EXTENSION FOR A TENTATIVE SUBDIVISION MAP, OAK TREE PRESERVATION PLAN PERMIT AND DESIGN REVIEW

(Granite Terrace Subdivision Extension/SD-2013-04, TRE-2013-35, and DR-2013-06)

### Location

The subject property is generally located at the terminus of Robinson Way behind the Rocklin Elementary School campus. See **Figure 1**. APNs 045-101-044, & 066.

**Figure 1 – Location Map**



### Background

The City Council originally approved entitlements for the Granite Terrace project on February 25, 2014. The project consisted of a General Plan Amendment (GPA-2013-04), Rezone (Z-2013-06), General Development Plan Amendment (PDG-2013-06), a Vesting Tentative Subdivision Map (SD-2013-04), an Oak Tree Preservation Plan Permit (TRE-2013-35), and a Design Review (DR-2013-06). To provide background for the project, the original City Council staff report

prepared for the Granite Terrace project has been included as **Attachment 2**. The resolutions approving SD-2013-04/TRE-2013-35 (2014-25) and DR-2013-06 (2014-26) are included as **Attachments 3 and 4**.

### **Time Extension**

On March 22, 2016, the City Council adopted Resolution No. 2016-72, approving a one-year time extension for the project through February 25, 2017. On March 28, 2017 the City Council adopted Resolution No. 2017-46, approving a second one-year time extension through February 25, 2018. On February 1, 2018, prior to expiration, an application for a third extension was submitted requesting an additional two years.

Prior to the revisions to Title 16 of the Rocklin Municipal Code in December 2017, tentative map approvals were valid for an initial period of two years with the possibility for the City to approve up to five one-year time extensions; thus allowing a tentative map to be valid for a maximum of up to-seven years, exclusive of any blanket subdivision map time extensions that might be granted by the State. Ordinance No. 1085 was adopted on January 9, 2018 and became effective February 8, 2018. The Municipal Code now provides for map approvals to be valid for an initial period of 36 months and allows for the City to approve time extensions up to an additional four years, with any single extension not to exceed 24 months. Under Ordinance No. 1085, the potential life for a tentative map, pursuant to the Rocklin Municipal Code, remained a maximum of seven years.

The requested two-year time extension is the third request for an extension of this project and is consistent with the provisions of Title 16. Approval of this time extension will bring the map life to 6 years, with the potential for the applicant to request a final one-year time extension if the map has not recorded by February 25, 2020.

### **Owner/Applicant**

The applicant is: Kamar Singh. The property owner is: Rocklin 41 LLC

### **Environmental**

In 2014, a project specific analysis was conducted to identify potential impacts and mitigation measures for the Granite Terrace Subdivision. Those findings were incorporated into a Mitigated Negative Declaration (MND) for the project which was approved per City Council Resolution 2014-23. Because the Granite Terrace project is requesting an extension of time, the City has reviewed the prior environmental document, consistent with California Public Resources Code section 21166 and Section 15162, to verify that the document still adequately addresses the potential environmental impacts of the project. That analysis determined that the Granite Terrace Time Extension project does not result in any environmental impacts

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beyond those that were previously identified and no further environmental review is necessary. This analysis has been included as **Attachment 5**.

### **Attachments**

Attachment 1 – Extension Request (Granite Terrace)  
Attachment 2 – City Council Staff Report dated 2-25-14  
Attachment 3 – City Council Resolution No. 2014-25 (SD-2013-04, TRE-2013-35)  
Attachment 4 – City Council Resolution No. 2014-26 (DR-2013-06)  
Attachment 5 – Granite Terrace CEQA 15162 Analysis

*Prepared by Shauna Nauman, Assistant Planner*

## **Attachment 1**

Extension Request (Granite Terrace)

Rocklin 41 LLC

Rocklin 41 LLC  
Kamar Singh  
216 F Street, suite 97  
Davis, CA. 95616

January 16th 2018

Planning Department  
City of Rocklin Economic and community development  
3970 Rocklin road  
Rocklin

PI

**Reference: Granite Terrace SD-2013-04, DR-2013-06, SD2017-0003.**

Dear Sir/ Madam,

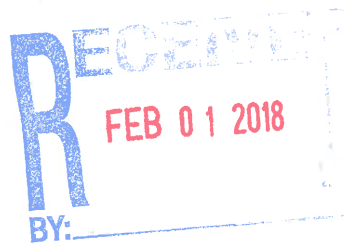
The approvals on our project expire 2/25/2018. We are requesting a time extension on these entitlements for <sup>2</sup>3 years to obtain a building permit, record a final map and begin use.

The application fee for this extension for \$4,857.00, will be overnighted or wired to the City of Rocklin by our lender directly as well

Sincerely,



Kamar Singh  
Title : Member





January 23, 2018

City of Rocklin  
Attn: Jennifer Manzke  
3970 Rocklin Rd.  
Rocklin, CA 95677  
916-625-5000

RE: Granite Terrace Rocklin, CA (GPA-2013-04, PDG-2013-06, Z-2013-06, SD-2013-04, DR-2013-06, TRE-2013-015, SD2017-0003)

Dear Jennifer Manzke,

We received your letter dated January 11, 2017 and are hereby requesting an extension for Rocklin 41 LLC. Please consider this letter with the attached application our formal request for the extension of time. Our proposed timeline for the finalization of the construction is as follows.

Feb. 12, 2018 - Expected date for improvement plan approval  
Feb. 15, 2018 - Finalize grading  
Feb. 15, 2018 - Begin underground utilities (Storm, Sewer, Storm Drain and Lift Station components)  
April 15, 2018 - Finalize underground utilities  
April 15, 2018 - Begin joint trench (Dry utilities, Gas, Electric, Cable, Phone, Data and Lift Station components)  
May 30, 2018 - Finalize underground utilities  
June 1, 2018 - Begin hardscape (Curb, Gutter and Sidewalk work)  
July 15, 2018 - Finalize hardscape  
July 15, 2018 - Begin paving  
August 30, 2018 Finish paving  
Sept. 1, 2018 - Building permit application  
Sept. 1, 2018 - Begin finish pads and setting utility boxes  
Sept. 15, 2018 - Finish pads and utility boxes  
Sept. 15, 2018 - Begin survey monumentation and recording Final Map  
Oct. 15, 2018 - Record Final Map  
Dec. 1, 2018 - Obtain building permit for first phase of lots  
Dec. 1, 2020 Finish final building permit phase  
Dec 31, 2020 Complete project



If you have any questions or comments, please contact me at the number below.

Cordially,

Jared Brown, P.E. C65430  
Guide Engineering  
916-787-0248

## **Attachment 2**

City Council Staff Report dated 2-25-14





# City Council Report

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**Subject:** Granite Terrace  
 General Plan Amendment, GPA-2013-04  
 General Development Plan, PDG-2013-06  
 Rezone, Z-2013-06  
 Tentative Subdivision Map, SD-2013-04  
 Oak Tree Preservation Plan Permit, TRE-2013-35  
 Design Review, DR-2013-06

**Date:** February 25, 2014

**Submitted by:** Laura Webster, Deputy Director Economic & Community Development  
 Bret Finning, Associate Planner

**Department:** Economic and Community Development Department

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**Recommendation:**

The Planning Commission and staff recommend that the City Council approve the following:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS (Granite Terrace / GPA-2013-04, PDG-2013-06, Z-2013-06, SD-2013-04, DR-2013-06 and TRE-2013-35)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A GENERAL PLAN AMENDMENT FROM MEDIUM HIGH DENSITY RESIDENTIAL (MHDR) TO MEDIUM DENSITY RESIDENTIAL (MDR) (Granite Terrace / GPA-2013-04)

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING ADOPTION OF THE GRANITE TERRACE GENERAL DEVELOPMENT PLAN AND APPROVING A REZONE FROM PLANNED DEVELOPMENT 15 DWELLING UNITS PER ACRE (PD-15) TO PLANNED DEVELOPMENT 8.4 DWELLING UNITS PER ACRE (PD-8.4) AND OPEN AREA (PD-OA) (Granite Terrace / PDG-2013-06 and Z-2013-06)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A SMALL LOT TENTATIVE SUBDIVISION MAP AND OAK TREE PRESERVATION PLAN PERMIT (Granite Terrace / SD-2013-04, TRE-2013-35)

## RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW PERMIT FOR SMALL LOT RESIDENTIAL HOMES (Granite Terrace / DR-2013-06)

### **Project Description**

This application is a request for approval of the following entitlements to allow the development of a small lot single family residential subdivision on an approximately 7.87 acre site:

- A general plan amendment to change the land use designation from Medium High Density Residential (8.5-15.4 du/ac) to Medium Density Residential (3.5 - 8.4 du/ac)
- A General Development Plan to establish the development standards for the proposed zone district.
- A rezone to change the zoning from Planned Development 15 du/ac to Planned Development 8.4 du/ac
- A **Vesting** Tentative subdivision map to create 42 single family residential lots and 16 lots for streets, landscaping, and open space.
- A design review to approve the design of single family homes to be built on lots with areas less than 6,000 sq.ft.

### **Planning Commission Hearing and Action**

On February 4, 2014, the Planning Commission held a public hearing regarding the proposed Granite Terrace Project.

The project representative, Jon Tattersall, spoke during the public hearing requesting approval of the project and noting that they were in general agreement with the recommended conditions of approval.

Several other persons addressed the Planning Commission to ask for clarification on specific concerns and generally voicing support for the project.

During their deliberations the Planning Commission concurred with the findings and recommendations in the staff report; finding that the project had successfully adapted to a challenging site, provided for good pedestrian and vehicular access and nice homes and noted that the proposed density was a good fit with the surrounding areas. Following deliberations, the Planning Commission voted 4-0, 1 absent, to recommend approval of the project to the City Council as proposed and conditioned.

### **Location**

The subject property is generally located at the terminus of Robinson Way behind the Rocklin Elementary School campus. APN# 045-101-044, & 066.



Location Map

**Owner/Applicant**

The applicant is Maverick Partners West. The property owner is Nicksam Properties, LLC.

**Background and Site Characteristics**

A portion of the project site at the terminus of Robinson Way was developed with two single family homes in the early 1960's the remainder of the site is and was vacant. The site is bisected by Secret Ravine. From the creek the site slopes gently up and away to the east and west. There are several rock outcroppings and 60 oak trees on the site. The oak trees are primarily clustered along the creek; 28 oak trees will be removed to allow development of the site.

**Surrounding Land Uses**

	Use	General Plan / Zoning
Project Site	One Single family home and the remainder Vacant	Medium High Density Residential (MHDR) / Planned Development 15 dwelling units per acre (PD-15)

North	Single Family homes and Open Space	Medium Density Residential (MDR) and Recreation- Conservation (R-C) / Residential single family 6,000 square foot minimum lot size (R1-6) and Open Area (OA)
South	Vacant	Retail Commercial (RC) / Retail Business (C-2)
East	Existing non-conforming Single family homes, and Sierra Meadows Plaza	RC / C-2
West	Rocklin Elementary School	Public Quasi-Public (PQP) /R1-6

### **Environmental Determination**

The California Environmental Quality Act (CEQA) defines environment as “the physical condition, which exists within the area, which will be affected by a proposed project, including land, air, water, minerals, flora, fauna, noise, and objects of historic or aesthetic significance.” CEQA requires the City of Rocklin to conduct an assessment of the potential environmental impacts of a project over which it has discretionary approval authority, and to take that assessment into consideration before approving the project. As part of that assessment, an Initial Study was prepared to determine the Parkland Subdivision’s potential impact on the environment.

The Initial Study prepared for the project found that the project could have significant impacts with regard to biological resources, cultural resources, and noise; however it was also able to identify mitigation measures that would reduce each of these potential impacts to a less than significant level. Therefore, a Mitigated Negative Declaration of environmental impacts was prepared for the project. The Mitigated Negative Declaration was properly circulated pursuant to the provisions of CEQA. A comprehensive discussion of the potential project impacts considered, why they were or were not determined to not be significant, and mitigation measures that were found to reduce significant impacts to a less than significant level can be found as a part of the draft resolution for the Mitigated Negative Declaration prepared for the project.

### **General Plan Amendment**

The site is currently designated in the City’s General Plan as Medium High Density Residential (MHDR). This designation is intended to provide “areas for multi-family homes, including duplexes, triplexes, apartments, townhouses and condominiums.”

The applicant is requesting that the project site be changed to a Medium Density Residential (MDR) General Plan designation. The MDR designation is intended to provide areas for single family homes on urban lots; to allow for accessory uses and

non-residential uses compatible with single family neighborhoods; and to discourage non-residential uses which are incompatible with single family neighborhoods.

The Planning Commission and staff support the land use designation change because the site is adjacent to and immediately south of existing single family residential development on Racetrack Road. Therefore, this project can be seen as an extension of existing single family residentially designated land. The project will bring additional residents to the core of Rocklin to help support businesses in nearby commercial areas along Granite Drive, Sierra College Boulevard, and Pacific Street consistent with the direction to "Provide for planning, development, infrastructure and services that support the local economy and are fundamental to a strong, vibrant region" set forth in the Rocklin Strategic Plan; and more specifically implement the Strategic Plan Objective for Economic Prosperity 3.3 to "Promote a thriving and vital 'old town' with a unified theme that invites private investment, high-quality business, entertainment and recreation opportunities; a user-friendly traffic flow and a clean, attractive streetscape." This site was not identified as one planned to provide opportunities for low and/or moderate income housing in the City's recently adopted Housing Element, so the proposed change has no effect on the City's ability to meet its Regional Housing Needs Allocation (RHNA).

This request is the first of several general plan amendments that will be brought to a hearing this year. If the Planning Commission recommends approval of the project it will be considered by the City Council at one of the four general plan amendment hearings that can be held in 2014.

#### **General Development Plan and Rezone**

The requested rezone and establishment of the Granite General Development Plan would create a new Planned Development 8.4 units per acre (PD-8.4) zone district, establish allowable uses and development standards for that zone district, and amend the City Zoning Map.

The requested General Development Plan and Rezone would create a new Planned Development 8.4 units per acre (PD-8.4) zone district, establish allowable uses and development standards for the zone district., and amend the City Zoning Map.

The uses and development standards proposed are consistent with the proposed General Plan designation. Permitted and conditionally allowable uses in the PD-8.4 zone would be the same as in the Single Family Residential 6,000 square foot lot size (R1-6) zone district (17.12.010 and 17.12.020). The primary use permitted by right in the PD-8.4 zone is single family residential; uses that could be permitted upon approval of a conditional use permit include day care centers, residential care facilities, and private

elementary and secondary schools. The following table outlines the proposed development standards.

Proposed Development Standards

Minimum Lot Area	2,800 sf
Minimum Lot Width	47 feet
Building Setbacks	
Front Living/Porch	7.5 feet
Front Garage	18 feet
Side Interior	4 feet
Side Street	7.5 feet
Rear	5 feet
Maximum Lot Coverage	65 %
Maximum Building Height	
Principal	30 feet
Accessory	14 feet

**Tentative Subdivision Map and Oak Tree Preservation Plan Permit**

Subdivision Design - General

The Tentative Subdivision Map application will subdivide the approximately 7.87 acre site into 58 lots (42 single-family residential lots, and sixteen lettered lots for private streets, landscaping, and open space). The single family residential subdivision as proposed would comply with the development standards set forth in the proposed zoning. Lot sizes for single-family use would range from approximately 2,800 to 5,138 square feet, with an average lot size of 3,307 square feet. Minimum lot width is 47 feet for all lots. Robinson Way is a private street over the project site with inconsistent improvements. There are two homes that use Robinson Way for access. One of these homes has been purchased by the applicant and will be torn down and the site redeveloped as a part of the project. The other home will not be a part of the project but will use the project's street for access. Conditions have been included to ensure that access and utility easements benefiting this home are recorded and to make clear in the CC & R's for the project that this home, although surrounded by the project, is not a part of the Granite Creek Subdivision and is not therefore subject to the rules and provisions of the project's CC & R's or any dues or fees levied by the project Home Owners Association.

The subdivision is designed with two points of entry: the main entry to the southeast from Granite Drive and a second entry to the west from Racetrack Road. Both entries are to be gated to prevent through traffic. The easterly entry from Granite Drive will reconstruct and extend the driveway of the Rocklin Library to upgrade it to a public street ending in a cul-de-sac at the main gate to the project. The street section provides for a sidewalk on both sides, two travel lanes, and new landscaping along the easterly

side of the street. The street section will narrow lightly when entering the project site as the sidewalk on the westerly (library) side of the street will connect with and end where the walkway from Rocklin Elementary connects with the Library site.

As a part of the improvements the library parking lot will be slightly reconfigured, eliminating 5 parking spaces, to provide new landscaping, a sidewalk, and create a clear distinction between the library parking lot and the new street. The loss of the five parking spaces is not anticipated to create any problems or difficulty with parking at the library.

At the westerly entry the applicant had originally proposed to improve Robinson Way to provide for a line of parallel parking along the easterly side, two travel lanes, a five foot wide landscape strip and a six foot wide walkway next to the school property. A 'flush with paving' concrete curb, or similar to the satisfaction of the City Engineer, was going to be installed along the easterly edge of the parcel to clearly demarcate the boundary between the Robinson Way right-of-way and the adjacent church property. The street was to end at the proposed rear entry gate. However, following further discussion with adjacent landowners and the City, the applicant has since revised the proposed design of Robinson Way and the location of the entry into the project on that side as discussed in more detail in the final section of this staff report entitled "Letters of Support / Concern / Robinson Way Redesign". The Planning Commission and staff both support the design changes associated with this portion of the project and have incorporated them into conditions and exhibits in the map resolution being forwarded for City Council consideration.

The project is obligated to construct all on-site streets and improvements. The subdivision proposes a deviation from the City's standard residential street section. The proposed streets meet the City's 28-foot right-of-way standard width for residential planned unit development streets, however the proposed street section has a back to back of curb width of 24 feet with no on street parking and one 4 foot sidewalk. A rolled curb is proposed on the sidewalk side and a vertical curb is proposed on the opposite side. The project is conditioned to install sewer, water, and other infrastructure as required by the City and the applicable utilities to provide service to the project. Lots 24 through 38 would be accessed via 20 foot wide private alleys. Twenty one guest parking spaces would be provided within the subdivision. Lot B, the creek open space area will be cleaned up to reduce the potential fire hazard and then dedicated to the City.

#### Grading and Retaining Walls

The project will import approximately 2,500 cubic yards of dirt as a part of work to level the site. The site will be graded to create lots that drain to the streets. Retaining walls up to three (3) feet tall are proposed as a part of the project grading. The retaining walls will be constructed of masonry block or an equivalent material. Sediment and



erosion control measures will be required to be implemented and maintained during construction.

#### Drainage

The project site is within the Dry Creek watershed. The proposed storm drainage system has been designed to the City of Rocklin Storm Water Quality standards that are in compliance with the NPDES Phase II State Water Resources Control Board General Permit. Storm water run-off will pass through sand and oil separators before being collected in a detention pond located on Lot B. The detention basin will be owned and maintained by the City. Storm water run-off from the site will ultimately drain into Secret Ravine Creek when it leaves the detention basin.

#### Noise Analysis

The City of Rocklin General Plan goal for noise is: "To protect residents from health hazards and annoyance associated with excessive noise levels". To implement that goal, the City has adopted Noise Compatibility Guidelines prepared by the State Office of Noise Control. The objective of the Noise Compatibility Guidelines is to assure that consideration is given to the sensitivity to noise of a proposed land use in relation to the noise environment in which it is proposed to be located. In this case the project will need to *demonstrate compliance with the City's daytime and nighttime stationary noise source standards (55 dBA 7:00 am – 10:00 pm, 45 dBA 10:00 pm – 7:00 am, respectively).*

The proposed subdivision includes an emergency generator to power a sewer lift station for the project. Noise levels from the generator could potentially exceed the City's daytime and nighttime stationary noise source hourly noise standards therefore a condition has been placed upon the project to ensure that the generator and it's enclosure are sourced, designed, and built to comply with the minimum noise standards.

#### Walls, Fencing, and Gates

The following wall and fence types are proposed to be utilized at various locations throughout the project.

- Six foot Concrete Masonry Block (CMU) Wall with a decorative concrete cap and pilasters spaced at 40 feet on center. The CMU block is to be buff colored and the wall is proposed to be constructed of alternating single courses of smooth faced block and double courses of split faced block.
- Six foot tall tubular steel fence
- Six foot tall enhanced wood fence

The proposed wall and fence designs and their locations within the project area are depicted on the Fencing Exhibit, Sheet L-7, of Exhibit A.

The proposed CMU block wall would be constructed along the projects boundary where homes would abut the Rocklin Elementary School campus with split faced block pilasters located at 40 foot intervals along the side facing the school. The wall is proposed to be constructed of alternating courses of smooth and split face block, one smooth faced course for every two split faced courses. While the Planning Commission and staff appreciate the attempt to add interest to the wall design we are concerned that it will look busy and have therefore included a condition to require that the wall be constructed of split faced block for a more uniform and timeless look.

A six foot high tubular metal fence is proposed along the proposed Granite Terrace Drive and the school property, crosses Granite Terrace Drive at the project entry gates then continues along the westerly boundary of open space Lot B behind landscape parcels O and P and residential lots 36 -42.

In some places, the six foot walls and fences will be located on top of a one to four foot high retaining wall constructed of buff colored split faced masonry block. In most places the wall would be less than 2 feet in height but along the northerly project boundary the retaining wall would be between 2 and 4 feet in height.

Enhanced wooden Good neighbor type fences will be used between residential lots.

Each of the two entrances to the project will be equipped with a keyed pedestrian gate and an automatic vehicular gate. At the front or Granite Terrace Drive entry to the project the tubular metal gates will be flanked by eight foot high granite veneered pilasters topped with decorative concrete caps. The Robinson Way gate is proposed to be a simpler tubular metal design without pilasters. The Planning Commission and staff have include a condition in the draft Resolution for approval of the tentative subdivision map to require that pilasters be added to the Robinson Way entry gate for consistency and improved appearance.

#### Signage

A single off site subdivision identification sign is proposed at the corner of Granite Terrace Drive and Granite Drive. The sign would consist of individual "rusted" metal letters mounted on a three and a half foot high wall constructed of stacked granite veneer capped with a decorative concrete cap. A detail is provided on Sheet L-11 of Exhibit A.

The sign is proposed to be located on an undeveloped commercial site and will count toward that sites allowable freestanding signage. The developer will need to acquire an easement from the property owner to allow the proposed sign to be constructed. If the applicant and the owner of the property are ultimately unable to come to an agreement the applicant would have the option of proposing alternative signage on the project site for approval by the City.

Landscape, Open Space, and Street Lots

Lot A - (Robinson Way) will be improved and dedicated to the City so that it can function as a rear access to the project site and continue to provide access to the church, school, and the existing single family home next to the church.

Lot B – will consist of the flood plain and riparian areas associated the creek running through the project site and the projects detention basin. The lot will be cleaned up to reduce fire fuel load and eliminate overgrown vegetation and then dedicated to the City.

Lots C – H, O, and P the project landscape lots will be planted with a variety of trees, shrubs, and groundcovers and will be owned and maintained by the project Home Owners Association (HOA). See details on landscaping Sheets L-6 through L-11 of Exhibit A. A sewer pump station needed to serve the project will be located on Lot F, near the main entry to the project site. The lift station equipment and emergency backup generator will be located inside a simple split faced concrete block shed. While the shed will eventually be substantially screened by landscaping staff believes that it would be more attractive in the short run if the shed were to be enhanced with a gable roof; a condition to that effect has been included in the project conditions.

Lots I – L, and N will consist of the internal private streets and parking within the project site that will be owned and maintained by the project HOA.

Lot M will consist of the extension of the new public street, Granite Terrace Drive, that will provide access to the project site and will be dedicated to the City.

Design Review

Exhibit A provides color and black and white elevations and floor plans for the proposed houses.

Architecture

Three home plans all two story, ranging in size between approximately 1,964 square feet and 2,232 square feet, are proposed for use in the subdivision. Exhibit A provides color and black and white elevations and floor plans for each of the proposed house plans. Each floor plan provides for three architectural style variations. Three color schemes are provided that can be used with each of the three general architectural style variations. The colors are generally earth tones and materials include variegated flat or rounded tile roofs, stone veneers for the “Type C” elevations only, and three paint colors per scheme. A matrix of the nine color schemes is included in Exhibit A.

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The applicant has proposed to construct all of the homes with “enhanced” elevations that provide for greater detailing for the side and rear façades including cornice detailing, eave and window trim, mullioned windows.

As proposed, lots have enclosed private yards. It is anticipated that individual trash cans will be stored in the private yard area except on garbage collection days. The project is proposed with concrete sidewalks from the garage man door through a gate connecting with the driveway, as shown in the typical yard details on Sheet L-9 of tentative Subdivision Map Exhibit A.

Staff has compared the proposed subdivision layout and architectural designs with the provisions in the City’s adopted Design Review Guidelines and determined that they are consisted with those criteria.

#### *Individual Lot Landscaping*

Front yard landscaping is provided for each lot. Each lot will have a tree in the front yard; corner lots will have two trees. Tree selections have accounted for the size of the yard and planter areas as well as the need to accommodate utilities in the public utility easements. Front yard landscaping also includes shrubs and turf. See Sheets L-6 and L-9 of tentative subdivision map Exhibit A.

#### **Letters of Support / Concern / Robinson Way Redesign**

The City has received several letters in support of the project and one letter expressing concerns with the project that are attached to this report along with an update from the applicant responding to the concerns raised. The letter of concern is from the Blodger family that owns the home on Robinson Way that will be incorporated into the subdivision although it is not a part of the development. This is because access to the home is via an easement over the project site and so it is not currently a public or private street although it will become a public street when the project is developed. Most of the concerns raised by the Blodger’s are civil issues that must be worked out between the two parties directly, recognizing that the developer does have the right to develop his property.

The only issue of direct concern to the City is with regard to fencing. The project design calls for a 6 foot high tubular metal fence with an automated gate to be installed at the southerly end of Robinson Way to provide for a secondary access point to the development. The fence would be located approximately level with the southerly corner of the Blodger’s house and end at their property line. The Blodgers do not currently have any front or side yard fencing. The church next to the Blodger property has a gated fenced storage area off of Robinson Way, however, the fence and gates are in poor shape. Staff is concerned that with the project fence and entry gate in the location proposed people would step around the fence and pass through the Blodger’s front yard to get into the subdivision.

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To address this concern and improve the appearance of the street the Planning Commission and staff have included a condition in the draft resolution for the tentative subdivision map to require that the Robinson Way entry gate be relocated north to the property line between the church and the Blodger's as indicated on Exhibit B. This will allow for the entry gate and fence to be located between the existing school fence and the existing fence between the Blodger and church properties, thereby ensuring that people couldn't simply walk around the fence. To enhance the appearance of the area staff is recommending that the Robinson Way cross section be amended as indicated on Exhibit B to provide for a 6 foot wide walkway along the school property separated from the travel way by a 5 foot wide planter strip. The travel way would be comprised of two 12.5 foot travel lanes for a total width of 25 feet. A new 10 foot wide planter would buffer the church property with a new 30 inch tubular metal fence along the property line to clearly identify the property line. This should markedly improve the appearance of Robinson Way and ensure that it is used for access only.

The church currently has a fenced storage area accessed from Robinson Way. To ensure continued access the draft condition of approval for this modification has been worded to require the developer to install a gate and driveway to this storage area when the project improvements are constructed at the churches option. Should the church opt not to have the gate built at that time they could always work with the City to install a gate at a later date at their own expense.

Staff recommends approval of the project as proposed and conditioned.

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**Ricky A. Horst, City Manager**  
**Reviewed for Content**

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**Russell A. Hildebrand, City Attorney**  
**Reviewed for legal Sufficiency**

*Prepared by Bret Finning, Associate Planner*

## **Attachment 3**

City Council Resolution No. 2014-25 (SD-2013-04, TRE-2013-35)

## RESOLUTION NO. 2014-25

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A SMALL LOT  
TENTATIVE SUBDIVISION MAP AND OAK TREE PRESERVATION PLAN PERMIT

(Granite Terrace / SD-2013-04, TRE-2013-35)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Tentative Subdivision Map and Oak Tree Preservation Plan Permit allow the subdivision into 42 single family lots and 16 special purpose lots (private streets, landscaping, etc.) of an approximately 7.87-acre site generally located at the terminus of Robinson Way behind the Rocklin Elementary School campus (APN# 045-101-044, & 066) and allows oak tree removal from the site.

B. A Mitigated Negative Declaration for this project has been approved via City Council Resolution No. 2014-23.

C. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the proposed zoning and general development plan for the property (PDG-2013-06, & Z-2013-06) being processed concurrently.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies and programs in the City of Rocklin's General Plan and the proposed General Plan Amendment (GPA-2013-04) being processed concurrently.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision and type of improvements will not cause serious public health problems.



I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Granite Terrace Subdivision Tentative Subdivision Map and Oak Tree Preservation Plan Permit (SD-2013-04, TRE-2013-35) as depicted in Exhibits A & B attached hereto and by this reference incorporated herein, are hereby approved, subject to the conditions listed below. The approved Exhibits A & B shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibits A & B shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibits A & B shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All

necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans. (PCWA ENGINEERING)

- b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. All improvements shall be included on the subdivision improvement plans. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from Surewest Communications / Pacific Bell, and Pacific Gas & Electric (PG&E). (APPLICABLE UTILITY, ENGINEERING)
- d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)
- e. Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC WORKS)

It is anticipated that the following will be necessary:

De-annex from: L&L 1  
Annex into: L&L 2, CFD# 1

## 2. Schools

- a. Financing: The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING):
  - 1) At the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District.
  - 2) The above condition shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

## 3. Fire Service

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency (PCWA). (PCWA, ENGINEERING, FIRE)
- b. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief. (ENGINEERING, FIRE)
- c. Prior to recording any final maps for the project a Fuel Modification Plan for the Lot B Open Space area shall be prepared by the project applicant, approved by the Director of Public Facilities and the Fire Chief, and implemented to the satisfaction of the Director of Public Facilities. (ENGINEERING, FIRE)
- d. Entry gates shall be equipped with Knox Boxes and / or other devices as required by the Rocklin Fire Chief to ensure emergency access.

## 4. Improvements/Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer. The project improvement plans shall include the following (ENGINEERING, PLANNING):

- a. Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances. (ENGINEERING)
- b. All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer. (ENGINEERING)
- c. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s). The grading and drainage plan shall include the following:
  - 1) Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:
    - Recommendations for building pad and footing construction;
    - Use of soil stabilizers or other additives; and
    - Recommendations for surface drainage.
  - 2) Provisions for detaining run off at pre-development levels including the location(s) and specifications of on-site or off-site detention basins, if any.
  - 3) Individual lot drainage including features such as lined drainage swales.
  - 4) All storm drainage run-off from site shall be collected into a City standard sand and oil trap manhole (or an equal as approved by the City Engineer) prior to discharge of storm run-off offsite.

- 5) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
- 6) Subdivider shall prepare a storm water pollutant protection plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- 7) Construction related and permanent Best Management Practices (BMPs) and Best Available Technologies (BATs) shall be incorporated into the final project design and / or noted on the Improvement Plans as appropriate to reduce urban pollutants in runoff, consistent with goals and standards established under Federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Storm water runoff BMPs selected from the Storm Water Quality Task Force, the Bay Area Storm Water Management Agencies Association Start at the Source – Design Guide Manual, or equally effective measures shall be identified prior to final design approval and shall be incorporated into project design and / or noted on the Improvement Plans as appropriate.

To maximize effectiveness, the selected BMPs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs shall be identified in on improvement plans.

- d. The following subdivision improvements shall be designed, constructed, and/or installed:
  - 1) All on-site standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (including cable television trenching), street lights, and fire hydrants.
  - 2) Developer shall dedicate to City a telecommunication easement, and shall install and dedicate to City telecommunication conduit within the easement. The easement shall be located in the public utility easement of each street within the subdivision, and any adjacent streets as necessary to connect the easement to the City's public street and easement network. The easement shall be for telecommunications use by City, in whatever manner City may, in its sole discretion, elect. The conduit shall be large enough for at least two (2) sets of coaxial cable (approximately three (3) inches total diameter), shall include access to the cable spaced at reasonable

distances, and shall otherwise comply with City standards and specifications in effect at the time the conduit is installed.

Developer shall provide any City telecommunication franchisee, including any cable television franchisee, access to the easement for the purpose of installing cable and conduit while the public utility trench is open and prior to the street being paved.

3) The following on-site special improvements:

- i. All retaining walls shall be shall be constructed of masonry block or an equivalent material as generally indicated on Exhibit A.
- ii. Fences and walls shall be built as indicated on Exhibits A & B.
- iii) All decorative tubular metal fencing shall be powder coated black or bronze and constructed of medium gauge, or better, steel or aluminum.
- iv) Implement the approved Fuel Modification Plan.
- v) Decorative pilasters, matching those at the Granite Terrace entrance to the project, shall be incorporated into the design of the Robinson Way entry to the satisfaction of the Economic and Community Development Director.

4) The following off-site improvements:

- ii) The construction of Granite Terrace Drive, as indicated on Exhibit A, from Granite Drive to the entrance gates at the southeasterly corner of the subdivision, shall include but not be limited to the installation of a geogrid interlayer as approved by the City Engineer, within the structural roadway section.
- ii) The parking lot of the Rocklin Library shall be modified as indicated on Exhibit A. Parking improvements, landscaping, irrigation, etc. shall be reconstructed and / or restored as appropriate to the satisfaction of the Economic and Community Development Director. (ENGINEERING, PLANNING)
- iii) The Robinson Way entry gate shall be relocated to the north as indicated on Exhibit B.

- iv) Robinson Way shall be constructed as indicated on the cross section on Exhibit B. A driveway and gate shall be provided to the existing fenced storage area at the rear of the church property (APN 045-101-039) unless the church waives this requirement in writing.
- e. Off site and common area landscape and irrigation plans shall be included with the project improvement plans and shall comply with the following: (ENGINEERING, PUBLIC WORKS, PLANNING)
  - 1) Landscaping to be installed in the following areas:
    - i. Lot A, Lots C – H, O, P, and along “Granite Terrace Drive” as indicated on Exhibit A.
  - 2) The landscaping plan shall be prepared by a landscape architect and shall include:
    - i. A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials. Shrubs shall be a minimum five-(5) gallon and trees a minimum of 15 gallon.
    - ii. A section diagram of proposed tree staking.
    - iii. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.
    - iv. Use of granite or moss rock boulders along the planting areas.
    - v. Certification by the landscape architect that the landscape plans meets the requirements of the Water Conservation and Landscaping Act. Government Code §65591, et seq.
    - vi. Certification by the landscape architect that the soil within the landscape area is suitable for the proposed landscaping and / or specify required soil treatments and amendments needed to ensure the health and vigor of landscape planting.
    - vii. Landscaping in the open space areas adjacent to the public rights-of-way shall provide for a mix of drought tolerant trees, shrubs, and groundcovers substantially similar to the landscaping along the edge of open space areas in the Highlands Phase 3 & 4 project.



- viii. Landscaping in the planter area on the easterly side of Robinson Way, adjacent to the church property, as indicated on Exhibit B shall be similar to that proposed for the landscape planter on the westerly side of that street to the satisfaction of the Economic and Community Development Director.
- 3) All landscaping improvements shall be constructed and/or installed prior to submitting the final map for filing with the City Council, unless the subdivider executes the City's standard form subdivision landscaping agreement and provides the financial security and insurance coverage required by the subdivision landscaping agreement, prior to or concurrent with submitting the final map.
- 4) The subdivider shall maintain the landscaping and irrigation systems for one year from the date the landscaping is accepted by the City, without reimbursement. The subdivider shall apply for and obtain an encroachment permit to do any maintenance in the public right-of-way until such time as the City takes over maintenance of the landscaping.
- f. The rights-of-way and easements associated with the subdivision improvements for Robinson Way (Lot A) and Granite Terrace Drive (Lot M) shall be offered on, or by separate instrument concurrently with, the final subdivision map; provided, that street rights-of-way shall be offered by means of an irrevocable offer of dedication (IOD). (ENGINEERING)
- g. The following shall be included in the project notes on the improvement plans to the satisfaction of the City Engineer (ENGINEERING):
  - 1) Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the Community Development Director and the Placer County Air Pollution Control District. This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.
  - 2) Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
  - 3) All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE).

This individual shall evaluate compliance with Rule 228 on a weekly basis.

- 4) All construction equipment shall be maintained in clean condition.
- 5) All exposed surfaces shall be revegetated as quickly as feasible.
- 6) If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- 7) Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- 8) The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- 9) Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- 10) The developer shall ensure that construction equipment exhaust emissions shall not exceed Rule 202-Visible Emission limitations.
- 11) The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall "wet broom" the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- 12) Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
- 13) Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.

- 14) During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- 15) During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- 16) If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the City's Community Development Director and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Community Development Director

shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006).

- 17) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature (or features), the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and/or remediation of the feature. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, prior to completion of grading/construction in the affected area.
- 18) Prior to any on or off- site grading or construction activities, including issuance of improvement plans, for any phase of the project a Storm Water Management plan for preventing noncompliant storm water runoff at all times but especially during the rainy seasons shall be incorporated into the improvement plans. The Storm Water Management plan would also need to cover the time period of the project after the subdivision improvements are installed and construction of the houses commences on disturbed soils. The Storm Water Management plan shall be prepared by a qualified storm water management professional.
- 19) Prior to any grading or construction activities, the applicant/developer shall erect orange construction fencing in the eastern portion of the project site along the boundary of the developable portion of the project site and the Open Space

easement (Lot B), as depicted and further described on Exhibit A for GPA-2013-04, PDG-2013-06, Z-2013-06, SD-2013-04, DR-2013-06 and TRE-2013-35, approved via City Council Resolution. For areas where improvements are proposed in the Open Space easement, the orange construction fencing shall be erected between the eastern most side of the improvements and Sucker Ravine Creek, so as to prevent construction activities from encroaching into the Open Space area any more than necessary to construct planned improvements therein. All orange construction fencing shall be maintained and remain in place during all construction activities.

- 20) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.
- 21) Prior to any grading or construction activities, the subdivider shall obtain a General Construction Activity Storm Water Permit as a part of the National Pollutant Discharge Elimination System (NPDES) permit process from the Regional Water Quality Control Board.
- 22) Prior to any grading or construction activity in the vicinity of the wetlands or the issuance of improvement plans or building permits by the City of Rocklin, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a "no-net-loss" basis in accordance with the Corps' mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and any grading or construction

activity in the vicinity of the wetlands or prior to the issuance of improvement plans or building permits, a Section 401 water quality certification from the Regional Water Quality Control Board shall be obtained. All terms and conditions of said permits shall be complied with.

- 23) Prior to any grading or construction activity in the vicinity of the wetlands or the issuance of improvement plans or building permits by the City of Rocklin, the appropriate Section 404 permit will need to be acquired for any project-related impacts to waters of the U.S. Any waters of the U.S. that would be lost or disturbed should be replaced or rehabilitated on a “no-net-loss” basis in accordance with the Corps’ mitigation guidelines. Habitat restoration, rehabilitation, and/or replacement should be at a location and by methods agreeable to the Corps. In association with the Section 404 permit and any grading or construction activity in the vicinity of the wetlands or prior to the issuance of improvement plans or building permits, a Section 401 water quality certification from the Regional Water Quality Control Board shall be obtained. All terms and conditions of said permits shall be complied with.

- 24) Prior to any grading or construction activities, including issuance of improvement plans, the project applicant, in consultation with the City of Rocklin and California Department of Fish & Game, shall conduct a pre-construction breeding-season survey (approximately February 15 through August 1) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on or directly adjacent to the Proposed Project site.

If phased construction procedures are planned for the proposed project, the results of the above survey shall be valid only for the season when it is conducted.

A report shall be submitted to the City of Rocklin following the completion of the survey that includes, at the minimum, the following information:

- A description of methodology including dates of field visits;
- The names of survey personnel with resume;
- A list of references cited and persons contacted;
- A map showing the location(s) of any raptor nests observed on the project site.

If the above survey does not identify any nesting raptor species on the project site, further mitigation would not be required. However, should any raptor species be found nesting on the project site, the following mitigation measures shall be implemented:

- i. Construction activities shall avoid any identified raptor nest sites during the breeding season while the nest is occupied with adults and/or eggs or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone would be determined by a qualified raptor biologist in consultation with the City of Rocklin and California Department of Fish & Game. Highly visible temporary construction fencing shall be installed delineate the buffer zone.
- ii. If the nest of any legally-protected raptor species is located in a tree designated for removal, the removal shall be deferred until after August 30<sup>th</sup>, or until the adults and young are no longer dependent on the nest site, as determined by a qualified biologist.

## 5. Special Provisions

- a. To comply with Rocklin Municipal Code chapter 15.16 (Flood Hazard), the final map shall provide for the following (ENGINEERING):
  - 1) Delineation of the 100-year floodplain elevation(s);
  - 2) Identification of a finish floor elevation of each lot at two (2) feet above the 100-year floodplain elevation;
  - 3) Recordation of a flood zone easement across the area of the 100-year floodplain boundary or fifty (50) feet from center line; whichever is greater.
- b. Prior to issuance of a building permit, an acoustical analysis of the proposed emergency back-up generator shall be provided that demonstrates compliance with the City's daytime and nighttime stationary noise source standards (55 dBA 7:00 am – 10:00 pm, 45 dBA 10:00 pm – 7:00 am, respectively), as measured at a point 5 feet inside the adjacent property line to the south (Rocklin Library site). The analysis



shall be prepared by an acoustical engineer and take into account the use of the manufacturer's noise enclosure and the project's proposed masonry enclosure. If additional noise attenuation in the form of barriers is determined necessary, the barriers must be constructed of concrete or masonry block, precast concrete or other decorative masonry design, earthen berm, or any combination thereof. Wood is not a permitted material for noise barriers. (PUBLIC FACILITIES, PLANNING, ENGINEERING)

- c. Prior to or concurrently with the recordation of a final map Lots A and B, as indicated on Exhibit A, shall be dedicated to the City in fee title or other to the satisfaction of the City Attorney. (ENGINEERING, CITY ATTORNEY)
- d. Prior to approval of improvement plans the project plans shall be revised to show the masonry wall built on the boundary line between Lots 1 – 10 and the Rocklin Elementary School, as indicated on Exhibit A, to be built of split faced concrete block and not a mix of smooth and split faced block as shown on Exhibit A. (PLANNING, ENGINEERING)
- e. Prior to or concurrently with recordation of any final map access and utility easements benefiting APN# 045-101-041 shall be recorded to ensure that this property enjoys both provision of all utilities and full access from both Robinson Way and Granite Terrace Drive in perpetuity. (ENGINEERING, CITY ATTORNEY)
- f. Prior to approval of a sign permit for the proposed off-site sign the applicant shall provide verification that they have acquired an easement or similar from the property owner of APN # 045-101-059, where said sign is proposed to be located as indicated on Exhibit A. If the applicant and the owner of the property of APN # 045-101-059 are ultimately unable to come to an agreement the applicant would have the option of proposing alternative signage on the project site for approval by the City. (PLANNING)
- g. Prior to approval of improvement plans the lift station equipment and emergency backup generator shed shall enhanced with a gable roof. (PLANNING)
- h. Prior to any grading or construction activities within the area of special flood hazard, the developer shall obtain a flood zone development permit consistent with the requirements of Chapter 15.16.105 of the Rocklin Municipal Code. (ENGINEERING)

6. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC WORKS)

7. Oak Tree Removal and Mitigation

Prior to the issuance of improvement plans or further grading permits, the protection of oak trees not scheduled for removal must comply with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance. The project arborist shall prepare a final list of all oak trees to be removed to accommodate development of the project and the developer shall mitigate for all oak trees removed as follows:

The applicant/developer shall pay a fee to be deposited into the existing City of Rocklin Tree Preservation Fund. Payments shall be calculated using the following formula:

Step 1: Trunk Diameter at Breast Height (TDBH) of all Surveyed Trees on the Site X  
20% = Discount Diameter

Step 2: TDBH of all Surveyed Trees on the Site to be Removed – Discount Diameter  
= Total Number of Inches of TDBH of Replacement Trees Required

Step 3: The applicant/developer shall pay a fee of \$96 per inch of TDBH of Replacement Trees Required. Such payments shall be made prior to further grading, with review and approval by the Community Development Director.

8. Parks

- a. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per lot /dwelling unit is currently \$1,985. (ENGINEERING)

9. Common Areas -- Maintenance

Prior to or concurrently with the recordation of the final map the Subdivider shall provide for the ownership and maintenance of those portions of the project to be commonly owned and / or maintained by the residents of the subdivision as specified herein through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements and minimum provisions: (ENGINEERING, CITY ATTORNEY)

- a. Define the following portions of the subdivision to be common areas jointly owned and / or maintained by the residents of the subdivision:  
Lots C – P.
- b. Assignment to the homeowner's association responsibility for the maintenance of common areas and commonly maintained areas including but not limited to landscaping, private utility services, outdoor lighting, private streets, detention and drainage facilities, entry gates and signage.
- c. Assignment to the homeowner's association responsibility to monitor and report to the Community Development Director of the City of Rocklin on activities and violations of any of these conditions, easement restriction, or any other ordinance, rule or regulation of the City occurring within the common area.
- d. A statement that the City may, at its option, cause the maintenance responsibilities set forth in the documents creating the homeowners association to be performed and assess (lien) the cost to the homeowner's association in the event the project is not maintained in accordance with the approved plans. (RMC §17.60.040)
- e. A statement expressly prohibiting modification or deletion of any portion of the homeowner's association documents which specifically address City conditions of approval, City requirements, or termination of the HOA in its entirety, without the express written consent of the City.
- f. A statement clearly expressing the status of APN#045-101-041 although surrounded by the project, is not a part of the Granite Terrace Subdivision and is not therefore subject to the rules and provisions of the project's CC & R's or any dues or fees levied by the project Home Owners

Association. The parcel does however have right to access from both Robinson Way and Granite Terrace Drive.

#### 10. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

#### 11. Monitoring

Prior to recording of the first final map or any grading on the property, the subdivider shall deposit with the City of Rocklin the current fee to pay for the City’s time and material cost to administer the Mitigation Monitoring Program. The Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phase final maps. These amounts shall be paid prior to recording subsequent final maps on this project. (ENGINEERING)

12. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA-2013-04), Rezone (Z-2013-06), and General Development Plan Amendment (PDG-2013-06) have been approved. (PLANNING)

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on February 25, 2014, by the following vote:

AYES: Councilmember: Ruslin, Janda, Butler, Yuill

NOES: Councilmember: None

ABSENT: Councilmember: Magnuson

ABSTAIN: Councilmember: None

\_\_\_\_\_  
Scott Yuill, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES\BVF\reso\2014\Granite Terrace SD-2013-04 TRE-2013-35 (PC 1-21-14).docx

# VESTING TENTATIVE SUBDIVISION MAP

## GRANITE TERRACE

CITY OF ROCKLIN, CALIFORNIA  
REVISED DECEMBER 5, 2013

LOT SIZE SUMMARY	
MAXIMUM LOT:	51.38 AC. (N)
MINIMUM LOT:	2.800 SQ. FT.
AVERAGE LOT:	3.307 SQ. FT.

### PROJECT NOTES

APPLICANT/OWNER  
MAVERICK PARTNERS WEST  
1700 LUREA ROAD, SUITE 110  
ROSEVILLE, CA 95661  
CONTACT: JOHN TATTERSALL  
PHONE: 916.537-6537

PLANNER/ENGINEER  
WOOD RODGERS INC.  
3301 C STREET, BLDG. 100-B  
SACRAMENTO, CA 95818  
CONTACT: TONY DUNN / JEFF CARPENTER  
PHONE: 916.341-7767

ASSESSOR'S PARCEL NO.  
045-101-004 & 045-101-004

AREA  
7.872 ACRES GROSS

NUMBER OF LOTS  
42  
42 SINGLE-FAMILY RESIDENTIAL LOTS  
1 EMERGENCY ACCESS EASEMENT LOT  
1 OPEN SPACE LOT  
8 LANDSCAPE LOTS  
3 PRIVATE STREET/ALLEY LOTS  
1 PUBLIC ENTRY

EXISTING USE  
VACANT

PROPOSED USE  
SINGLE-FAMILY RESIDENTIAL

EXISTING ZONING  
PD-15

PROPOSED ZONING  
PD-15

EXISTING GENERAL PLAN DESIGNATION  
MDR

PROPOSED GENERAL PLAN DESIGNATION  
MDR

PARK DISTRICT  
CITY OF ROCKLIN

PER PROTECTION  
CITY OF ROCKLIN

SCHOOL DISTRICT  
ROCKLIN UNIFIED SCHOOL DISTRICT (LOCAL UNION SCHOOL DISTRICT)  
PLACER UNIFIED HIGH SCHOOL DISTRICT

SEWER  
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

STORM DRAIN  
CITY OF ROCKLIN

WATER  
PLACER COUNTY WATER AGENCY

ELECTRICITY  
PG&E

GAS  
PG&E

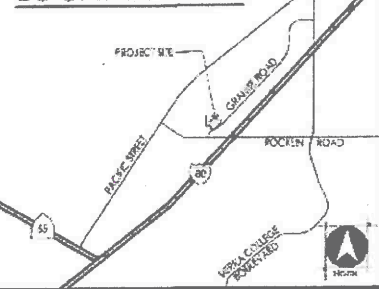
SOLID WASTE  
WESTERN PLACER WASTE MANAGEMENT AUTHORITY

NOTES  
1. SUBMITTER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

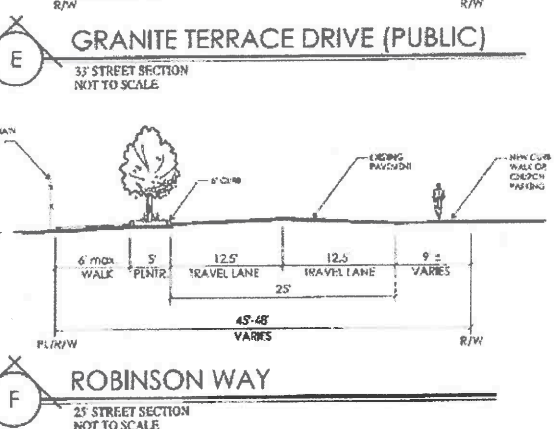
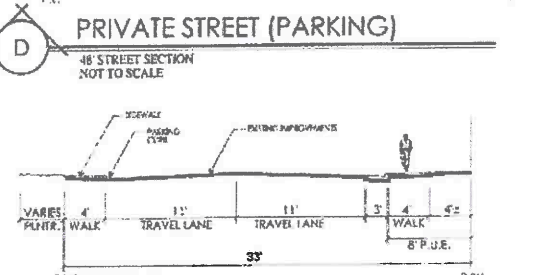
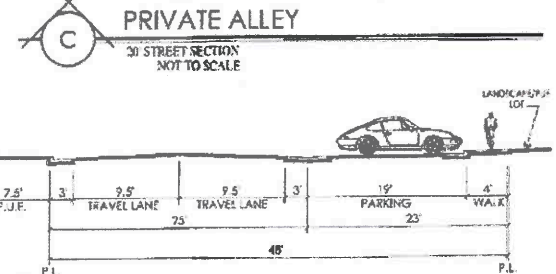
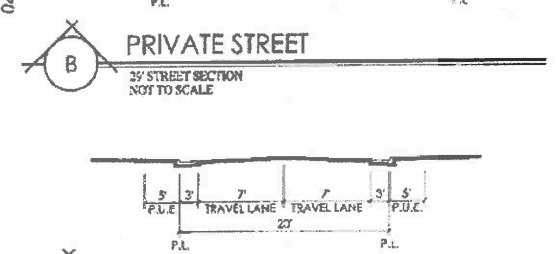
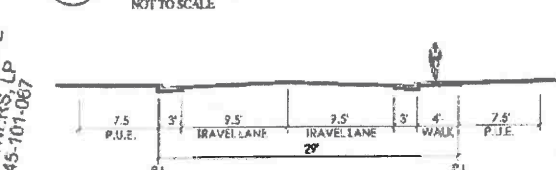
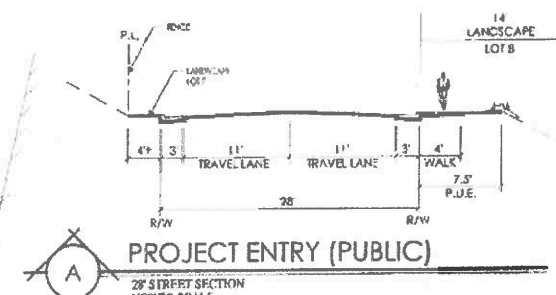
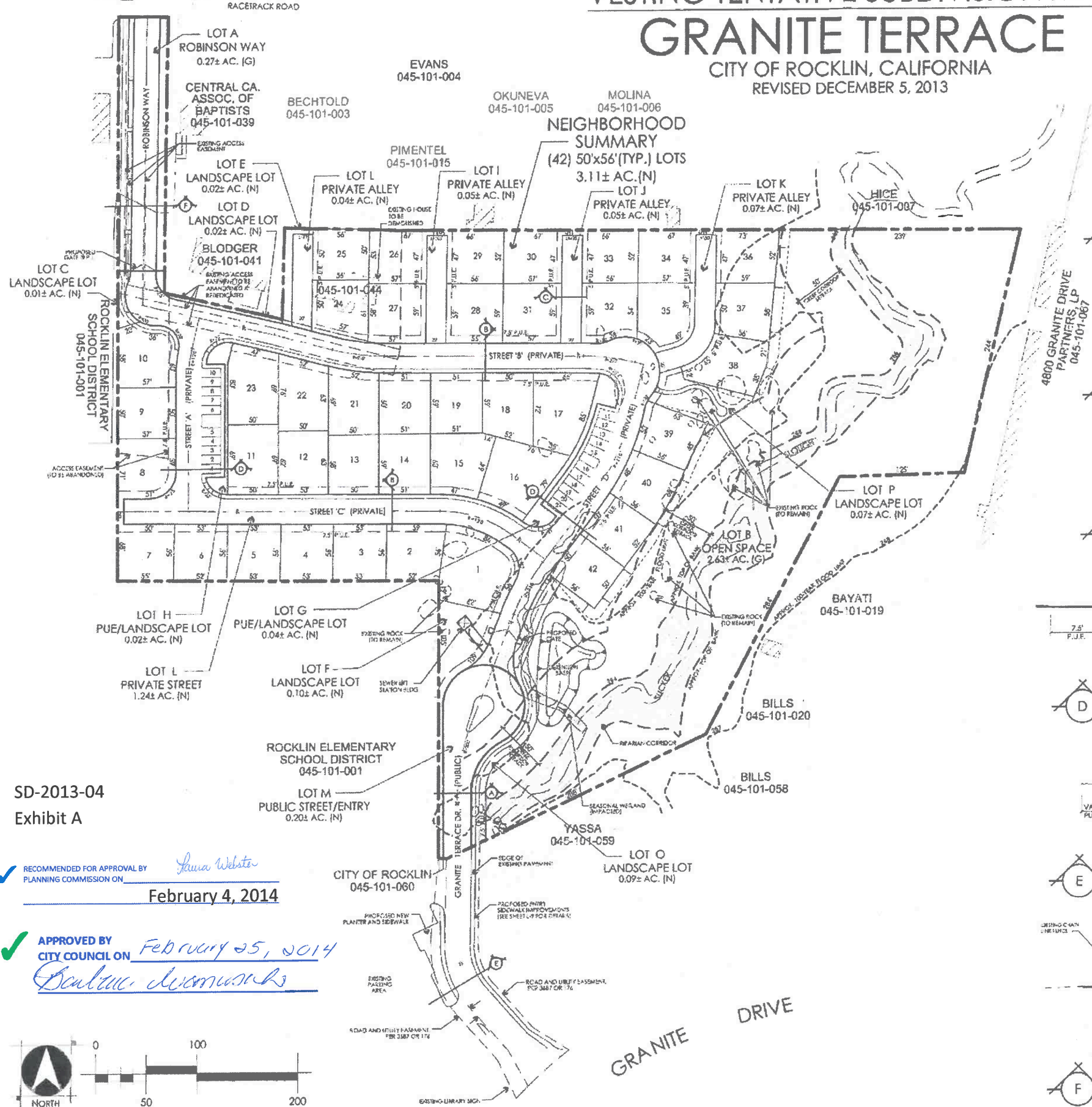
### LAND USE SUMMARY

LAND USE	DWELLING UNITS	NET AREA	DENSITY
MEDIUM DENSITY RESIDENTIAL	42	2.11	13.6
LOT A: EMERGENCY ACCESS	-	0.27	-
LOTS C-H: O.P. LANDSCAPE LOTS	-	0.35	-
LOTS I-L: PRIVATE STREETS & ALLEYS	-	1.30	-
LOT M: PROJECT ENTRY (PUBLIC)	-	0.20	-
SUBTOTAL (BUILDABLE AREA)	42	4.24	8.3
LOT B: OPEN SPACE	-	2.63	-
TOTAL	42	6.87	3.3

### LOCATION MAP



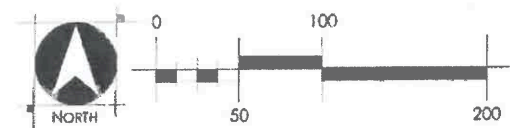
**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
3301 C St. Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95818 Fax 916.341.7767



SD-2013-04  
Exhibit A

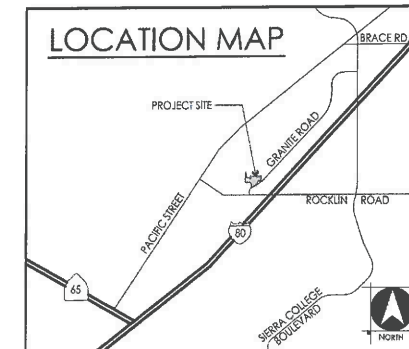
RECOMMENDED FOR APPROVAL BY  
PLANNING COMMISSION ON February 4, 2014

APPROVED BY  
CITY COUNCIL ON February 25, 2014





PRELIMINARY SITE PLAN  
**GRANITE TERRACE**  
CITY OF ROCKLIN, CALIFORNIA  
DECEMBER 5, 2013



**HOUSE MIX SUMMARY**

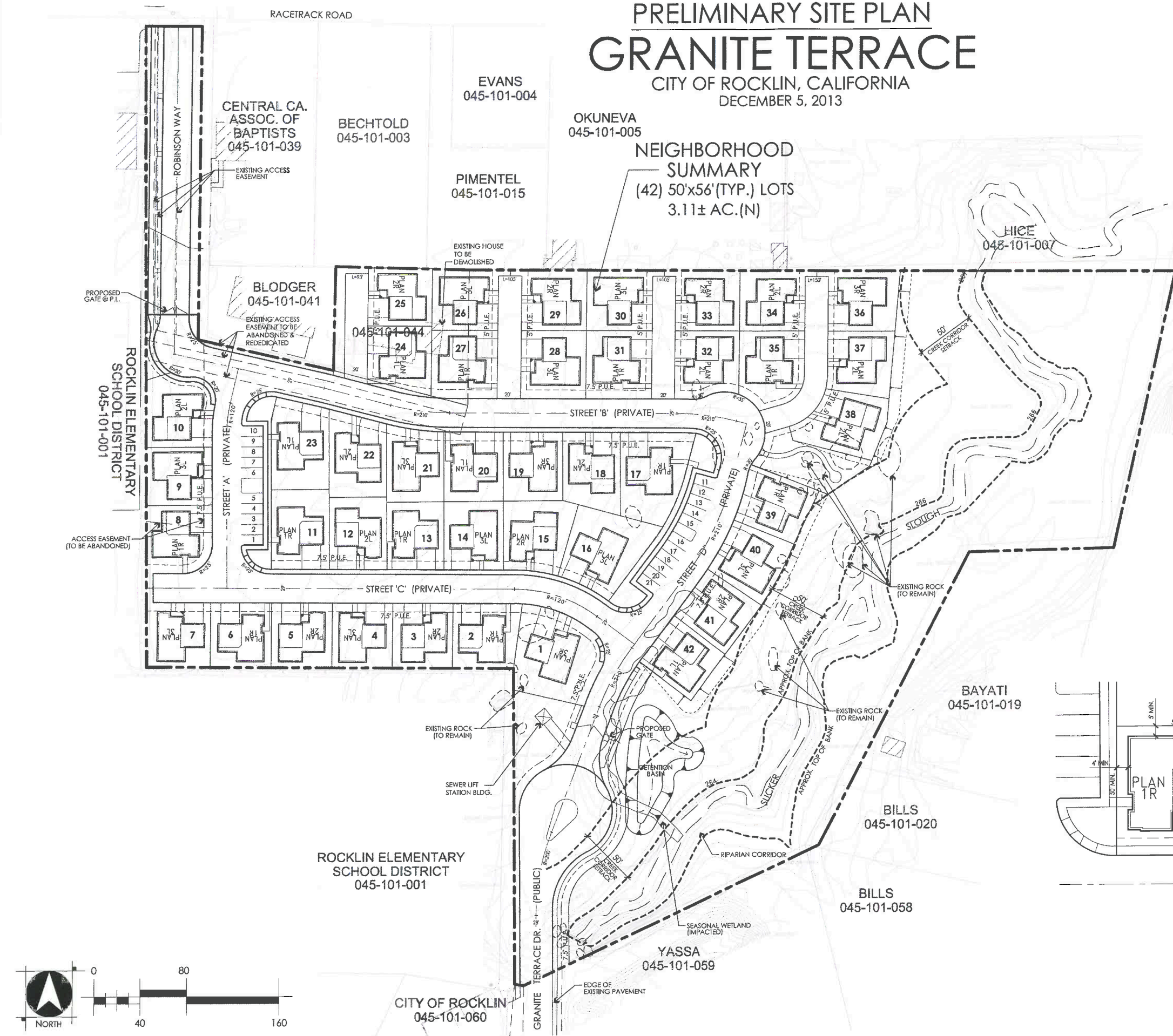
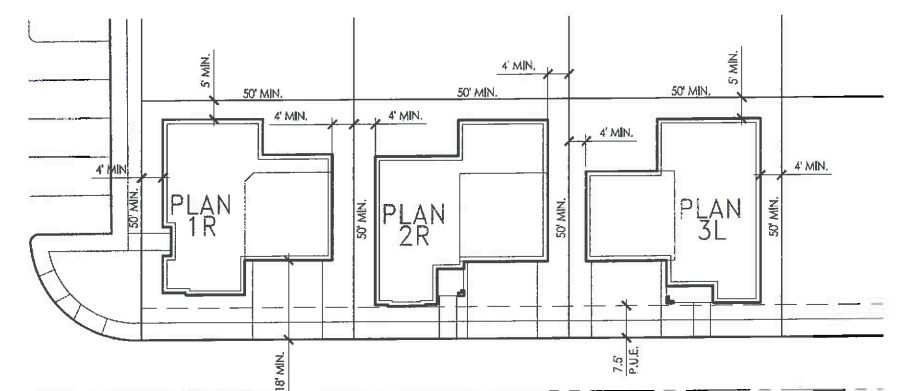
PLAN 1:	13	31.0%
PLAN 2:	15	35.7%
PLAN 3:	14	33.3%
TOTAL	42	100%

**LOT SIZE SUMMARY**

MAXIMUM LOT:	5,138 SQ. FT.
MINIMUM LOT:	2,800 SQ. FT.
AVERAGE LOT:	3,307 SQ. FT.

**DEVELOPMENT STANDARDS SUMMARY**

<b>SETBACKS</b>	
FRONT	7.5' TO HOUSE 18' TO GARAGE
STREET SIDE	7.5' MINIMUM
INTERIOR SIDE	4' MINIMUM
REAR	5' MINIMUM
<b>LOT COVERAGE (BY BLDG.)</b> 65%	
<b>MAXIMUM HEIGHT</b> 30'	

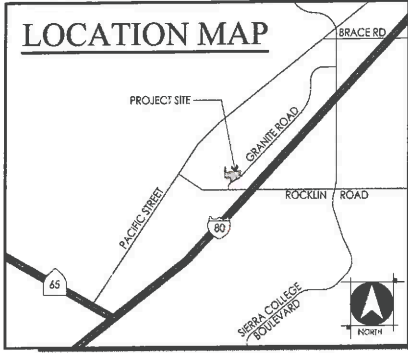




# PRELIMINARY SEWER AND WATER

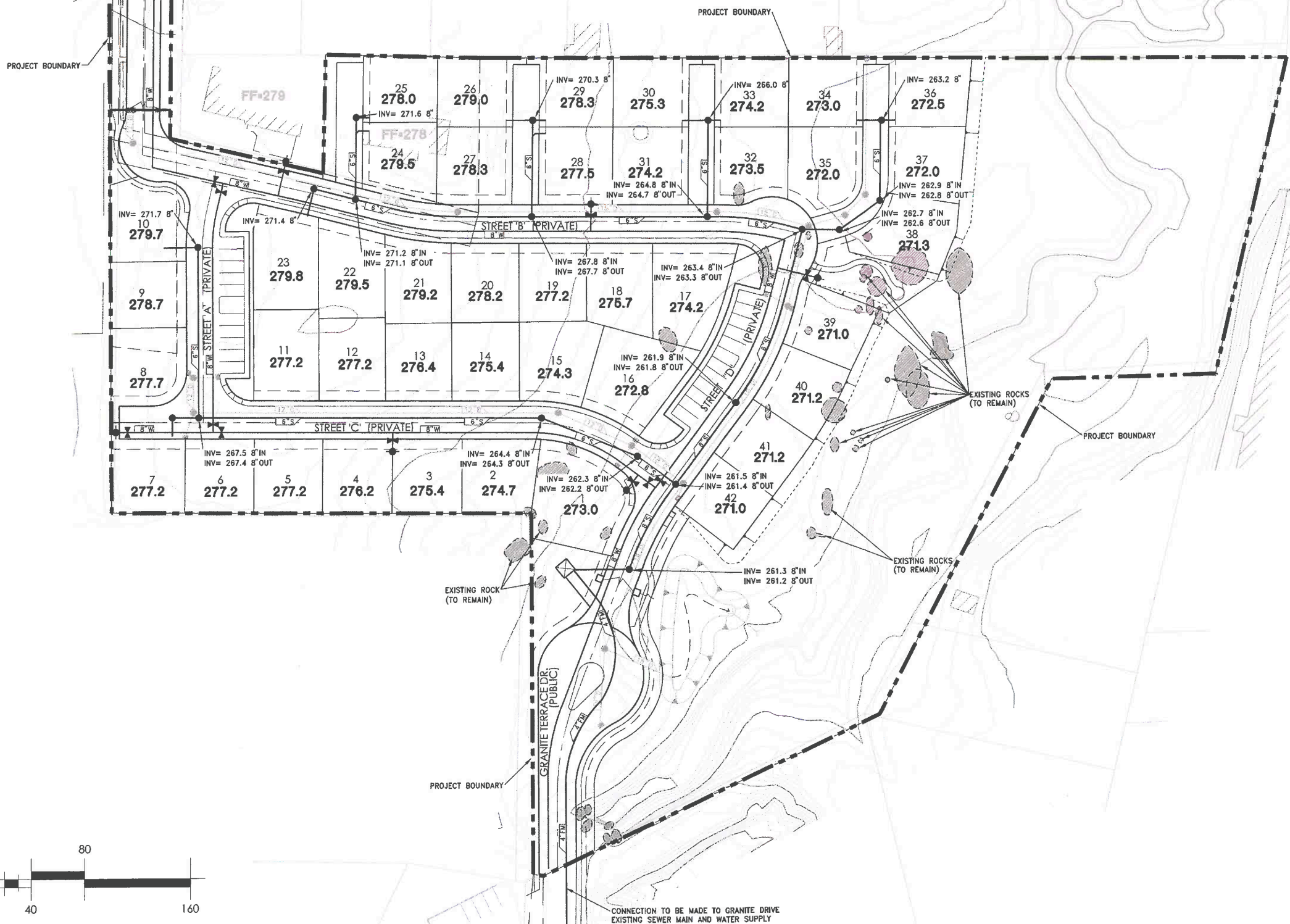
## GRANITE TERRACE

CITY OF ROCKLIN, CALIFORNIA  
DECEMBER 5, 2013



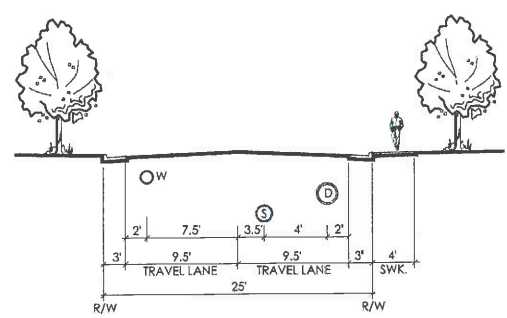
**TOPOGRAPHY**

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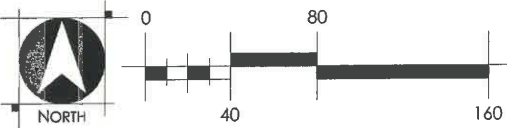
**LEGEND**

	PROJECT / UNIT BOUNDARY
	PROPOSED MASS GRADING PAD ELEVATION
	PROPOSED STREET ELEVATION
	PIPE INVERT ELEVATION
	SANITARY SEWER
	MANHOLE
	WATER MAIN
	ROCK OUTCROPPING



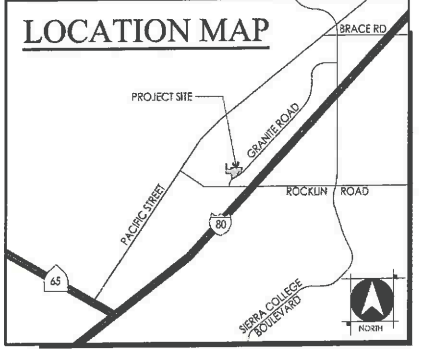
UTILITY PLACEMENT DETAIL

25' STREET SECTION  
NOT TO SCALE



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3301 C St, Bldg. 100-B Tel 916.341.7780  
Sacramento, CA 95818 Fax 916.341.7787

PRELIMINARY GRADING AND DRAINAGE  
**GRANITE TERRACE**  
CITY OF ROCKLIN, CALIFORNIA  
DECEMBER 5, 2013



**TOPOGRAPHY**

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**WETLAND IMPACT**

TOTAL WETLAND= 1132.6+5.F. (0.02G+AD.)

**EARTHWORK QUANTITIES**

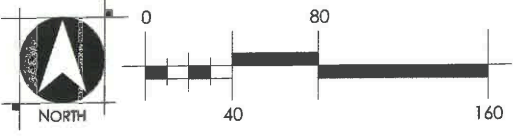
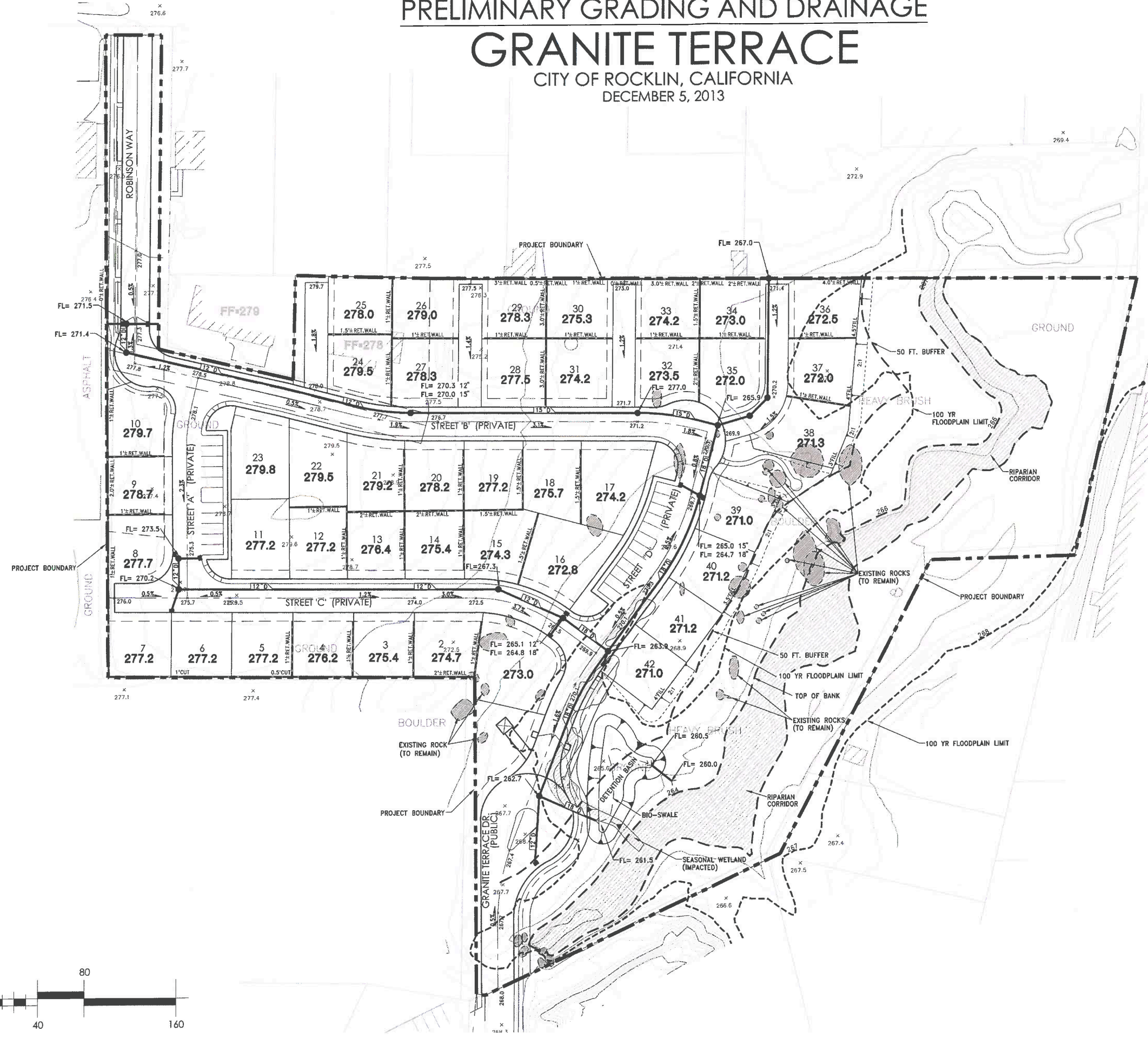
CUT	6,000 C.Y.
FILL	8,500 C.Y.
	2,500 C.Y. IMPORT

**GRADING DESIGN**

GRADING AND RETAINING WALLS SHOWN ARE PRELIMINARY. FINAL PAD ELEVATIONS AND WALL HEIGHTS SHALL BE DETERMINED WITH FINAL DESIGN.

**LEGEND**

- DEPRESSIONAL WETLANDS
- PROJECT / UNIT BOUNDARY
- 270.0 PROPOSED MASS GRADING PAD ELEVATION
- 15.0 PROPOSED STREET ELEVATION
- PROPOSED OVERLAND RELEASE
- 0.5% DIRECTION OF SURFACE FLOW
- E 265.0 24" PIPE FLOWLINE ELEV
- 12" D STORM DRAIN
- MANHOLE
- DRAIN INLET
- ROCK OUTCROPPING

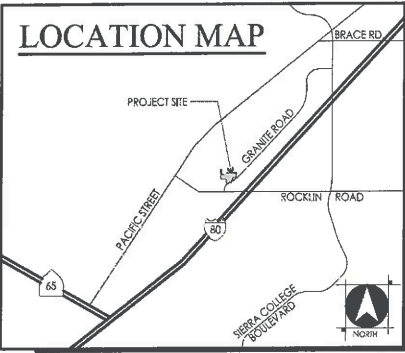


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# TREE REMOVAL EXHIBIT GRANITE TERRACE

CITY OF ROCKLIN, CALIFORNIA  
 DECEMBER 5, 2013



**TREE TABLE**

Tree #	Species	# of Trunks (Inches)	DBH (Inches)	DLR (Feet)	Health	Structure	Notable Comments
X 120	Blue Oak	1	34	45	Poor	Poor	Tree is dead
X 121	Blue Oak	1	31	45	Fair	Fair-Poor	Spore foliage, limb decay
X 122	Blue Oak	1	32	48	Fair	Poor	Limb failures, extensive limb decay
X 123	Blue Oak	1	23	27	Fair-Good	Fair-Good	Deadwood
X 124	Blue Oak	1	22	27	Fair-Good	Fair-Good	Tree has been removed; stump present
X 125	Live Oak	2	43	48	Fair	Poor	Extensive trunk/limb decay, limb failures
X 126	Live Oak	2	16	23	Fair	Poor	Basal trunk decay
X 127	Live Oak	2	17	24	Fair	Poor	Extensive basal decay, one trunk dead
X 128	Live Oak	2	22	31	Fair-Good	Poor	Extensive trunk decay
X 129	Blue Oak	1	12	16	Fair-Good	Fair	Included bark at 8'
X 130	Live Oak	2	17	28	Fair-Good	Fair-Good	Codominant
X 131	Live Oak	2	14	26	Fair-Good	Poor	Trunk/limb decay
X 132	Blue Oak	1	22	45	Fair-Good	Poor	Limb failures, limb decay
X 133	Live Oak	4	10	15	Good	Fair-Good	Multiple trunk attachments
X 134	Live Oak	5	13	30	Fair	Fair-Poor	Multiple trunk attachments, trunk decay
X 135	Live Oak	1	20	38	Fair	Fair-Poor	Spore foliage, trunk decay
X 136	Live Oak	3	15	25	Fair-Good	Poor	Basal decay; trunk failure
X 137	Live Oak	1	17	35	Fair	Poor	Basal decay, overburdened lateral limbs
X 138	Live Oak	1	19	30	Fair-Poor	Poor	Spore foliage, basal/trunk decay
X 139	Live Oak	2	11	25	Fair	Fair-Poor	Codominant, lean
X 140	Blue Oak	1	16	25	Fair	Fair	Spore foliage, deadwood
X 141	Blue Oak	1	17	22	Fair	Poor	Spore foliage, basal/trunk decay
X 142	Live Oak	2	33	48	Fair	Poor	Spore foliage, trunk decay, overburdened limb
X 143	Blue Oak	1	14	20	Fair	Fair	Spore foliage, trunk wound, growing up thru #144
X 144	Live Oak	2	20	43	Fair-Good	Poor	Trunk decay, skewed trunk structure
X 145	Blue Oak	1	14	20	Fair	Fair-Poor	Limb decay
X 146	Blue Oak	1	15	21	Fair	Fair	Spore foliage, deadwood
X 147	Live Oak	4	31	60	Fair-Good	Fair-Poor	Multiple trunk attachments, overburdened limbs
X 148	Live Oak	1	8	12	Good	Good	OK
X 149	Blue Oak	2	8	14	Fair-Good	Fair	Codominant
X 150	Blue Oak	2	10	16	Good	Fair-Good	One trunk removed at 8'
X 151	Live Oak	5	10	20	Good	Poor	Multiple trunk attachments, basal decay
X 152	Valley Oak	1	6	13	Fair-Good	Fair-Good	Spore foliage, asymmetrical canopy
X 153	Blue Oak	1	8	15	Fair-Good	Fair-Good	Spore foliage
X 154	Live Oak	6	6	12	Good	Fair-Good	Multiple trunk attachments
X 155	Live Oak	2	11	22	Fair-Good	Fair	Codominant
X 156	Live Oak	2	9	15	Fair-Good	Fair	Asymmetrical canopy
X 157	Live Oak	5	8	13	Fair-Good	Poor	Extensive trunk decay, previous tree failure that resprouted
X 158	Live Oak	1	18	28	Fair-Good	Fair-Good	Deadwood
X 159	Live Oak	1	17	26	Fair	Poor	Spore foliage, trunk/limb decay
X 160	Live Oak	3	10	29	Fair-Good	Fair-Poor	Multiple trunk attachments, trunk decay
X 161	Live Oak	6	10	21	Fair-Good	Poor	Multiple trunk attachments, extensive trunk decay
X 162	Live Oak	2	6	12	Fair-Good	Fair-Good	Multiple trunk attachments, asymmetrical canopy
X 163	Live Oak	4	6	12	Fair-Good	Fair-Good	Multiple trunk attachments, asymmetrical canopy
X 164	Live Oak	1	8	15	Good	Fair-Good	Asymmetrical canopy, lean
X 165	Live Oak	3	7	14	Fair-Poor	Poor	Extensive basal and trunk decay, spore foliage (on west bank of creek)
X 166	Live Oak	3	6	12	Fair-Poor	Fair-Poor	Spore foliage, limb decay (on west bank of creek)
X 167	Live Oak	3	7	15	Fair	Poor	Extensive trunk decay (on west bank of creek)
X 168	Valley Oak	2	8	15	Fair	Poor	Codominant, basal decay (on west bank of creek)
X 169	Valley Oak	1	6	10	Good	Good	No apparent health/structural issues (on west bank of creek)
X 170	Valley Oak	2	14	20	Fair-Good	Fair	No tag on tree; west side of creek but surrounded by dense blackberries
X 171	Live Oak	1	10	16	Fair-Good	Fair-Good	Located on inaccessible east side of creek; assessed from west side
X 172	Live Oak	1	8	10	Fair-Good	Fair-Good	Located on inaccessible east side of creek; assessed from west side
X 173	Live Oak	1	30	50	Fair-Good	Fair	Located on inaccessible east side of creek; assessed from west side
X 174	Live Oak	2	8	13	Fair-Good	Fair	Located on inaccessible east side of creek; assessed from west side
X 175	Valley Oak	1	36	50	Good	Fair-Good	Located on inaccessible east side of creek; assessed from west side
X 176	Valley Oak	1	10	15	Good	Fair-Good	Located on inaccessible east side of creek; assessed from west side
X 177	Live Oak	3	6	10	Fair-Good	Fair	No tag on tree; on west bank of creek but surrounded by dense blackberries
X 178	Live Oak	1	6	10	Fair-Good	Fair	No tag on tree; on west bank of creek but surrounded by dense blackberries
X 179	Live Oak	2	6	10	Fair-Good	Fair	No tag on tree; on west bank of creek but surrounded by dense blackberries
X 180	Valley Oak	1	11	21	Fair-Good	Fair-Poor	Located on inaccessible east side of creek; assessed from west side

Total Number of Trees: 60, 28 to be removed (46.6%)  
 Total DBH Inches: 896  
 Total DBH Removed: 517

**TOPOGRAPHY**

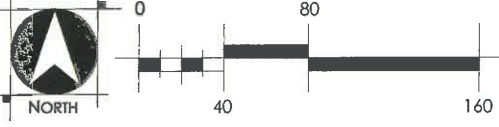
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**LEGEND**  
 --- PROJECT / UNIT BOUNDARY  
 TREE  
 TREE TO BE REMOVED

**ARBORIST**  
 TREE INFORMATION HAS BEEN PROVIDED BY TRC SOLUTIONS PER THE ARBORIST REPORT TITLED "GRANITE TERRACE ARBORIST REPORT ADDENDUM" DATED JUNE 19, 2013 AND HAS NOT BEEN FIELD VERIFIED BY WOOD RODGERS, INC.



ROCKLIN ELEMENTARY SCHOOL DISTRICT  
 045-101-001

CITY OF ROCKLIN  
 045-101-060

YASSA  
 045-101-059

BILLS  
 045-101-058

BAYATI  
 045-101-019

BILLS  
 045-101-020

CENTRAL CA. ASSOC. OF BAPTISTS  
 045-101-039

BECHTOLD  
 045-101-003

EVANS  
 045-101-004

OKUNEVA  
 045-101-005

MOLINA  
 045-101-006

LEAVENS  
 045-101-008

CITY OF ROCKLIN  
 045-101-009

HICE  
 045-101-007

BLODGER  
 045-101-041

045-101-044

PIMENTEL  
 045-101-015

ROCKLIN ELEMENTARY SCHOOL DISTRICT  
 045-101-001

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

**LEGEND**

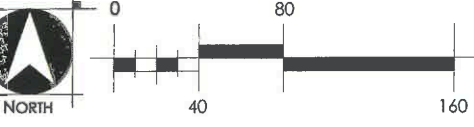
PROJECT / UNIT BOUNDARY

TREE

TREE TO BE REMOVED

**ARBORIST**

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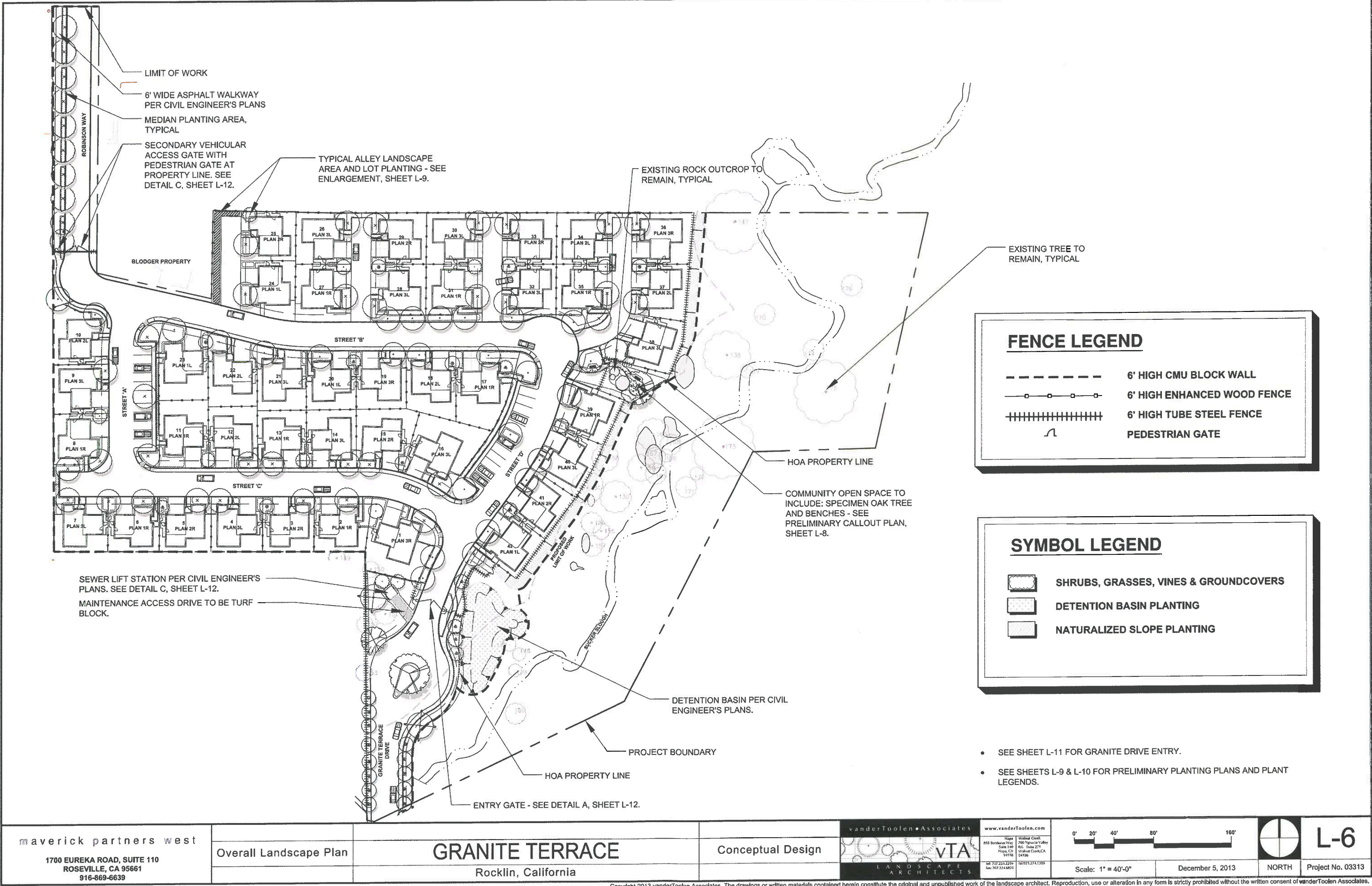
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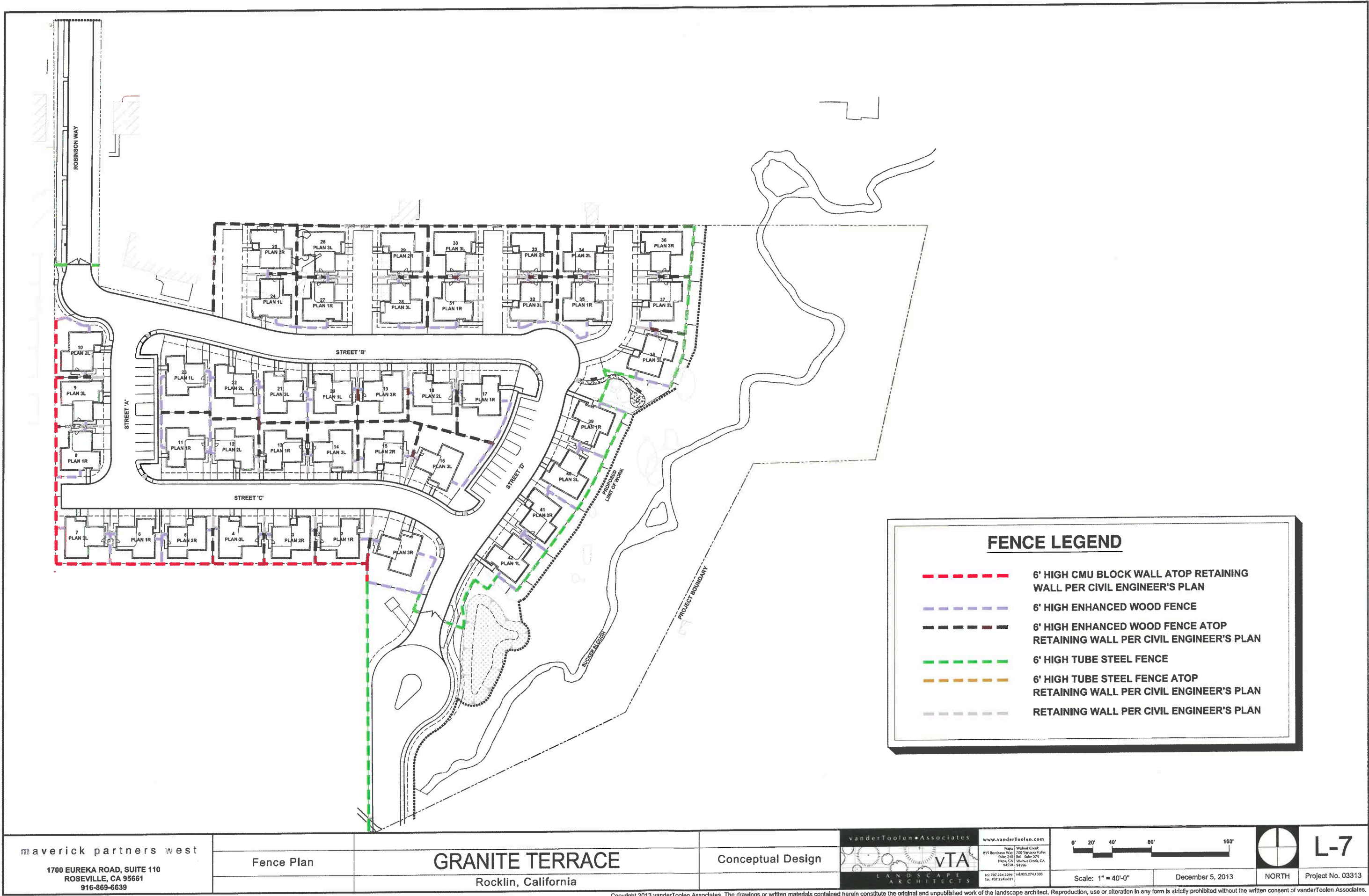
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PROJECT BOUNDARY

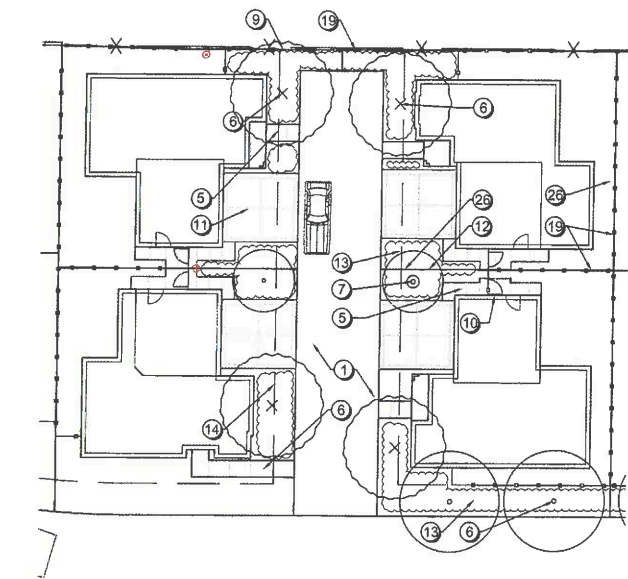






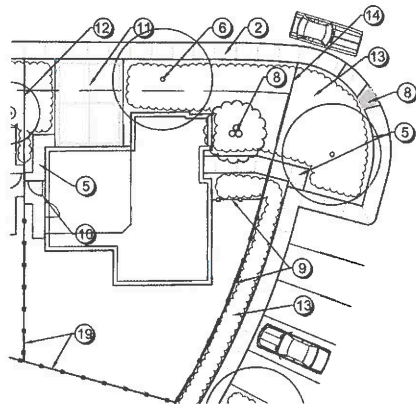
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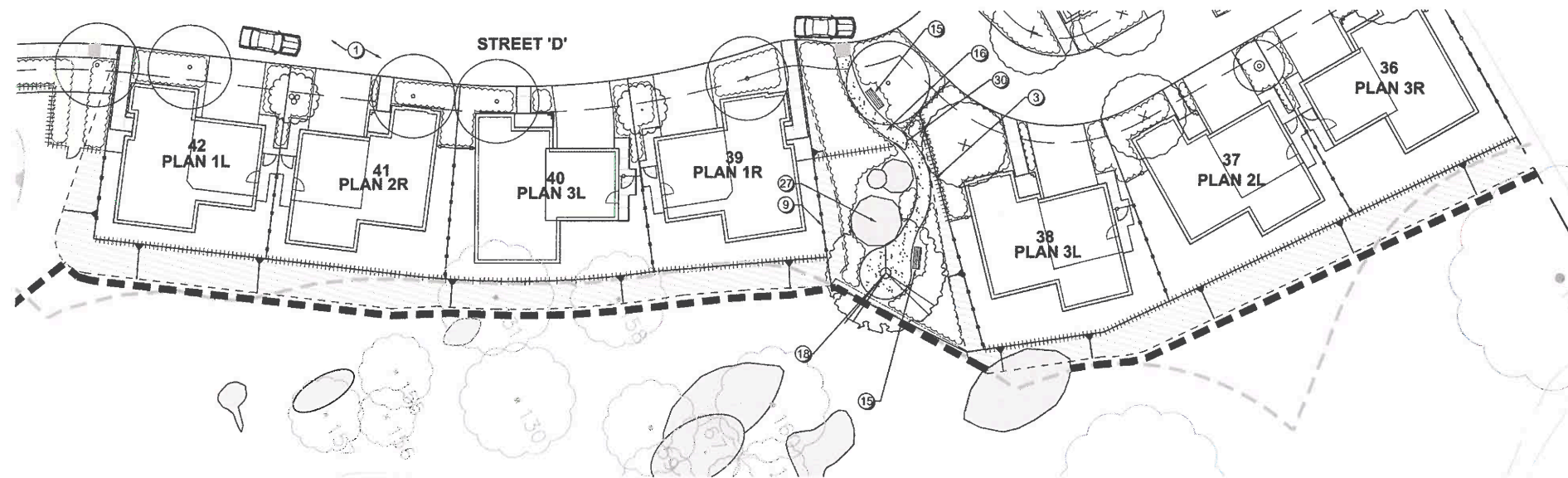
TYPICAL ALLEY LOTS

SCALE: 1"=20'-0"



TYPICAL CORNER LOT

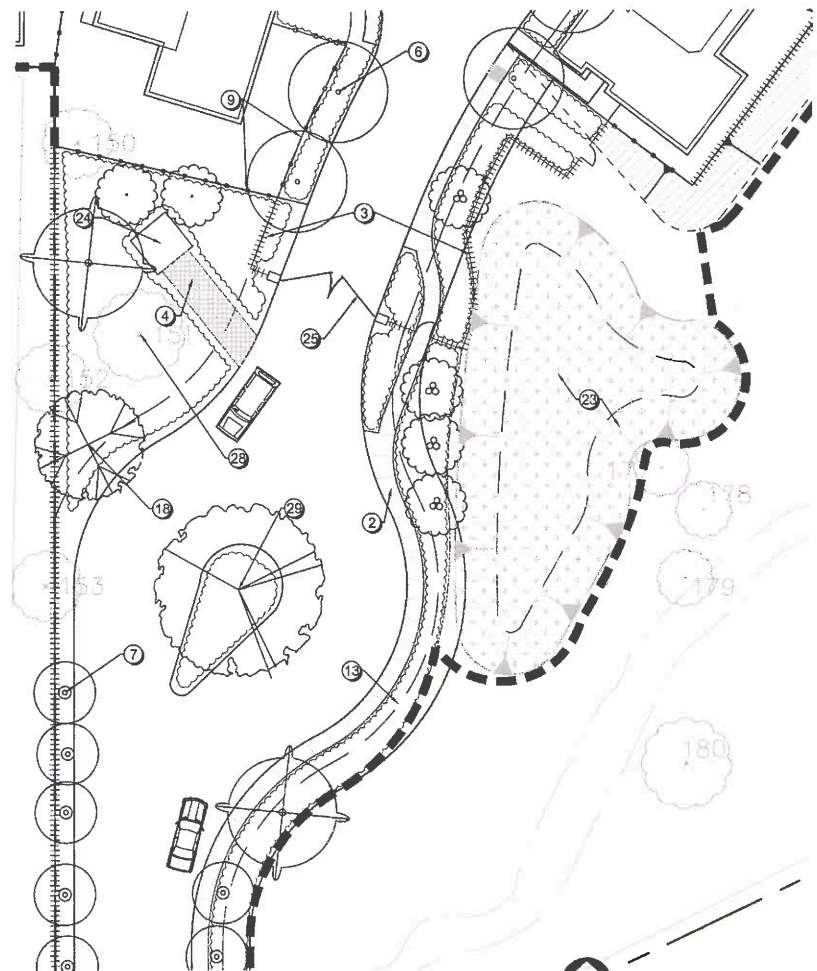
SCALE: 1"=20'-0"



COMMUNITY OPEN SPACE

SCALE: 1"=20'-0"

NOTE:  
THE APPLICANT RESERVES THE RIGHT TO  
REMOVE THE OPEN SPACE TRAILS AND  
BOCCE BALL COURT PENDING FURTHER  
REVIEW.



ENTRY ROUNDABOUT

SCALE: 1"=20'-0"

CALLOUT LEGEND

- |   |   |
|---|---|
| 1 ASPHALT PAVING.   | 18 SIGNATURE OAK TREE. SEE TREE LEGEND, SHEET L-9.                    |
| 2 SIDEWALK PER CIVIL ENGINEER'S PLANS.  | 19 ENHANCED WOOD FENCE ATOP RETAINING WALL. SEE DETAIL C, SHEET L-13. |
| 3 TUBE STEEL FENCE. SEE DETAIL D, SHEET L-13.   | 20 50' CREEK CORRIDOR SETBACK.  |
| 4 MAINTENANCE ACCESS DRIVE TO BE TURF BLOCK.  | 21 SLOPE PLANTING. SEE SHRUB LEGEND, SHEET L-9.                       |
| 5 CONCRETE WALKWAY.   | 22 PROPOSED LIMIT OF WORK.  |
| 6 STREET TREE. SEE TREE LEGEND, SHEET L-9.  | 23 DETENTION BASIN PLANTING. SEE SHRUB LEGEND, SHEET L-9.             |
| 7 ACCENT TREE. SEE TREE LEGEND, SHEET L-9.  | 24 SEWER LIFT STATION. SEE DETAIL B, SHEET L-12.                      |
| 8 ADA ACCESSIBLE RAMP AT CORNER PER CIVIL ENGINEER'S PLANS.   | 25 ENTRY GATE. SEE DETAIL A, SHEET L-12.                              |
| 9 ENHANCED WOOD FENCE. SEE DETAIL A, SHEET L-13.  | 26 RETAINING WALL PER CIVIL ENGINEER'S PLANS.                         |
| 10 ENHANCED WOOD GATE. SEE DETAIL B, SHEET L-13.  | 27 EXISTING ROCK OUTCROP TO REMAIN.                                   |
| 11 DRIVEWAY PER CIVIL ENGINEER'S PLANS.   | 28 EXISTING TREE TO REMAIN.   |
| 12 LOT LINE.  | 29 60" BOX SPECIMEN, FIELD-GROWN OAK TREE AT PROJECT ENTRY.           |
| 13 SHRUBS. SEE SHEET L-9 & L-10.  | 30 PEDESTRIAN GATE TO OVERLOOK.                                       |
| 14 P.U.E. EASEMENT.   |   |
| 15 BENCH. SEE DETAIL F, SHEET L-13.   |   |
| 16 'TERRA PAVE' PERMEABLE PAVING FOR OPEN SPACE WALKWAY. WALK TO BE FIELD FIT BASED ON BOULDER LOCATIONS. |   |

maverick partners west  
1700 EUREKA ROAD, SUITE 110  
ROSEVILLE, CA 95661  
916-369-6639

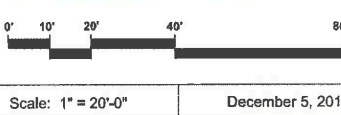
Preliminary  
Construction Callouts

GRANITE TERRACE  
Rocklin, California

Conceptual Design



www.vanderToolen.com  
Walnut Creek  
2700 Ygnacio Valley  
Rd., Suite 275  
Walnut Creek, CA  
94596  
Tel: 925.274.1105  
Fax: 925.274.1821



Scale: 1" = 20'-0"

December 5, 2013

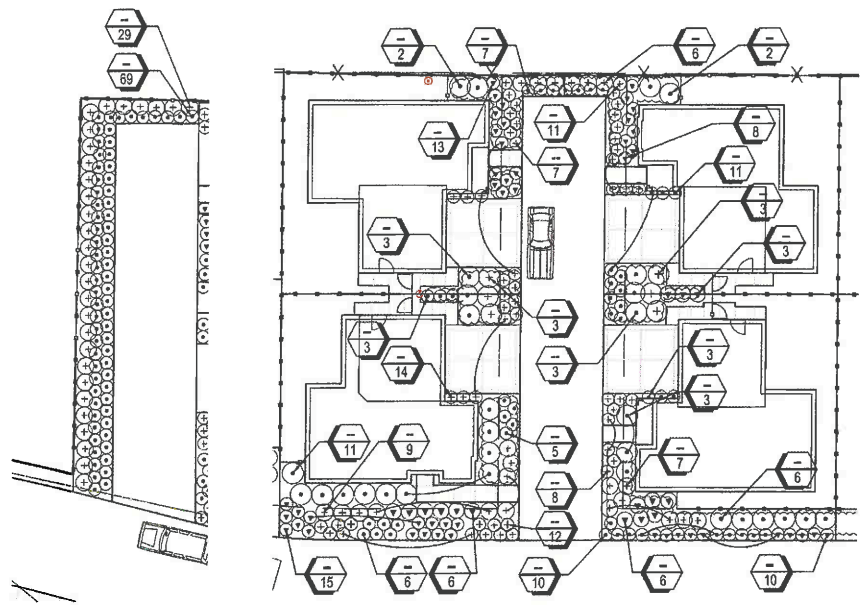


L-8

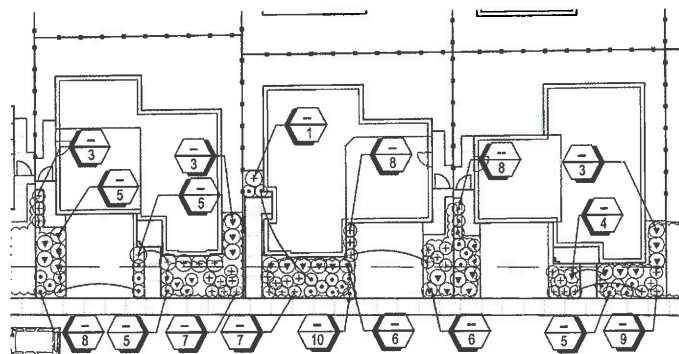
Project No. 03313



TYPICAL FRONT & SIDE YARDS



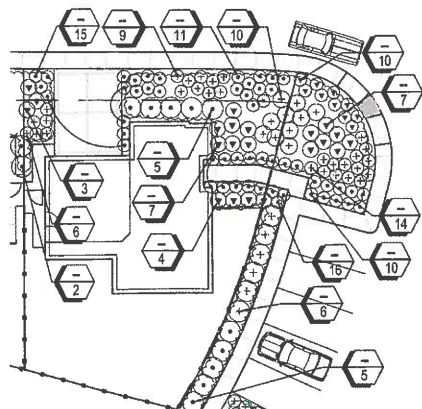
TYPICAL ALLEY LANDSCAPE AREA & LOTS



TYPICAL IN-LINE STREET LOTS

TYPICAL IN-LINE LOT SHRUB TOTAL:  
5 GALLON = 14  
1 GALLON = 20

TYPICAL ALLEY 2-LOT SHRUB TOTAL:  
5 GALLON = 31  
1 GALLON = 87



TYPICAL CORNER LOT

TYPICAL CORNER LOT SHRUB TOTAL:  
5 GALLON = 49  
1 GALLON = 91

• SEE SHEET L-10 FOR PLANTING & IRRIGATION NOTES.

## TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	AVG. HEIGHT	QUANTITY
+	ACER BURGERANUM	TRIDENT MAPLE	24" BOX	20'	36
•	CERCIS CANCENSIS	EASTERN REDBUD	24" BOX	20'	6
•	LAGERSTROEMIA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	15'	33
•	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	30'	9
•	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	50'	27
•	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	15'	11
•	QUERCUS DOUGLASSII	BLUE OAK	48" BOX	40'	1
•	QUERCUS LOBATA	VALLEY OAK	48" BOX 60" BOX	50' 65'	1 1
•	QUERCUS WISLIZENII	INTERIOR LIVE OAK	48" BOX	40'	2
TOTALS					15 GALLON = 44 24" BOX = 78 48" BOX = 4

## SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
+	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	VINE HILL MANZANITA	5 GALLON	3' O.C.
	DODONAEA V. 'PURPUREA'	PURPLE HOPSEED BUSH	5 GALLON	4' O.C.
	MISCANTHUS S. 'STRISTUS'	PORCUPINE GRASS	5 GALLON	5' O.C.
	PHOTINIA FRASERII	PHOTINIA	5 GALLON	4' O.C.
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GALLON	3' O.C.
	ROSA 'JULIA CHILD'	JULIA CHILD ROSE	2 GALLON	4' O.C.
	ROSA 'BRILLIANT PINK' ICEBERG	BRILLIANT PINK ICEBERG ROSE	2 GALLON	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GALLON	3' O.C.
•	GAURA LINDHEIMERI	GAURA	5 GALLON	3' O.C.
	GREVILLEA 'NOELLE'	GREVILLEA	5 GALLON	3' O.C.
	LAVANDULA A. 'HIDCOTE'	ENGLISH LAVENDER	5 GALLON	36" O.C.
	LAVANDULA I. 'PROVENCE'	HEDGE LAVENDER	5 GALLON	36" O.C.
	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GALLON	2' O.C.
	PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GALLON	3' O.C.
•	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	5 GALLON	3' O.C.
	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GALLON	4' O.C.
	PHILADELPHUS LEWISII	WILD MOCK ORANGE	5 GALLON	4' O.C.
	PHORMIUM 'MAORI SUNRISE'	'MAORI SUNRISE' FLAX	5 GALLON	3' O.C.
	RHAPHIOLEPS I. 'CLARA'	INDIA HAWTHORN 'CLARA'	5 GALLON	3' O.C.
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	5 GALLON	3' O.C.
+	CALAMAGROSTIS A. 'KARL FOERESTER'	FEATHER REED GRASS	1 GALLON	2' O.C.
	DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	3' O.C.
	FESTUCA WAREI	ATLAS FESCUE	1 GALLON	3' O.C.
	MUHLENBERGIA CAPILLARIS	DEER GRASS	1 GALLON	2' O.C.
•	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GALLON	2' O.C.
	PHORMIUM 'TINY TIGER'	'TINY TIGER' FLAX	1 GALLON	3' O.C.
	TEUCRIUM C.	GERMANDER	1 GALLON	3' O.C.
•	ARCTOSTAPHYLOS UVA-URSII	BEARBERRY	1 GALLON	3' O.C.
	BERBERIS T. 'BONANZA GOLD'	GOLDEN JAPANESE BARBERRY	1 GALLON	3' O.C.
	HEMEROCALLIS HYBRID 'STARBURST'	EVERGREEN ORANGE DAYLILY	1 GALLON	3' O.C.
	SCAVEOLA 'MAUVE CLUSTERS'	MAUVE CLUSTERS	1 GALLON	36" O.C.
•	ALLEY LANDSCAPE AREA			
	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	3' O.C.
	PODOCARPUS G. 'ICEE BLUE'	'ICEE BLUE' YEW PINE	15 GALLON	4' O.C.
TOTALS				
PROJECTED TOTAL 15 GALLON SHRUBS = 29				
PROJECTED TOTAL 5 GALLON SHRUBS = 950				
PROJECTED TOTAL 1 GALLON SHRUBS = 1749				

### NONIRRIGATED, FIRE-RESISTANT, NATURALIZED SLOPE PLANTING

BROMUS CARINATUS	NATIVE CALIFORNIA BROME	HYDROSEED MIX
ELYMUS GLAUCUS	BLUE WILDRYE	
HORDEUM CALIFORNICUM	CALIFORNIA BARLEY	
FESTUCA IDAHOENSIS	IDAHO FESCUE	
POA SECUNDA	NATIVE PINE BLUEGRASS	
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	
LASTHENIA GLABRATA	GOLDFIELDS	
LUPINUS NANUS	SKY LUPINE	
CASTILLEJA EXERTA	PURPLE OWLS CLOVER	
ACHILLEA MILLEFOLIUM	SANTA CLARA WHITE YARROW	

### DETENTION BASIN PLANTING

CALAMAGROSTIS KOELERIOIDES	REED GRASS	PLUGS	2' O.C.
HORDEUM BRUCYANTHERUM	BARLEY	PLUGS	2' O.C.
JUNCUS PATENS	CALIFORNIA GRAY RUSH	PLUGS	2' O.C.

maverick partners west

1700 EUREKA ROAD, SUITE 110  
ROSEVILLE, CA 95661  
916-869-6639

Preliminary Planting Plan -  
Lots

GRANITE TERRACE

Rocklin, California

Conceptual Design

vanderToolen Associates

www.vanderToolen.com



Napa  
855 Bordeaux Way  
Napa, CA 94558  
Tel: 707.224.3299  
Fax: 707.224.4833  
Vallejo  
1001 Yarns Valley  
Suite 200  
Vallejo, CA 94590  
Tel: 707.224.3299  
Fax: 707.224.4833



Scale: 1" = 20'-0"

December 5, 2013

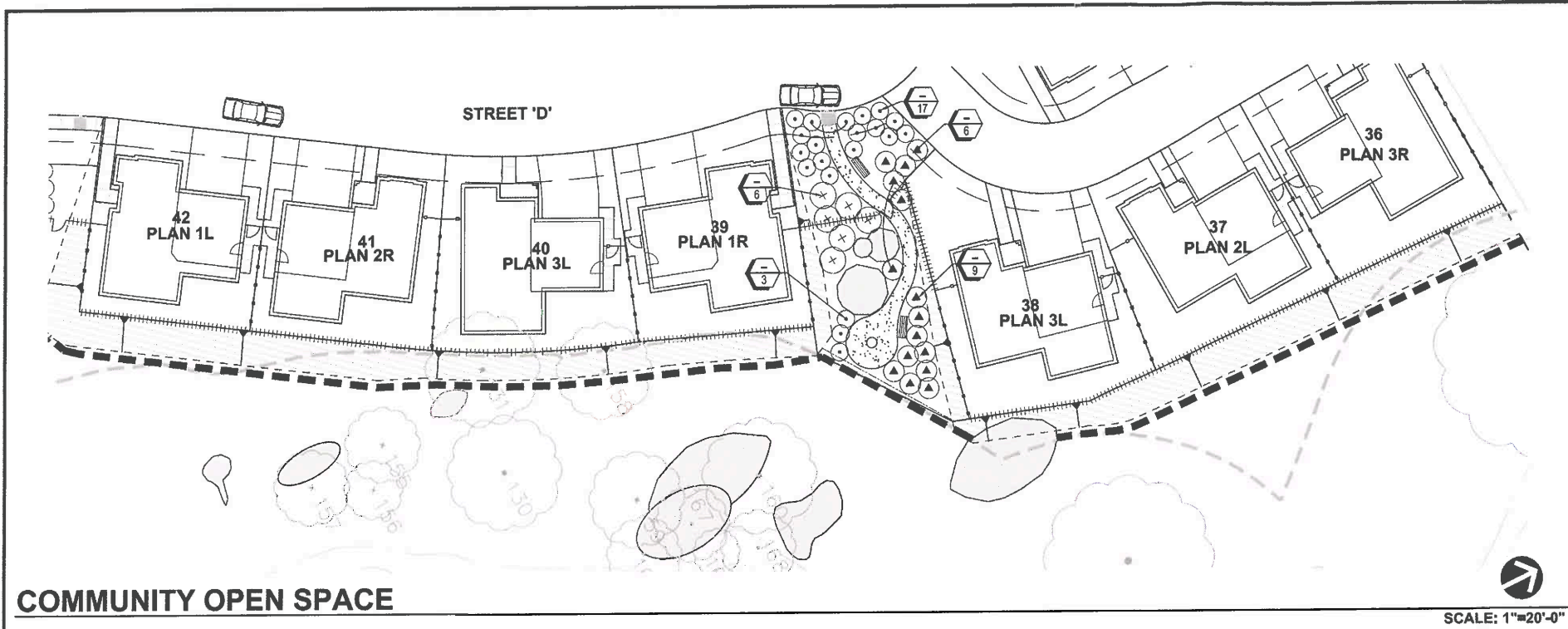


L-9

Project No. 03313

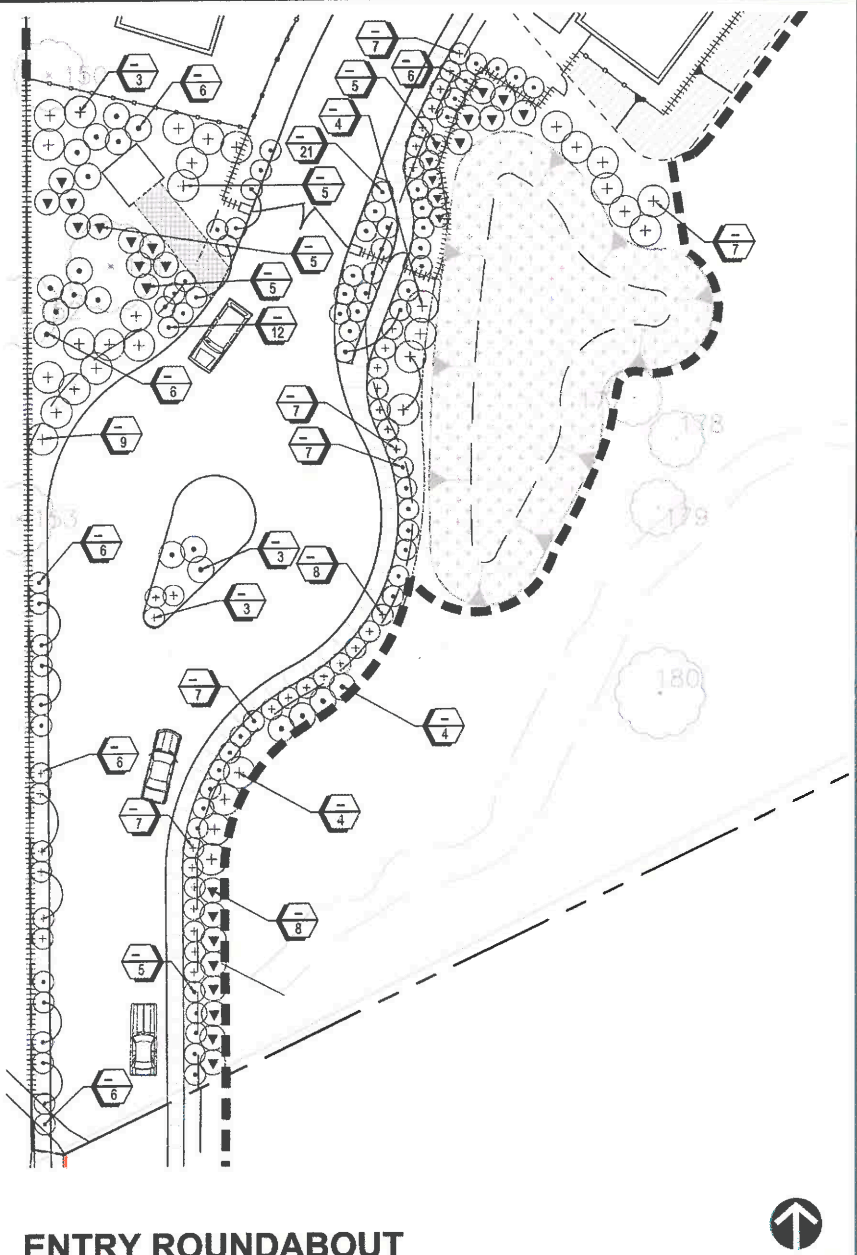
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COMMUNITY OPEN SPACE

SCALE: 1"=20'-0"  
SHRUB TOTAL:  
5 GALLON = 21  
1 GALLON = 20



ENTRY ROUNDABOUT

SCALE: 1"=20'-0"  
ENTRY SHRUB TOTAL (INCLUDING GRANITE TERRACE DRIVE TO GRANITE DRIVE):  
5 GALLON = 78  
1 GALLON = 110

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE SHALL BE BROUGHT TOLERANT AND CONSIST OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. THE ALLEY LANDSCAPE AREA PLANTING IS ALL EVERGREEN, FAST-GROWING AND DENSELY TEXTURED BUT CAN BE EASILY AND NEATLY MAINTAINED.
3. THE TREE SELECTIONS WERE MADE BASED ON TABLE 6.1 'TREE SPECIES SUITABLE FOR LANDSCAPE USE IN ROCKLIN' FOUND IN 'PLANNING FOR THE FUTURE OF ROCKLIN'S URBAN FOREST' PREPARED BY PHYTOSPHERE RESEARCH AND SUBMITTED TO THE CITY IN 2006.
4. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED BUT FINAL TREE COUNT WILL REMAIN THE SAME.
5. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.



DETENTION BASIN PLANTING



NATURALIZED SLOPE PLANTING

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND SUB-SURFACE DRIP IRRIGATION FOR TURF PLANTINGS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
5. ALL AB1881 DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.



TYPICAL STREET TREES



TYPICAL ACCENT TREES



SEE SHEET L-9 FOR TREE AND SHRUB LEGENDS

maverick partners west  
1700 EUREKA ROAD, SUITE 110  
ROSEVILLE, CA 95661  
916-869-6639

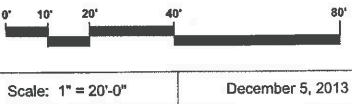
Preliminary Planting Plan -  
Open Space

GRANITE TERRACE  
Rocklin, California

Conceptual Design



www.vanderToolen.com  
Napa: 815 Bonanza Way, Suite 200, Napa, CA 94550  
Vallejo: 2700 Tiburon Valley, Attn: Suite 275, Vallejo, CA 94590  
Tel: 707.224.2299 Fax: 707.224.6821



North arrow pointing up, labeled 'NORTH'. To the right is a box labeled 'L-10' with 'Project No. 03313' below it.



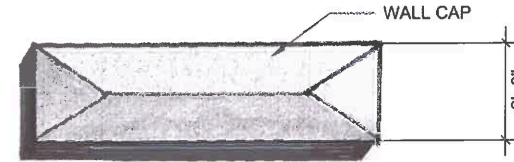
ENTRY GATE - SEE DETAIL A, SHEET L-12

60" BOX SPECIMEN, FIELD GROWN OAK TREE

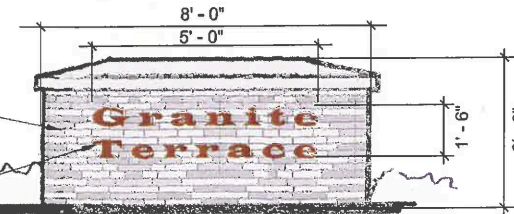
PROJECT BOUNDARY

SIGNAGE WALL WITH STACKED GRANITE VENEER, GRAY COLOR TONES

INDIVIDUALLY MOUNTED RUSTED METAL LETTERS



INDIVIDUALLY MOUNTED RUSTED METAL LETTERS BOTH SIDES OF THE WALL.



STACKED GRANITE

### PROJECT ENTRY SIGN AT GRANITE DRIVE

NOT TO SCALE

CONCRETE SIDEWALK PER CIVIL ENGINEER'S PLANS

EXISTING COUNTY LIBRARY PARKING LOT TO REMAIN

GRANITE TERRACE DRIVE

GRANITE DRIVE

ACCENT TREES, SHRUBS AND GROUND COVER

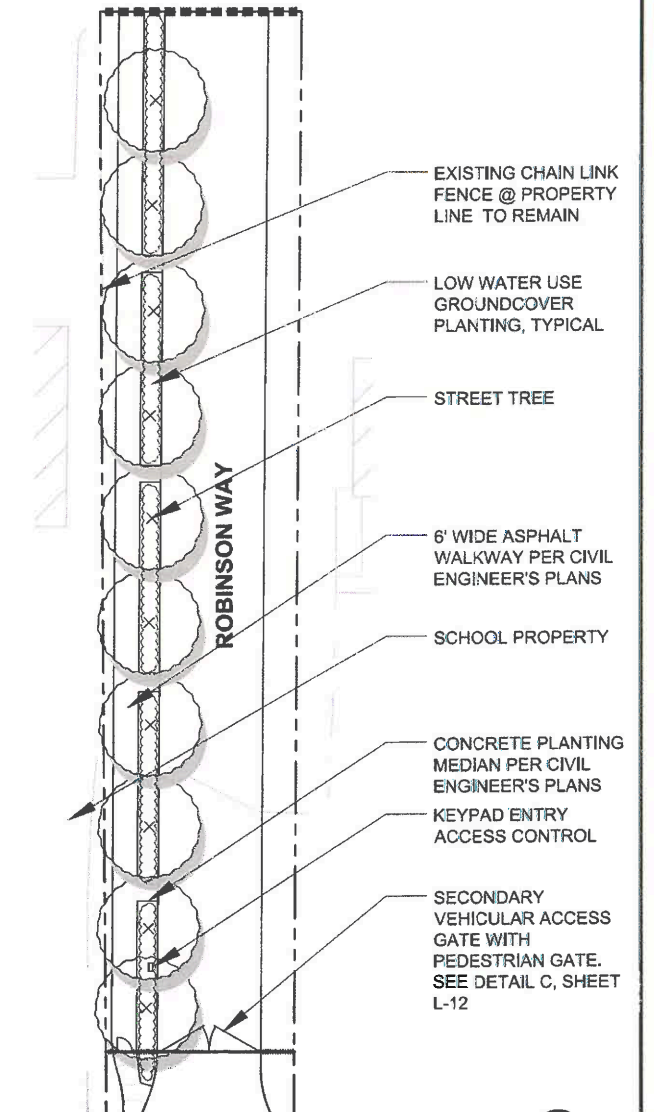
PROJECT ENTRY SIGN. SEE THIS SHEET

SIDEWALK PER CIVIL ENGINEER'S PLANS

EXISTING COUNTY LIBRARY SIGN

### PROJECT ENTRY AT GRANITE DRIVE

SCALE: 1"=20'-0"



### SECONDARY ENTRY AT ROBINSON WAY

SCALE: 1"=20'-0"

maverick partners west

1700 EUREKA ROAD, SUITE 110  
ROSEVILLE, CA 95661  
916-869-6639

Granite Drive Entry & Roundabout

GRANITE TERRACE

Rocklin, California

Conceptual Design



www.vanderToolen.com  
Napa: 875 Bridgeport Way, Suite 200, Napa, CA 94558  
Walnut Creek: 7700 Ygnacio Valley Rd., Suite 225, Walnut Creek, CA 94596  
Tel: 707.224.2209 Fax: 707.224.6631 Tel: 925.274.1395



Scale: 1" = 20'-0"

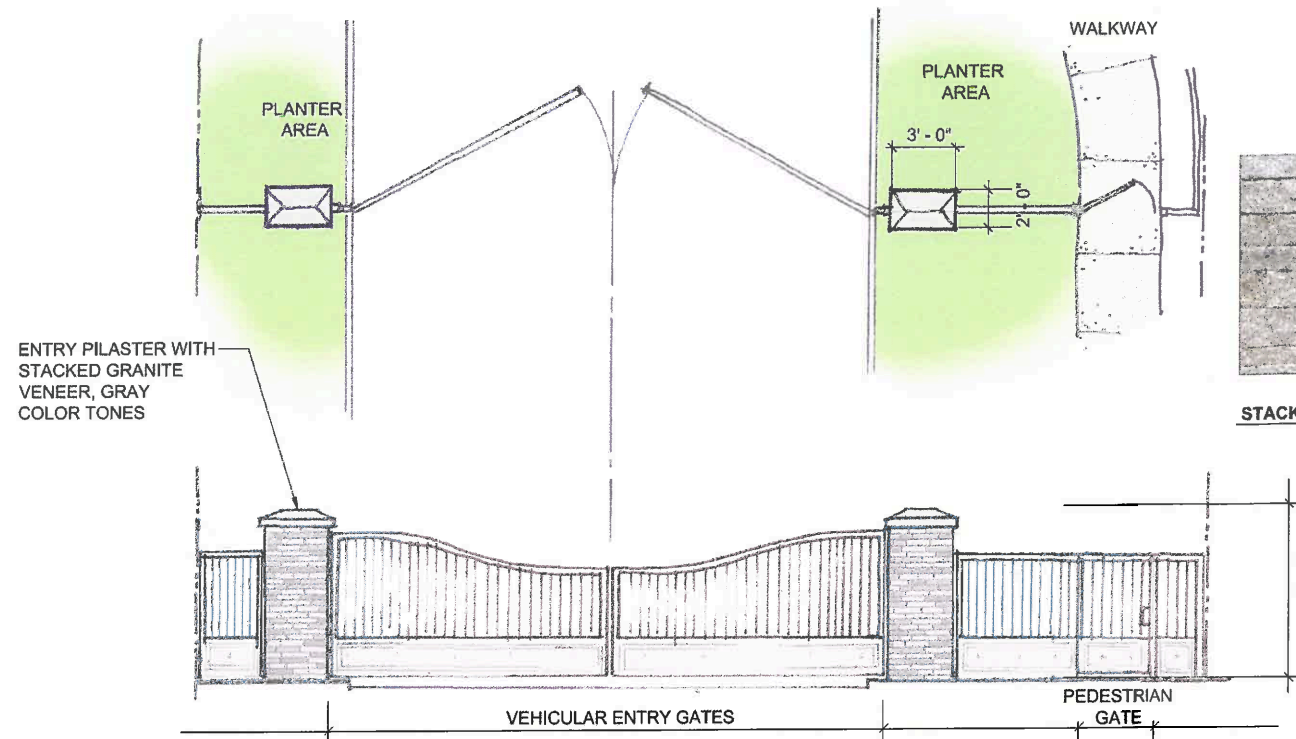
December 5, 2013



NORTH

L-11

Project No. 03313

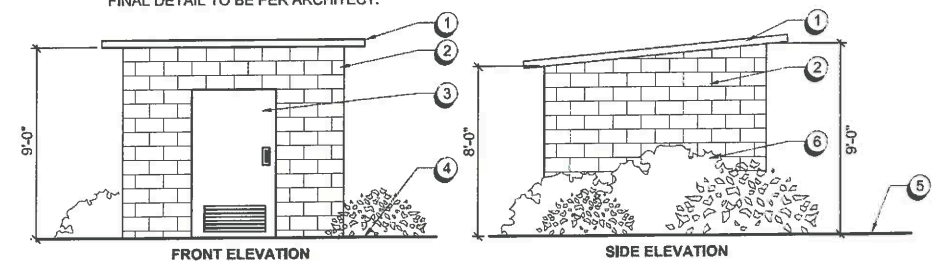


**A ENTRY GATE @ GRANITE TERRACE DRIVE**

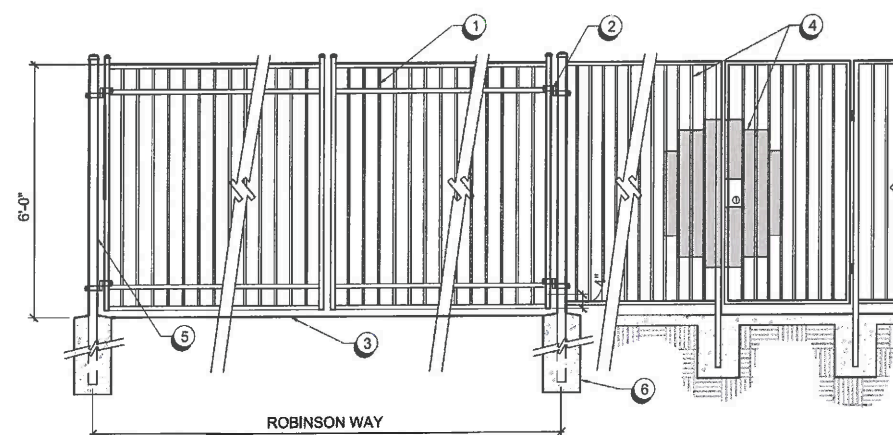
NOT TO SCALE

- ① SLOPED SHED ROOF
- ② SPLIT FACE CMU, LIGHT GRAY COLOR
- ③ VENTED DOOR
- ④ FINISH GRADE
- ⑤ TURF BLOCK MAINTENANCE ACCESS ROAD
- ⑥ LANDSCAPE SCREENING

NOTE:  
FINAL DETAIL TO BE PER ARCHITECT.



**B PRELIMINARY LIFT STATION SHED**  
SCALE: 1/4" = 1'-0"



- ① AMERISTAR PRE-FAB. TUBE STEEL VEHICULAR DOUBLE GATE WITH AUTOMATIC SWING GATE OPERATOR OR EQUAL. STYLE TO BE "MAJESTIC." COLOR SHALL BE BLACK.
- ② HINGE.
- ③ FINISH GRADE.
- ④ TUBE STEEL FENCE AND GATE. SEE DETAIL D, SHEET L-13.
- ⑤ 2 1/2" SQ. 12 GA POST.
- ⑥ CONCRETE FOOTING, TYPICAL.

NOTES:  
1. INSTALL A KNOX BOX ON GATE PER LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARDS.

2. INSTALL KEYPAD ENTRY ACCESS CONTROL PER MANUFACTURER'S SPECIFICATIONS.

3. SEE ENLARGEMENT, SHEET L-11 FOR PLAN VIEW DETAILS.

4. CONTACT AMERISTAR AT: 1-888-333-3422

**C ACCESS GATE @ ROBINSON WAY**  
SCALE: NTS

maverick partners west  
1700 EUREKA ROAD, SUITE 110  
ROSEVILLE, CA 95661  
916-869-6639

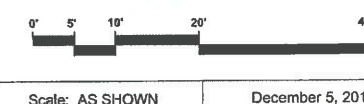
Details

**GRANITE TERRACE**  
Rocklin, California

Conceptual Design



www.vanderToolen.com  
Napa: 925.274.1305  
Walrus Creek: 925.274.1305  
755 Bordeaux Way, Suite 200, Napa, CA 94558  
755 Bordeaux Way, Suite 275, Walrus Creek, CA 94558



Scale: AS SHOWN

December 5, 2013



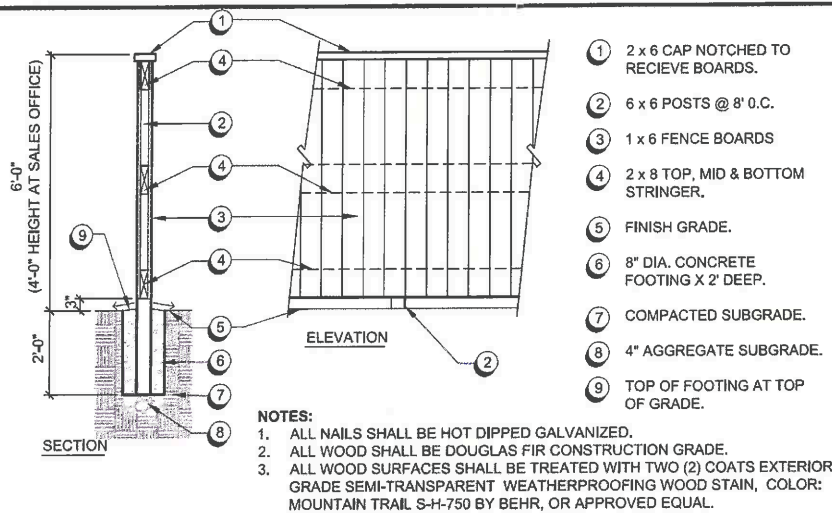
NORTH

**L-12**

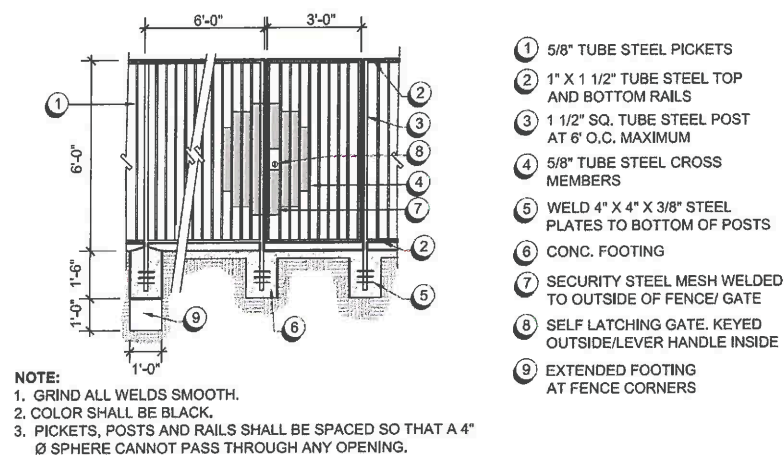
Project No. 03313

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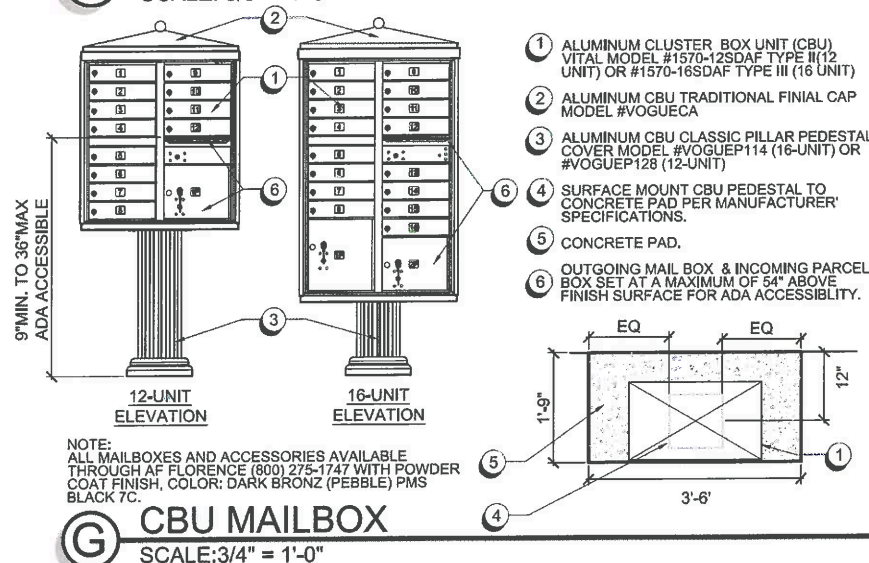




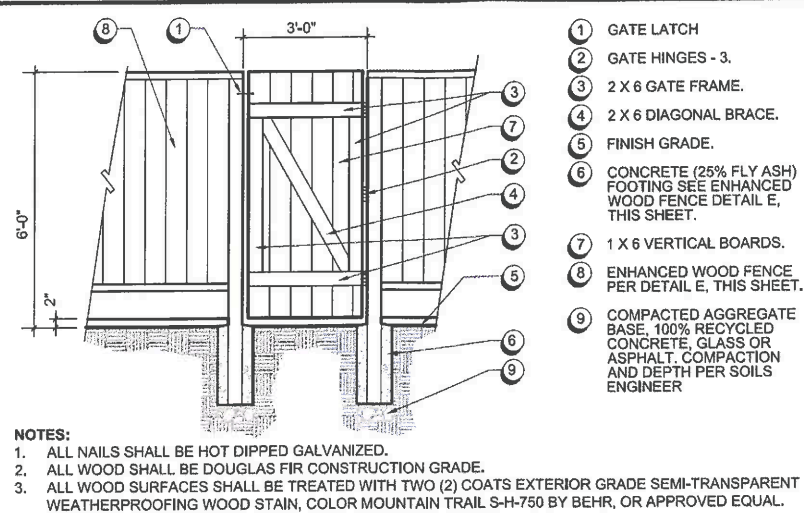
**A ENHANCED WOOD FENCE**  
SCALE: 1/2" = 1'-0"



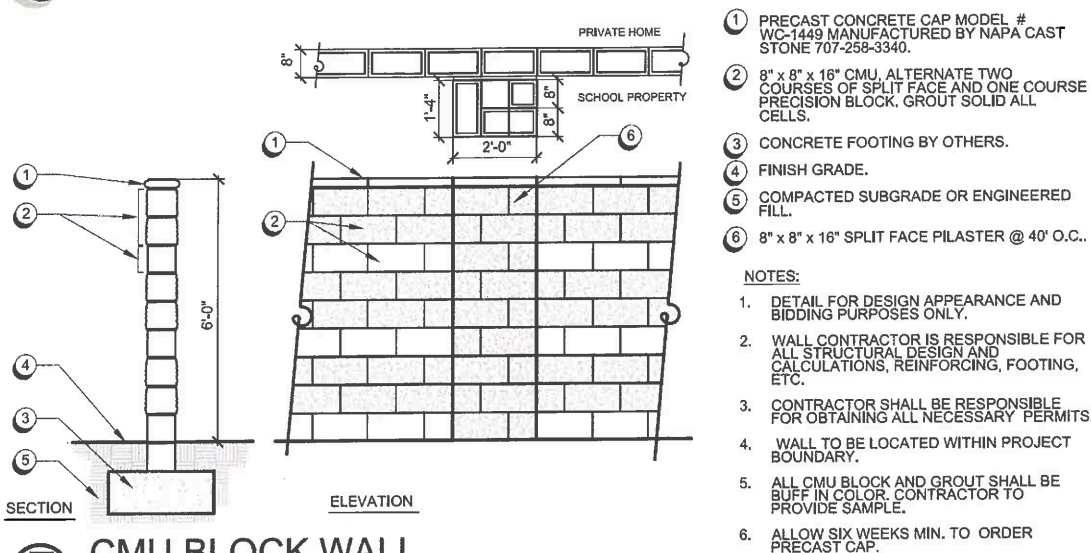
**D TUBE STEEL FENCE & GATE**  
SCALE: 3/8" = 1'-0"



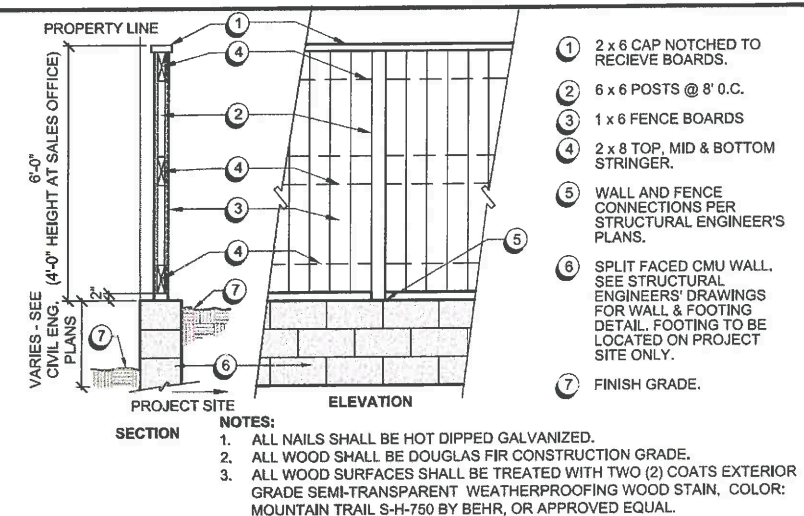
**G CBU MAILBOX**  
SCALE: 3/4" = 1'-0"



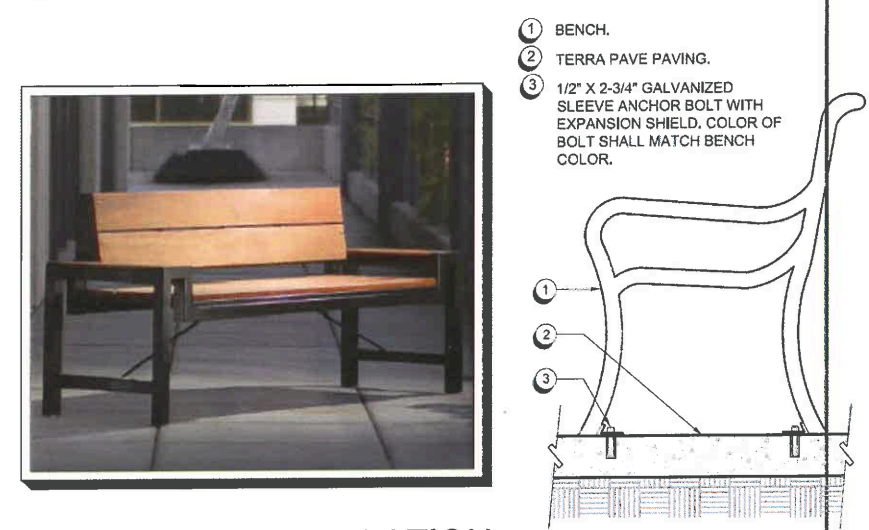
**B ENHANCED WOOD GATE**  
SCALE: 1/2" = 1'-0"



**E CMU BLOCK WALL**  
SCALE: 1/2" = 1'-0"

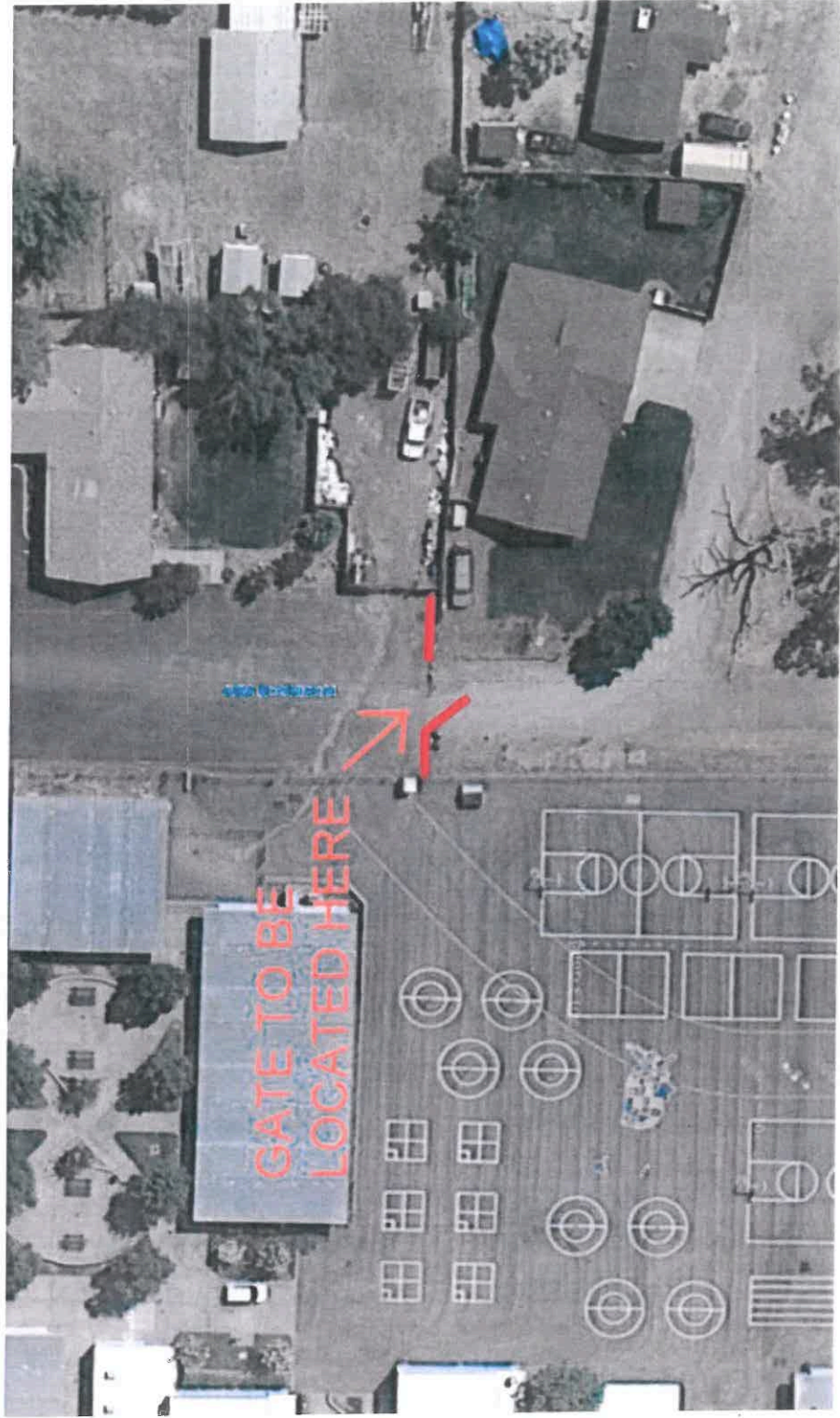


**C WOOD FENCE ON RETAINING WALL**  
SCALE: 1/2" = 1'-0"

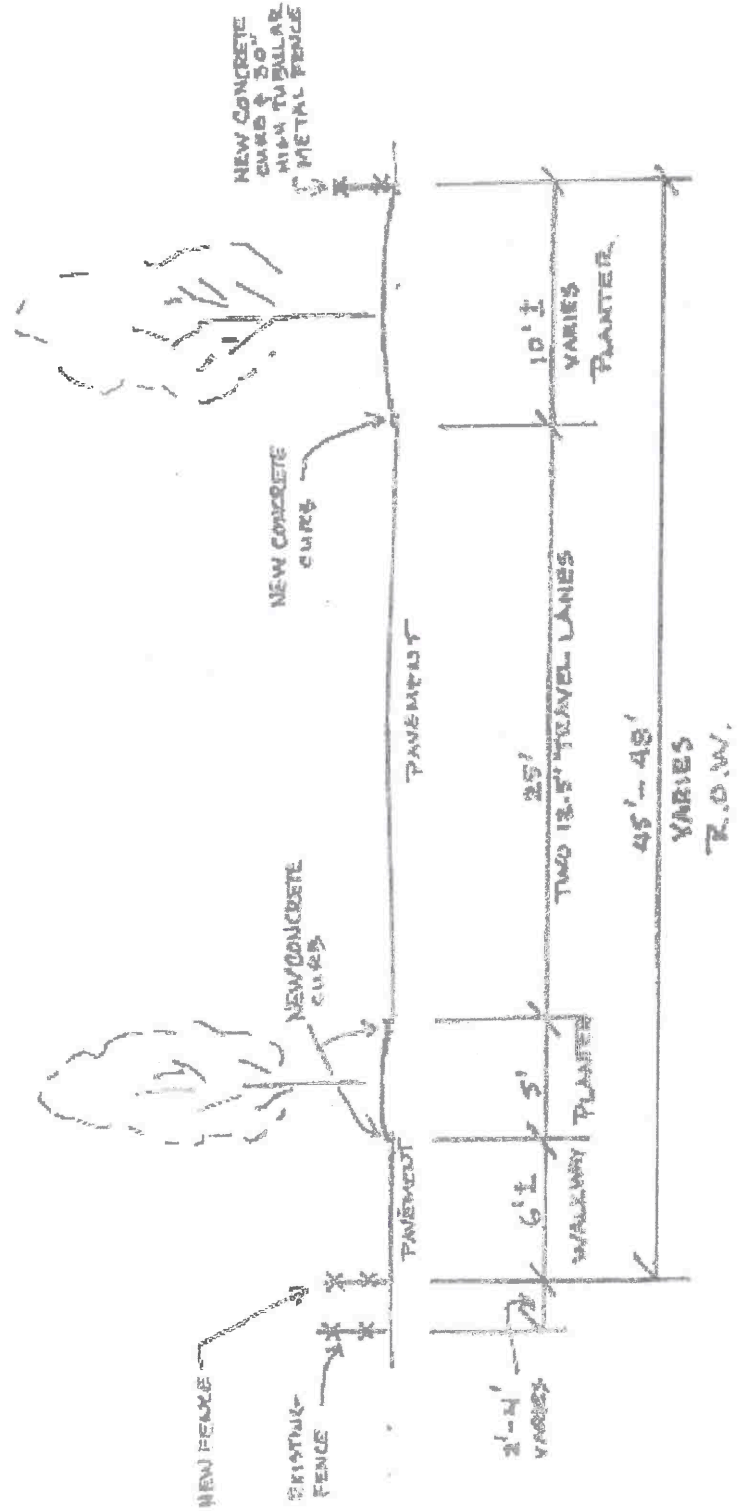


**F BENCH INSTALLATION**  
SCALE: 1-1/2" = 1'-0"





ROBINSON WAY ENTRY GATE LOCATION



ROBINSON WAY CROSS SECTION

**EXHIBIT B**  
**SD-2013-04**

APPROVED BY  
CITY COUNCIL ON February 25, 2014  
*Danica Lammiman*

RECOMMENDED FOR APPROVAL BY  
PLANNING COMMISSION ON February 4, 2014  
*Laura Webster*

## **Attachment 4**

City Council Resolution No. 2014-26 (DR-2013-06)

## RESOLUTION NO. 2014-26

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN  
REVIEW PERMIT FOR SMALL LOT RESIDENTIAL HOMES

(Granite Terrace / DR-2013-06)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Design Review (DR-2013-06) approves the front landscaping and architectural designs, colors and materials of single family homes on lots less than 6,000 square feet within a subdivision generally located at the terminus of Robinson Way behind the Rocklin Elementary School campus. APN# 045-101-044, & 066.

B. A Mitigated Negative Declaration has been approved for this project via City Council Resolution No. 2014-23.

C. The design of the sites is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

H. The design of the site and buildings or structures is consistent with the goal and policies of the General Plan, as well as the land use designation proposed in the GPA being processed concurrently (GPA-2013-01) and with all the zoning, regulations, standards, and restrictions proposed in the General Development Plan and Rezone (PDG-2012-02, Z-2012-02) being processed concurrently.



Section 2. The Design Review for the Granite Terrace / DR-2013-06 as depicted in Exhibit A attached hereto and by this reference incorporated herein, and as further indicated in Exhibit A of the concurrent tentative subdivision map application, SD-2013-04, is hereby approved subject to the conditions listed below. The approved Exhibits shall govern the design and construction of the project. Any condition directly addressing an element incorporated into the Exhibits shall be controlling and shall modify the Exhibits. All other plans, specifications, details, and information contained within the Exhibits shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

B. Conditions

1. Screening of Mechanical Equipment

The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been located as far as possible from the public right-of-way. (PLANNING)

2. House Design

a. House architecture, color and materials shall be as shown in Exhibit A (DR-2013-06), to the satisfaction of the Economic and Community Development Director. (PLANNING, BUIDLING)

b. Enhanced Elevations (PLANNING, BUIDLING)

i. All homes shall utilize enhanced elevations as indicted on Exhibit A (DR-2013-06).

c. Exterior lighting shall be designed to the extent practicable to incorporate downcast lighting, shielding, and other measures commonly employed as "dark sky" provisions. (PLANNING, BUIDLING)

3. Landscaping & Fencing

a. Landscape plans shall demonstrate compliance with the requirements of the State Model Water Efficiency Landscape Ordinance. (PLANNING, BUILDING)

- b. Front yard landscaping as applicable to each lot shall be installed, including shrubs and turf, as shown in the Typical Front Yard Detail, Exhibit A (SD-2013-04), Sheet L-8 and L-9. A minimum of one shade tree shall be planted in the front yard of interior lots and a minimum of two shade trees shall be planted in the front yard of corner lots, to the satisfaction of the Economic and Community Development Director, prior to the final inspection for each home. (PLANNING, BUILDING)
- c. A concrete service walk from the side garage (man) door to the driveway shall be constructed on each lot, consistent with Exhibit A (SD-2013-04). Sufficient space to store two garbage toters shall be provided as part of the service walk behind the gate. (PLANNING, BUILDING)

4. Air Quality

- a. Electrical outlets shall be installed in the front and back exterior walls of the homes to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. Natural gas lines shall be installed to the rear of each single-family residential structure to encourage the use of natural-gas outdoor appliances. (BUILDING, PLANNING)

5. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

- d. Air conditioning shall be provided for all residences constructed within this development to allow occupants to keep doors and windows closed for acoustical isolation. (PLANNING, BUILDING)

6. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA-2013-04), Rezone (Z-2013-06), General Development Plan (PDG-2013-06), and Tentative Subdivision Map (SD-2013-04) have been approved. (PLANNING)

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on February 25, 2014, by the following vote:

AYES: Councilmember: Ruslin, Janda, Butler, Yuill

NOES: Councilmember: None

ABSENT: Councilmember: Magnuson

ABSTAIN: Councilmember: None

\_\_\_\_\_  
Scott Yuill, Mayor

ATTEST:

\_\_\_\_\_  
Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES\MEETING PACKETS\Granite Terrace (CC 2-25-14)\Granite Terrace DR-2013-06 (CC 2-25-14).doc

EXHIBIT A

Available at the Community Development Department, Planning Division



1A Front Elevation

"A" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Stone Veneer

"B" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Cementitious Lap Siding  
 Decorative Shutters  
 Decorative Corbels  
 Stone Veneer



1B Front Elevation



1C Front Elevation

"C" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Decorative Sill Detail  
 Decorative Corbels  
 Stone Veneer

Plan 1 Front Elevations



Exhibit A  
 DR-2013-06

RECOMMENDED FOR APPROVAL BY  
 PLANNING COMMISSION ON February 4, 2014  
*Laura Webster*

APPROVED BY  
 CITY COUNCIL ON February 25, 2014  
*Bartua Lomax*

Maverick Partners West

Granite Terrace  
 Rocklin, California

KTGY Group INC.  
 Architecture + Planning  
 580 Second Street, Suite 200  
 Oakland, California 94607  
 ktgy.com  
 510 272 2910



August 1, 2013  
 June 6, 2013





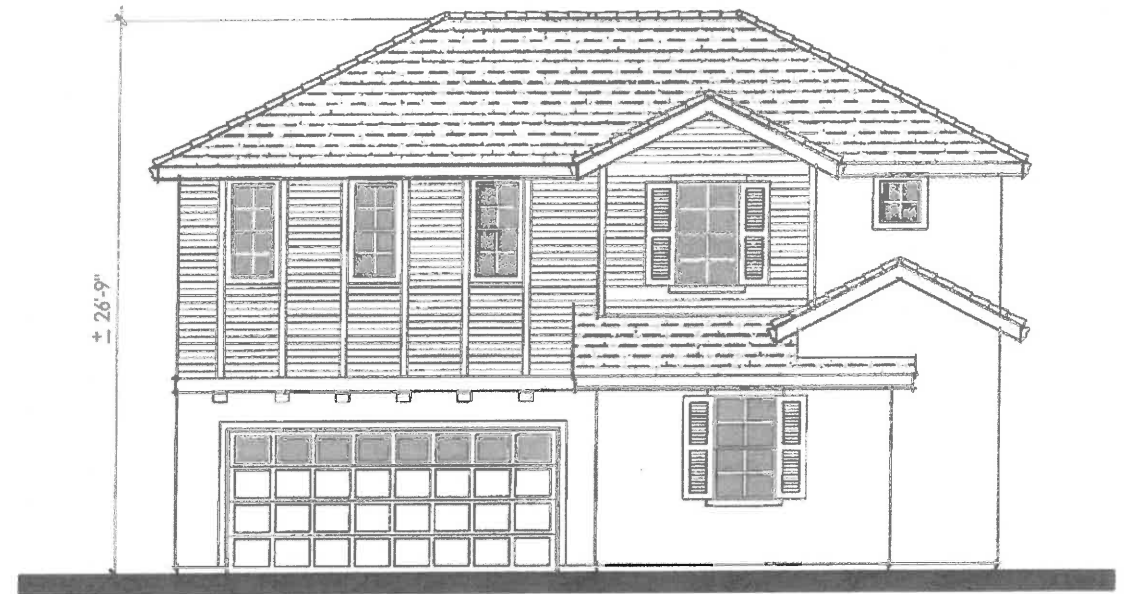
1A Front Elevation

"A" Style Material List:

- Roof: Flat Concrete Tile  
Walls: Stucco  
Trims: 2X4 Stucco Finish  
Accents: Gable End Detail  
Decorative Shutters  
Stone Veneer

"B" Style Material List:

- Roof: Flat Concrete Tile  
Walls: Stucco  
Trims: 2X4 Stucco Finish  
Accents: Cementitious Lap Siding  
Decorative Shutters  
Decorative Corbels  
Stone Veneer



1B Front Elevation



1C Front Elevation

Plan 1 Front Elevations



"C" Style Material List:

- Roof: Flat Concrete Tile  
Walls: Stucco  
Trims: 2X4 Stucco Finish  
Accents: Gable End Detail  
Decorative Shutters  
Decorative Sill Detail  
Decorative Corbels  
Stone Veneer

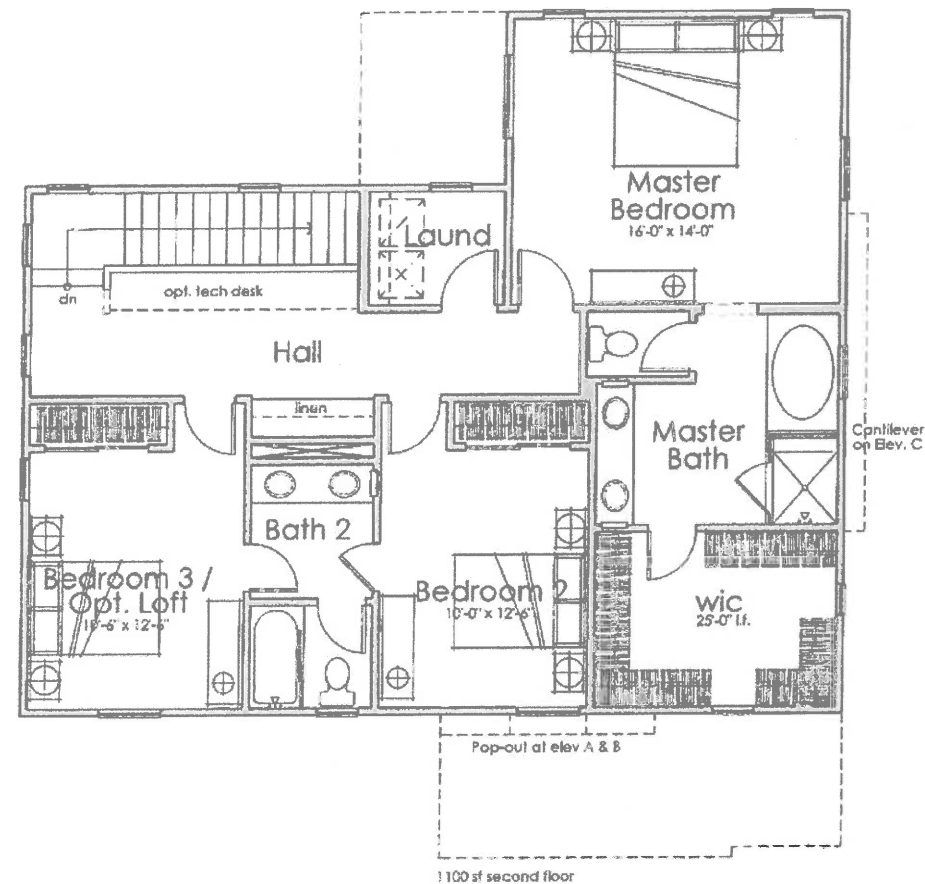
Maverick Partners West

KTGY NO. 2013-0301  
August 1, 2013

Granite Terrace  
Rocklin, California

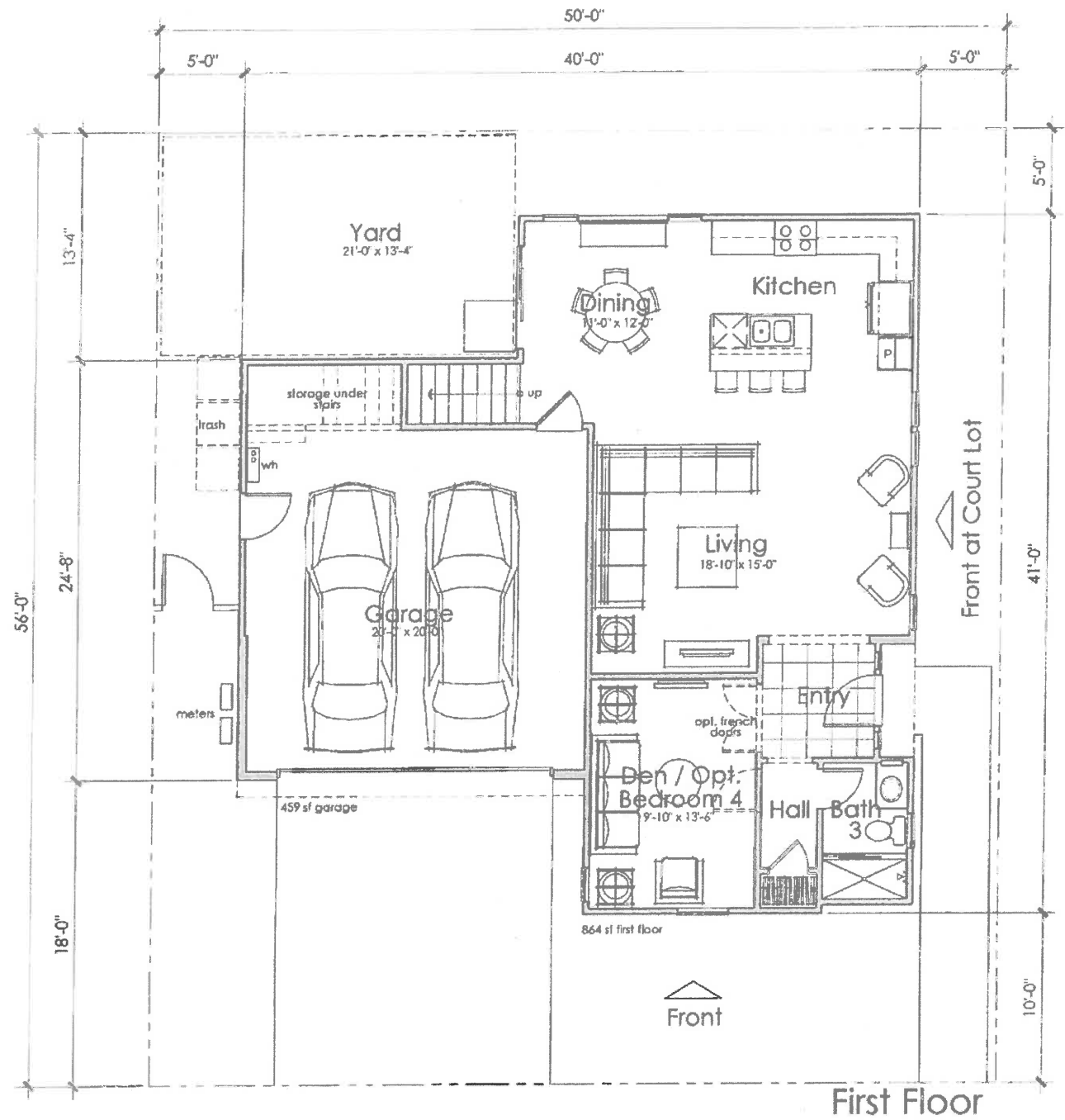
KTGY Group INC.  
Architecture + Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
ktgy.com  
510 272 2910





Second Floor

Plan 1 Floor Plan



First Floor

Floor Plan  
3 Bedrooms + Den  
Opt. Bedroom 4  
Opt. Loft  
3 Bath  
1964 sf

Maverick Partners West

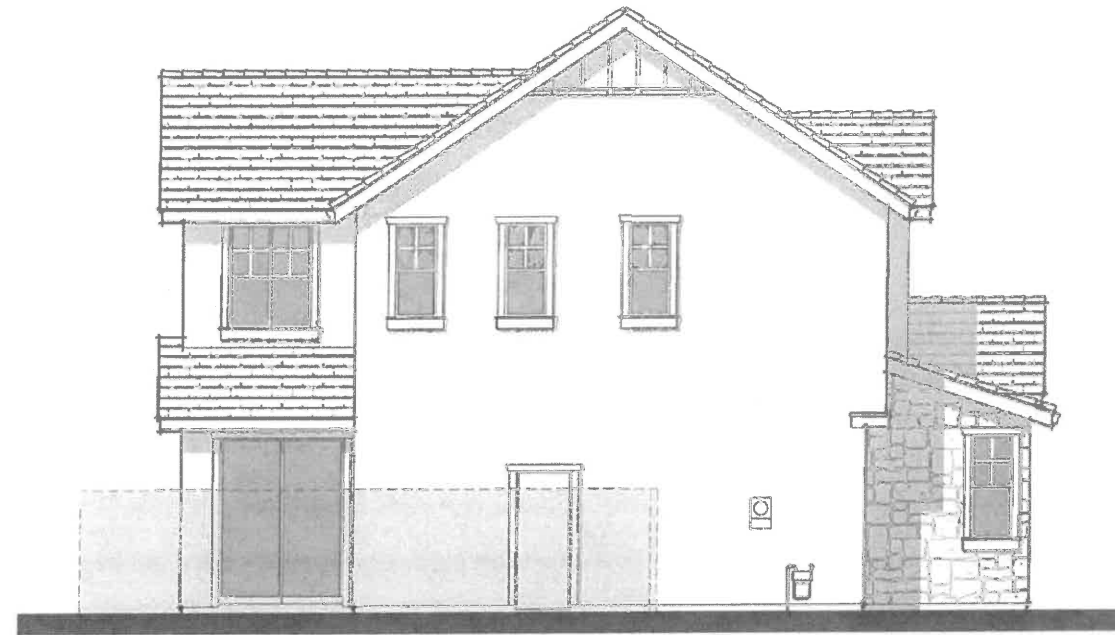
Granite Terrace  
Rocklin, California

KTGY NO. 2013-0301  
August 1, 2013

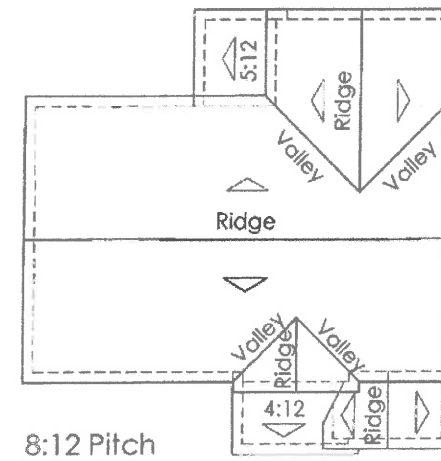
KTGY Group INC.  
Architecture + Planning  
580 Second Street, Suite 200  
Oakland, California 94607  
ktgy.com  
510 272 2910



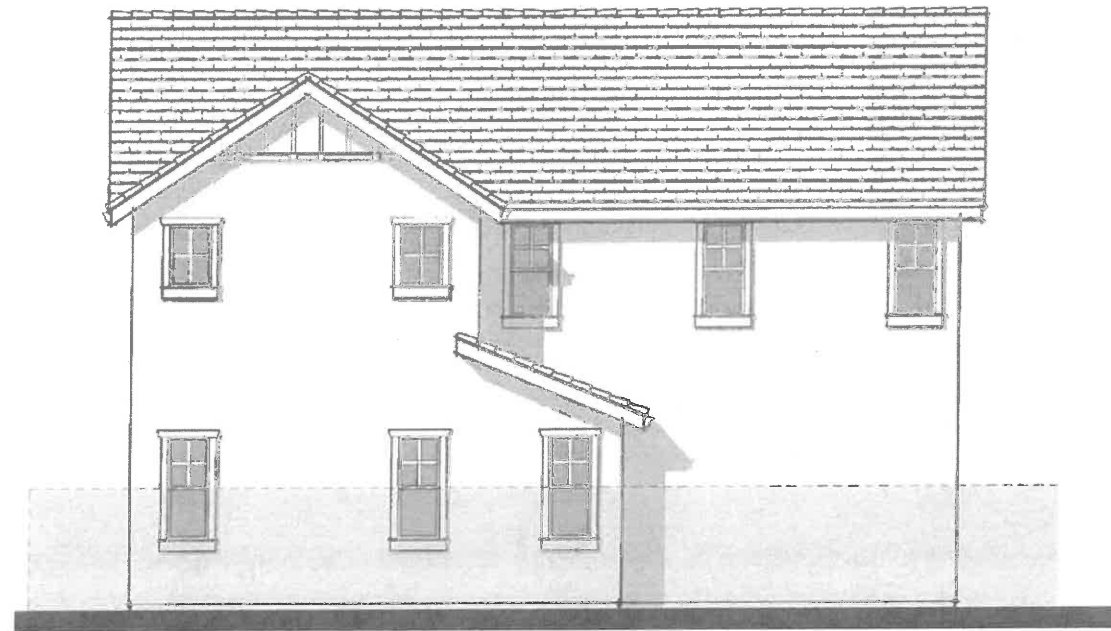




Left Elevation



Roof Plan



Rear Elevation



Right Elevation

Plan 1A Exterior Elevations



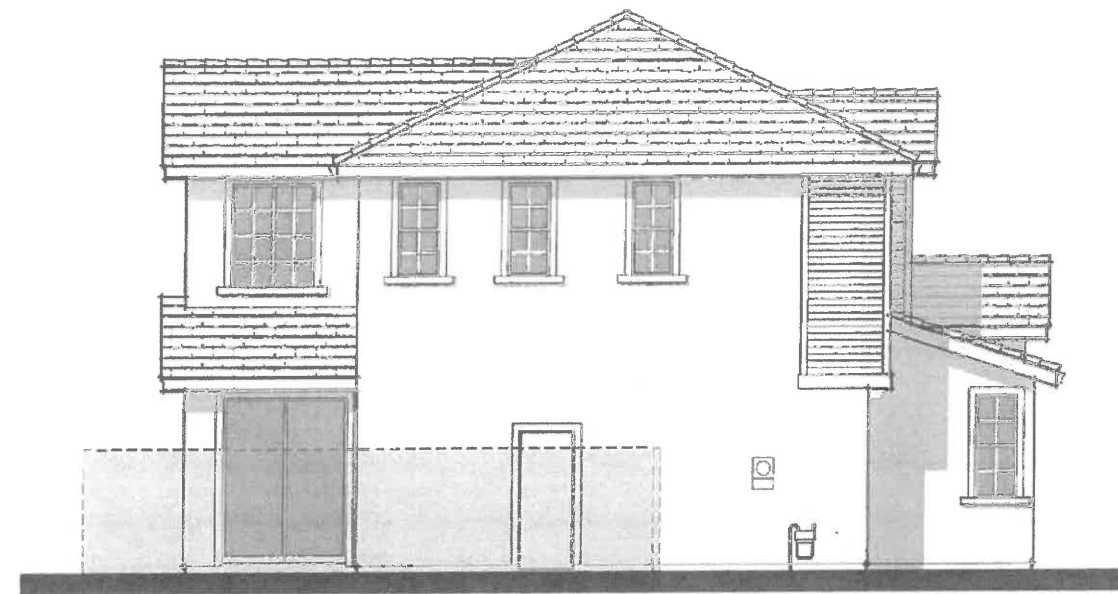
Maverick Partners West

Granite Terrace  
Rocklin, California

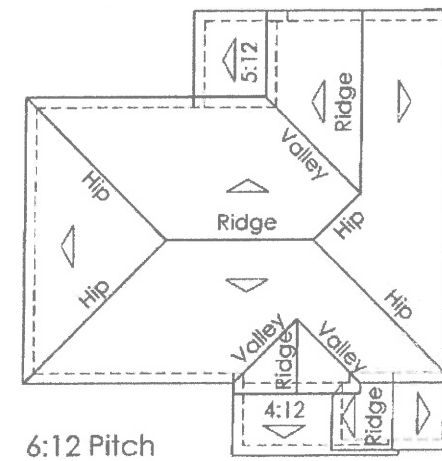
KTGY NO. 2013-0301  
August 1, 2013

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510 272 2910

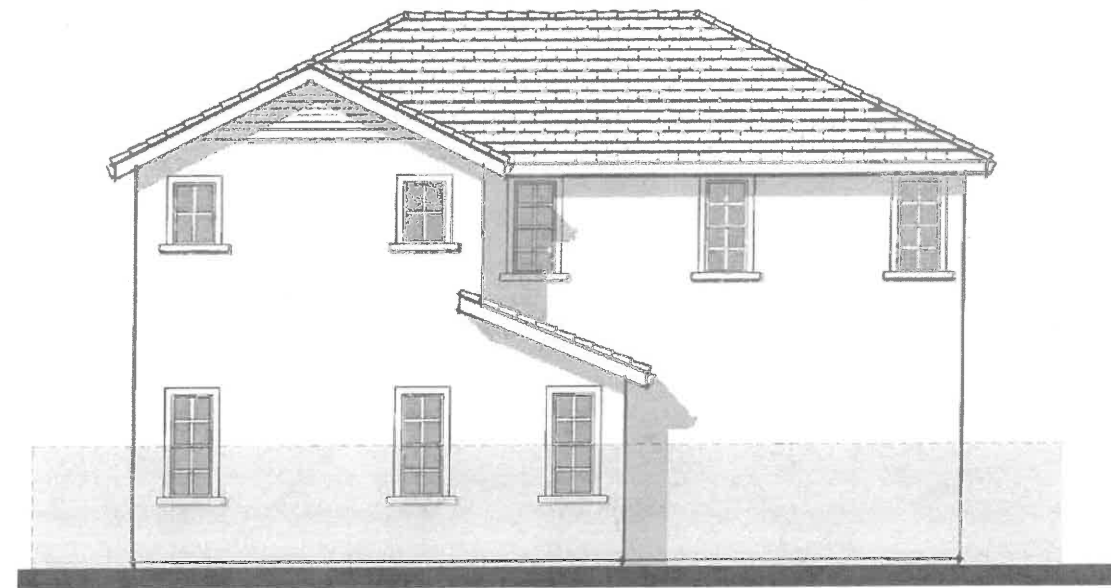
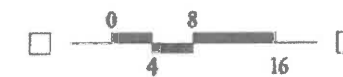




Left Elevation



Roof Plan

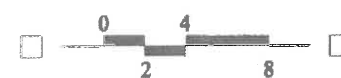


Rear Elevation



Right Elevation

Plan 1B Exterior Elevations



Maverick Partners West

Granite Terrace  
Rocklin, California

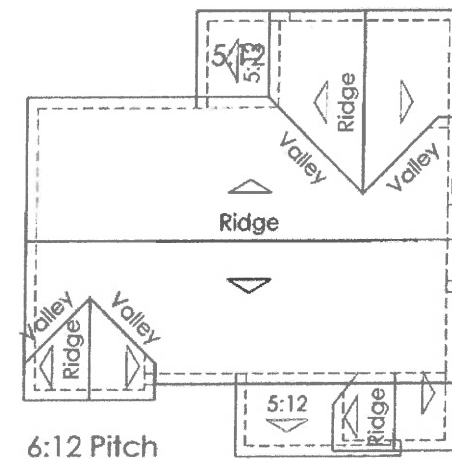
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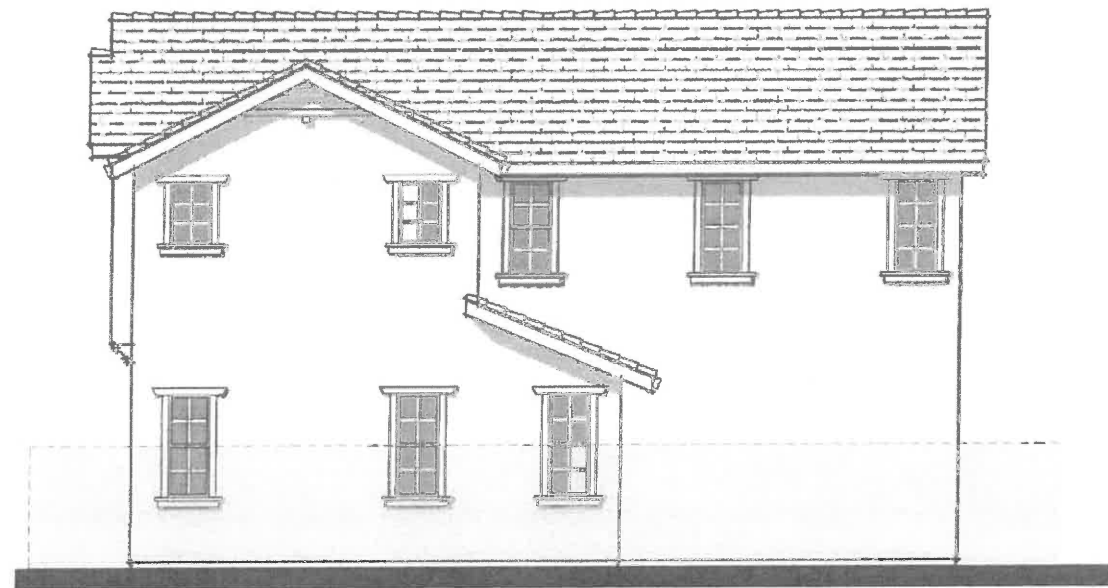




Left Elevation



Roof Plan



Rear Elevation



Right Elevation

Plan 1C Exterior Elevations



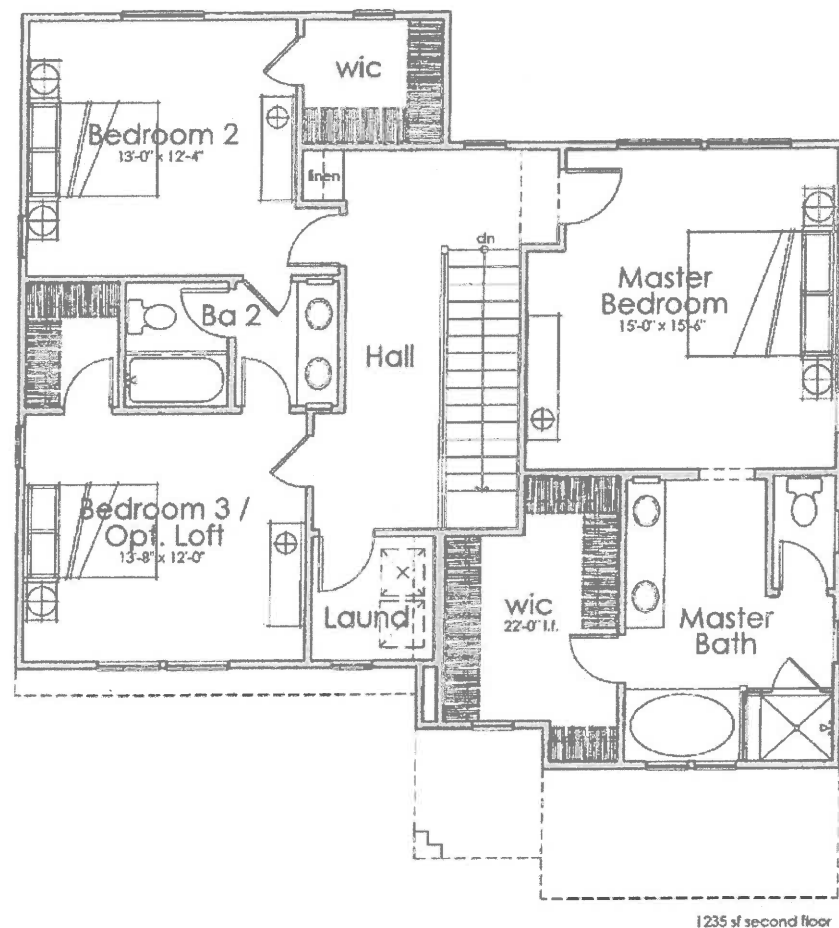
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Granite Terrace  
Rocklin, California

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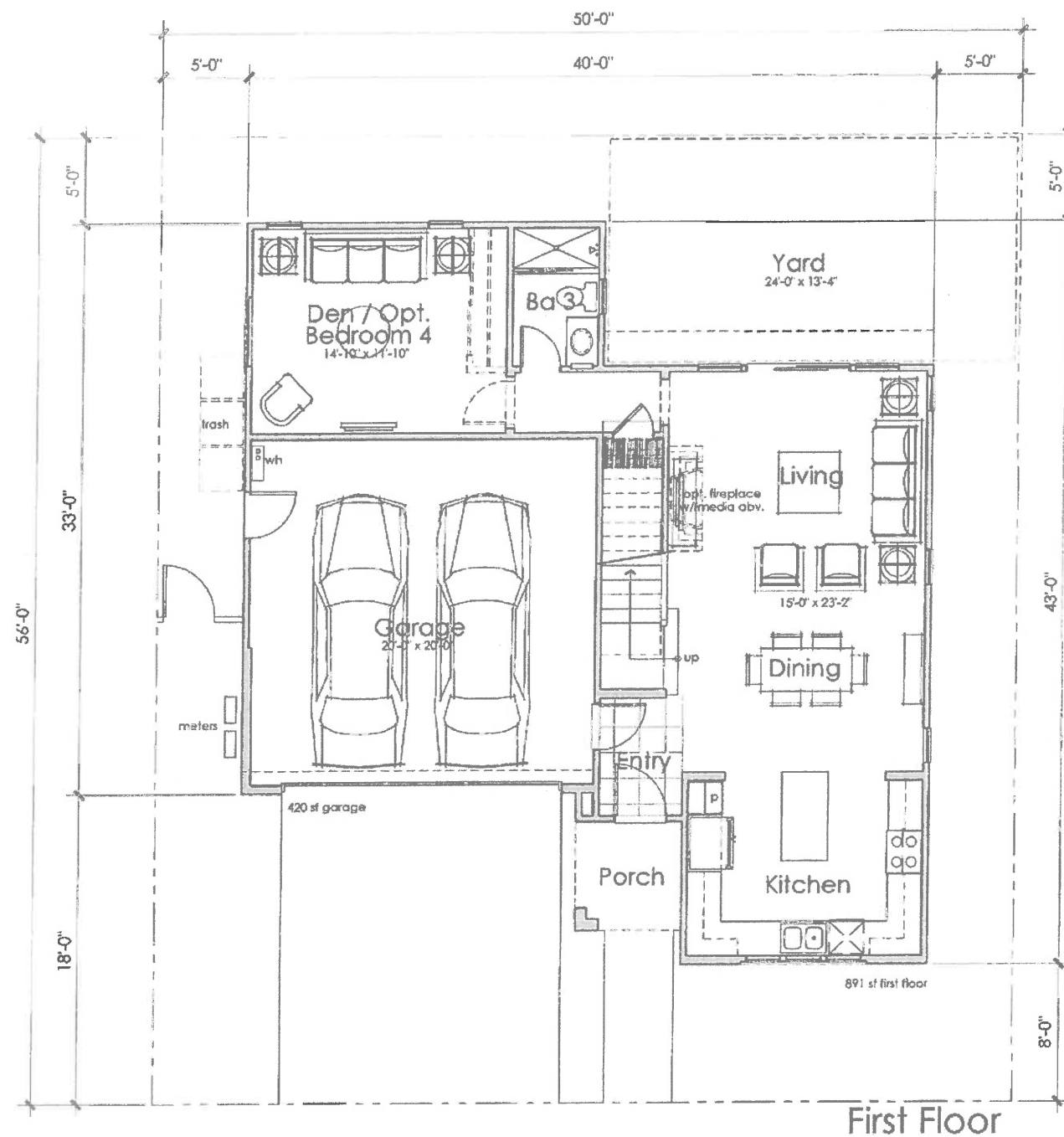
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Second Floor

Plan 2 Floor Plan



First Floor

Floor Plan  
3 Bedrooms + Den  
Opt. Bedroom 4  
Opt. Loft  
3 Bath  
2126 sf

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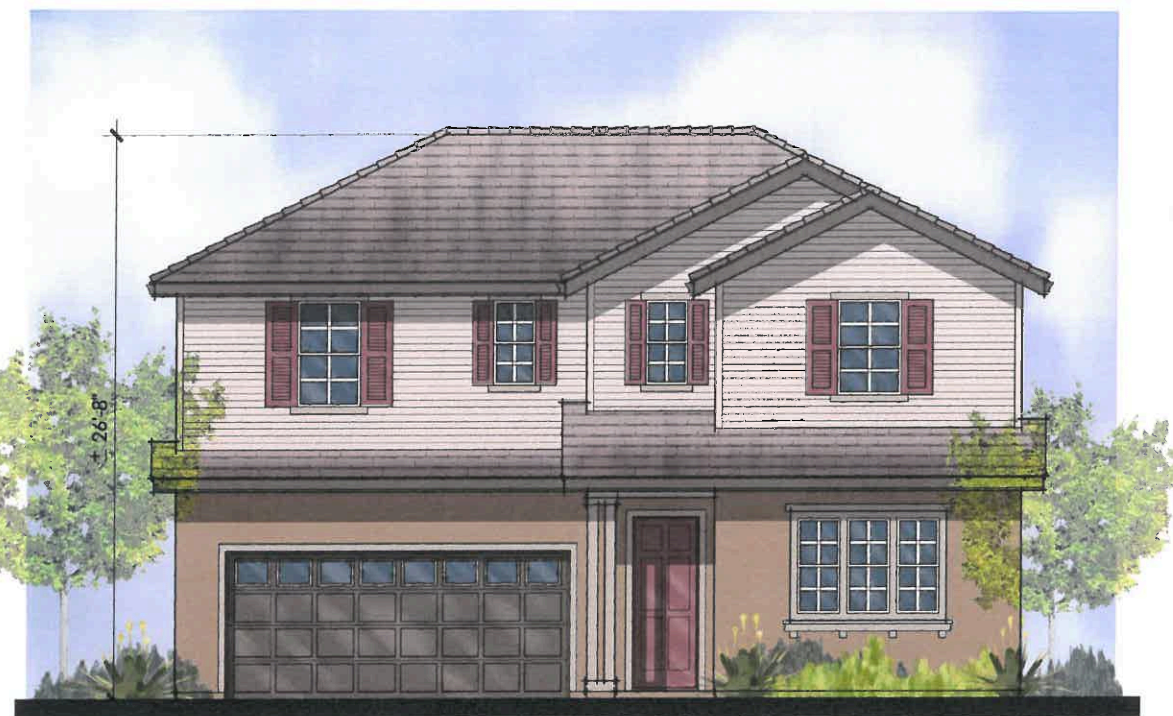
2A Front Elevation

"A" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Stone Veneer

"B" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Cementitious Lap Siding  
 Decorative Shutters  
 Decorative Sill Detail  
 Wood Posts



2B Front Elevation

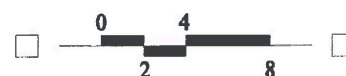


2C Front Elevation

"C" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Decorative Sill Detail  
 Stone Veneer

Plan 2 Front Elevations



"A" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Stone Veneer

"B" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Cementitious Lap Siding  
 Decorative Shutters  
 Decorative Sill Detail  
 Wood Posts

"C" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Decorative Sill Detail  
 Stone Veneer



2A Front Elevation



2B Front Elevation



2C Front Elevation

Plan 2 Front Elevations



Maverick Partners West

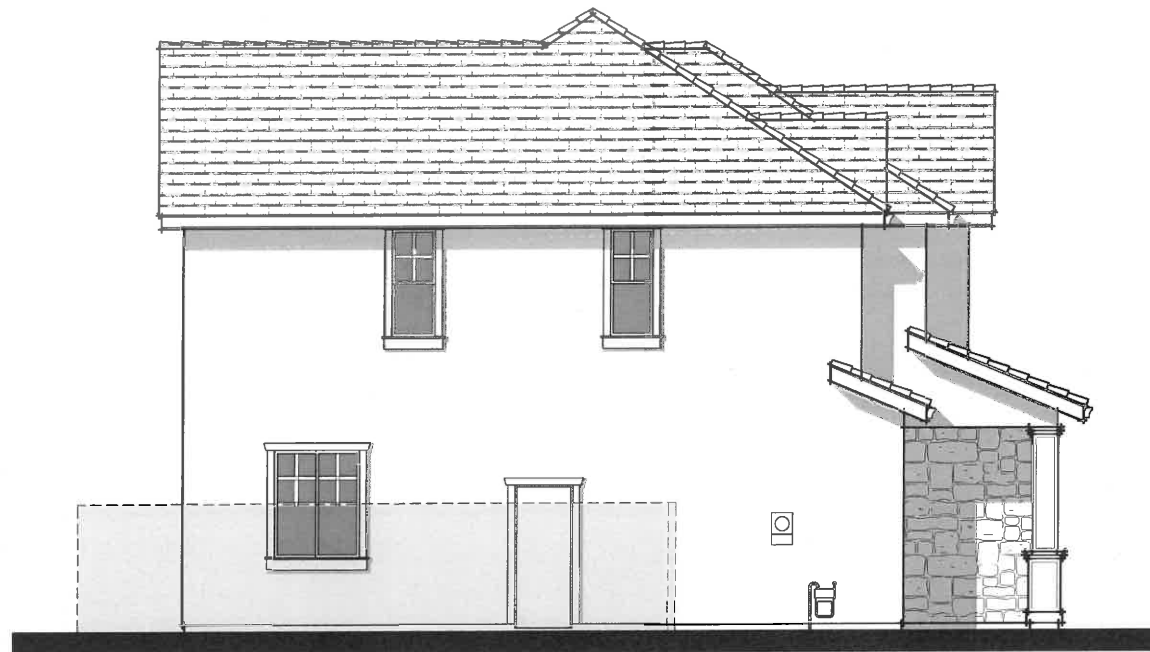
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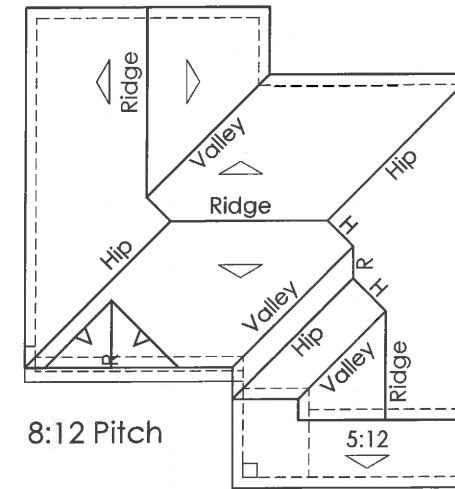
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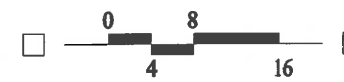




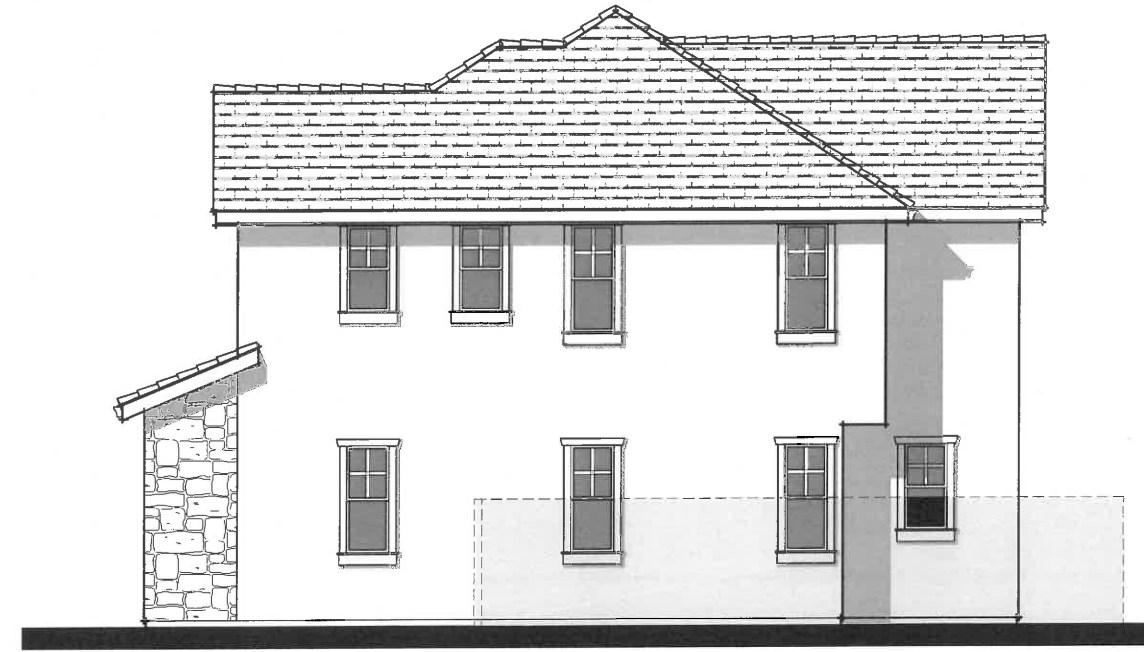
Left Elevation



Roof Plan



Rear Elevation



Right Elevation

Plan 2A Exterior Elevations



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Granite Terrace  
Rocklin, California

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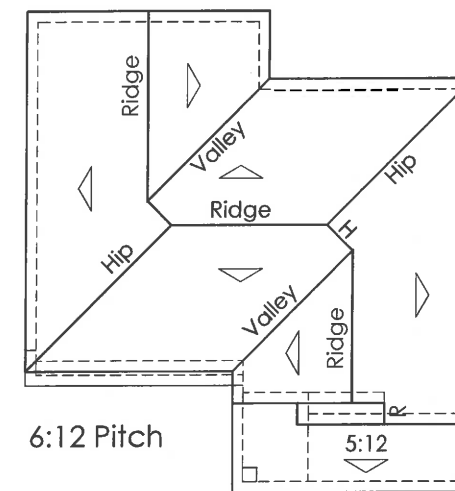
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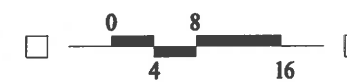




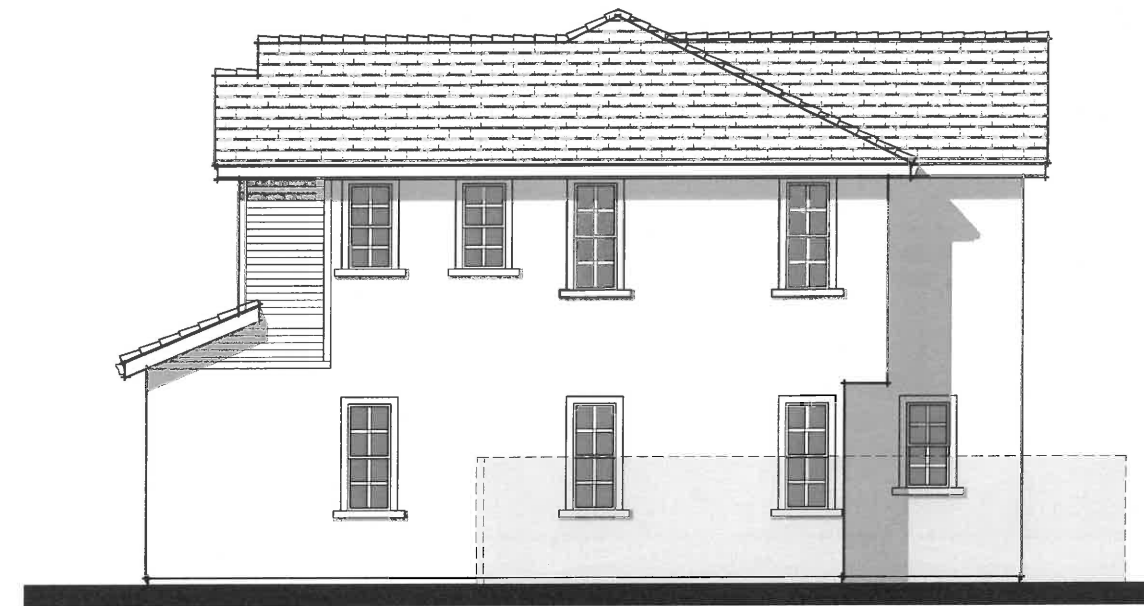
Left Elevation



Roof Plan

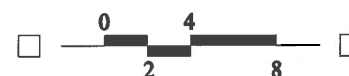


Rear Elevation



Right Elevation

Plan 2B Exterior Elevations



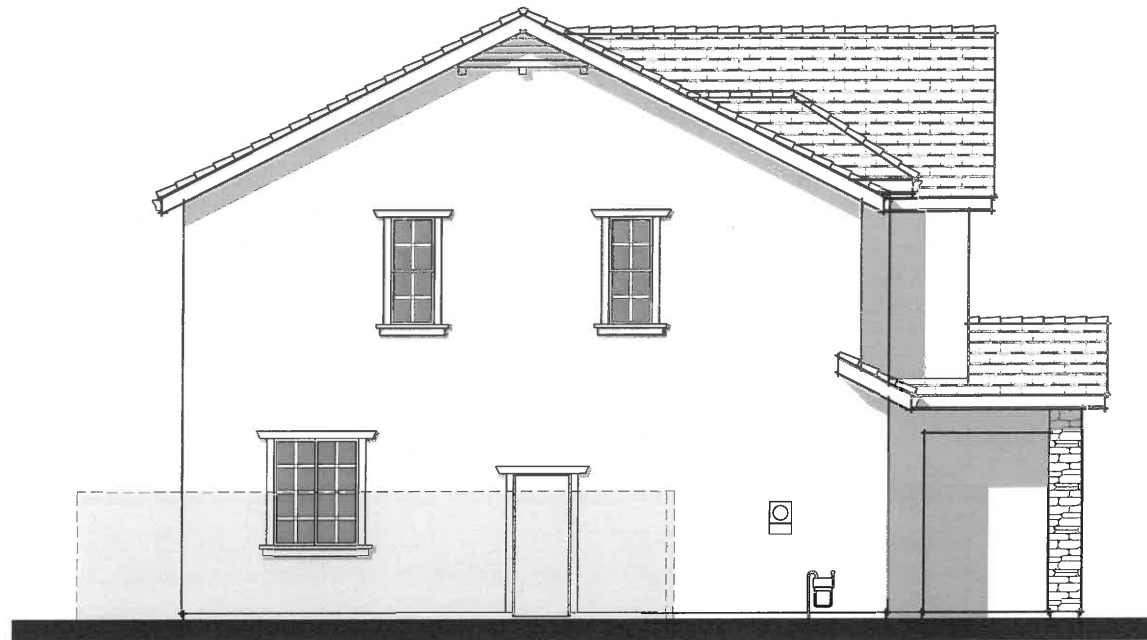
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Granite Terrace  
Rocklin, California

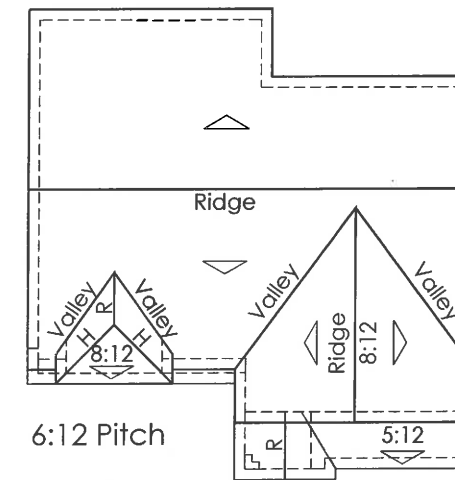
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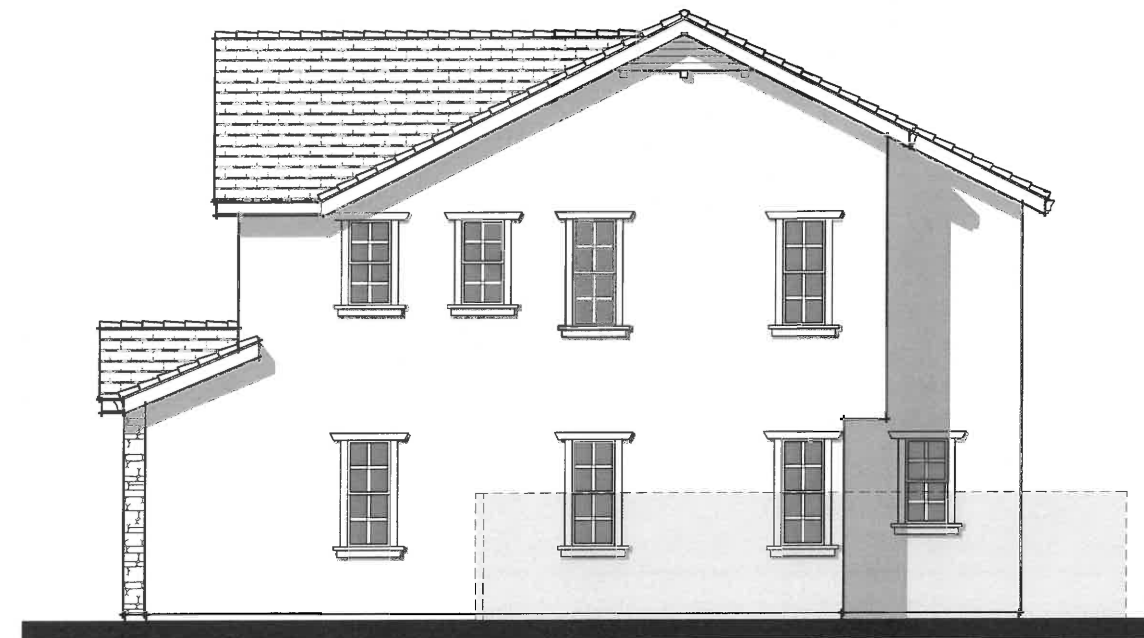
Left Elevation



Roof Plan

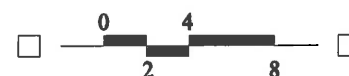


Rear Elevation



Right Elevation

Plan 2C Exterior Elevations



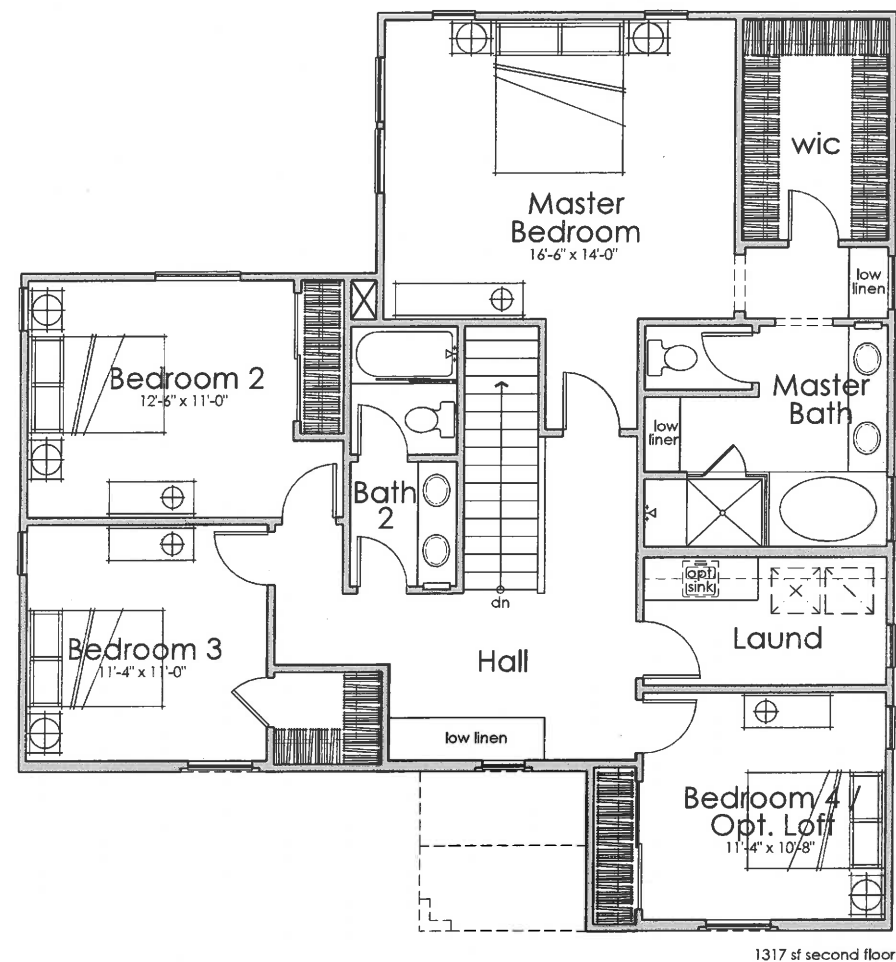
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Granite Terrace  
Rocklin, California

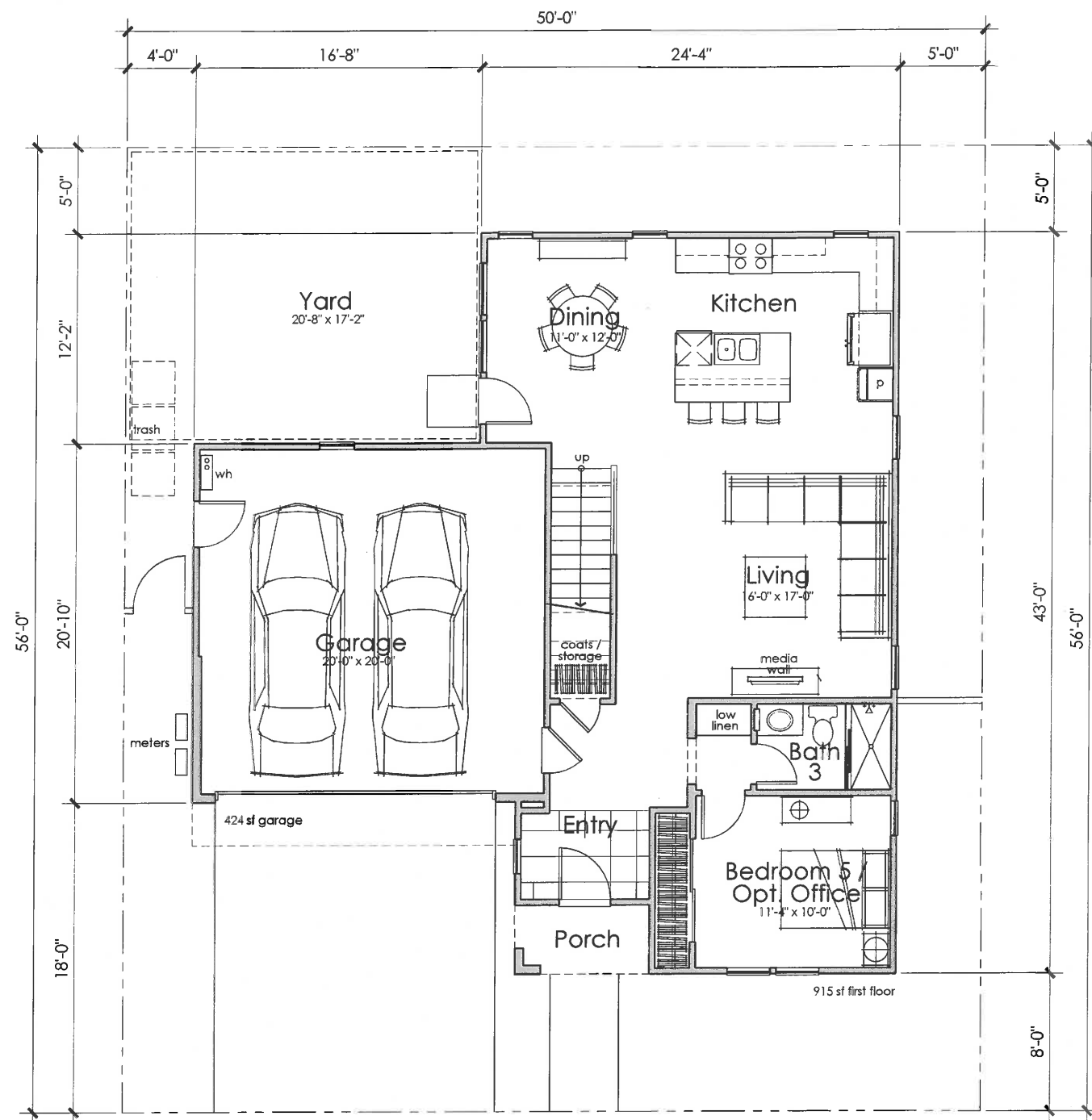
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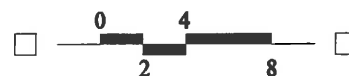


Second Floor



First Floor

Plan 3 Floor Plan



Floor Plan  
5 Bedrooms  
Opt. Office  
Opt. Loft  
2.5 Bath  
2232 sf

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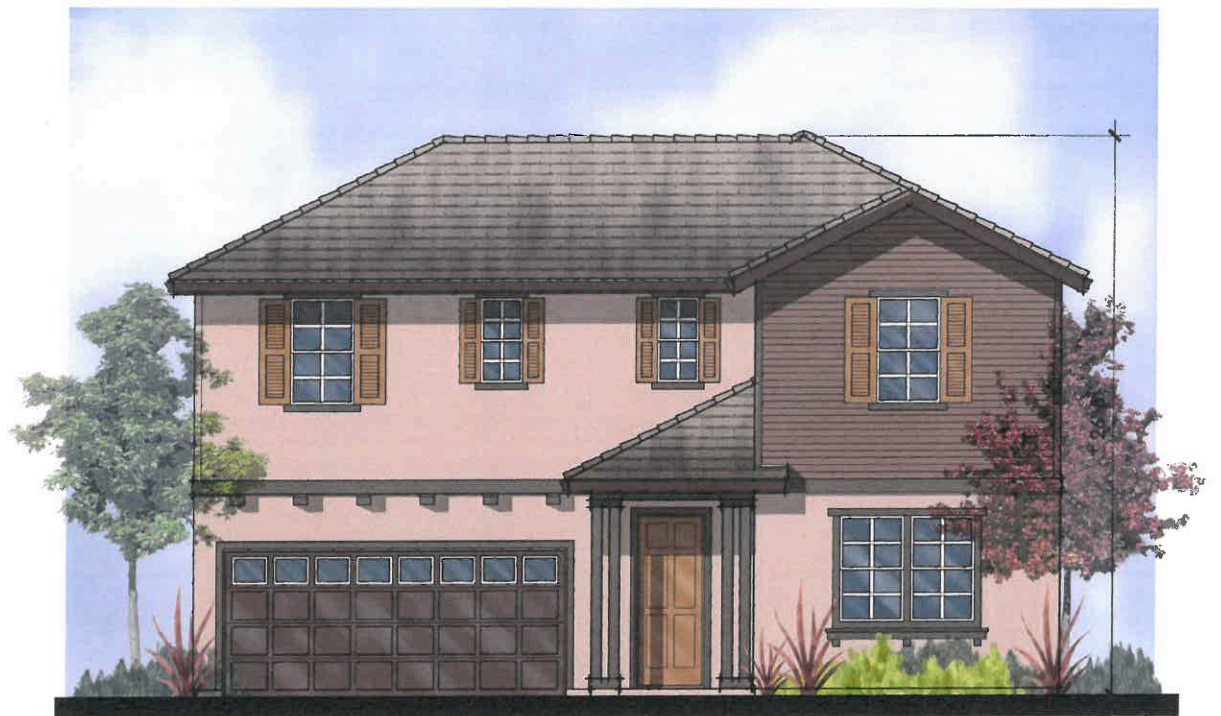
3A Front Elevation

"A" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Stone Veneer

"B" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Cementitious Lap Siding  
 Decorative Shutters  
 Decorative Corbels  
 Stone Veneer



3B Front Elevation



3C Front Elevation

Plan 3 Front Elevations



"C" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Decorative Sill Detail  
 Stone Veneer

"A" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Stone Veneer

"B" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Cementitious Lap Siding  
 Decorative Shutters  
 Decorative Corbels  
 Stone Veneer

"C" Style Material List:

Roof: Flat Concrete Tile  
 Walls: Stucco  
 Trims: 2X4 Stucco Finish  
 Accents: Gable End Detail  
 Decorative Shutters  
 Decorative Sill Detail  
 Stone Veneer



3A Front Elevation



3B Front Elevation



3C Front Elevation

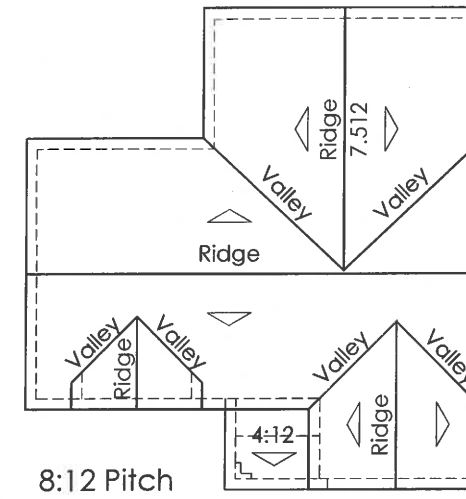
Plan 3 Front Elevations



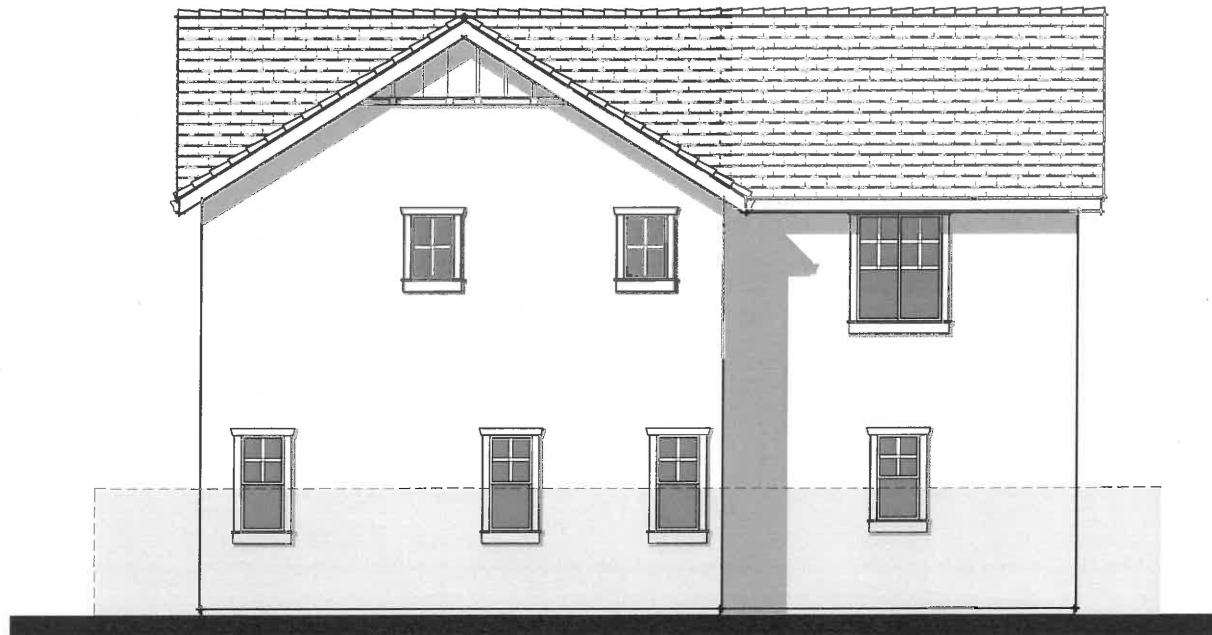
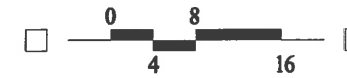




Left Elevation



Roof Plan

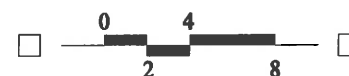


Rear Elevation



Right Elevation

Plan 3A Exterior Elevations



Maverick Partners West

Granite Terrace  
Rocklin, California

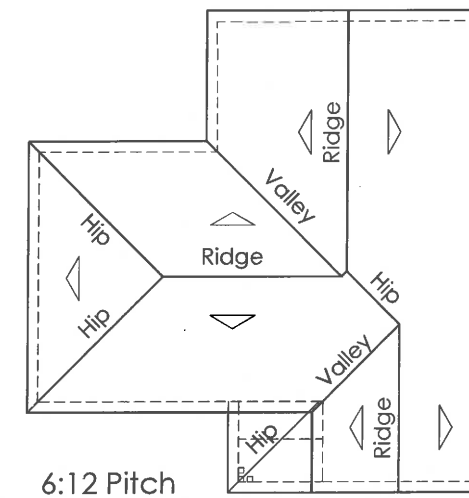
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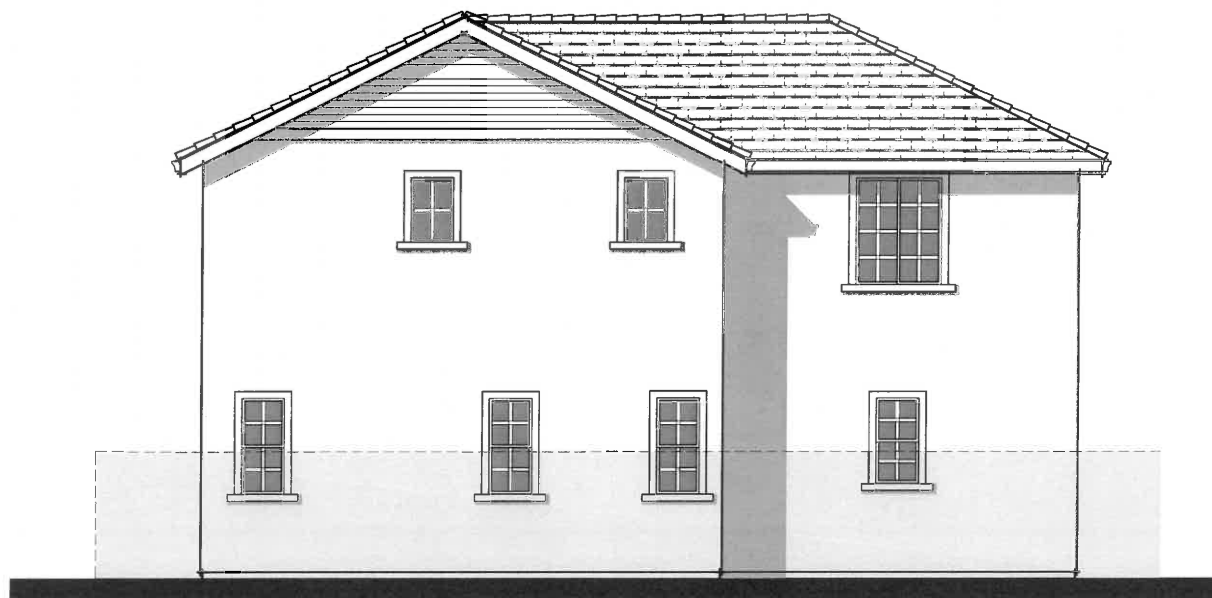




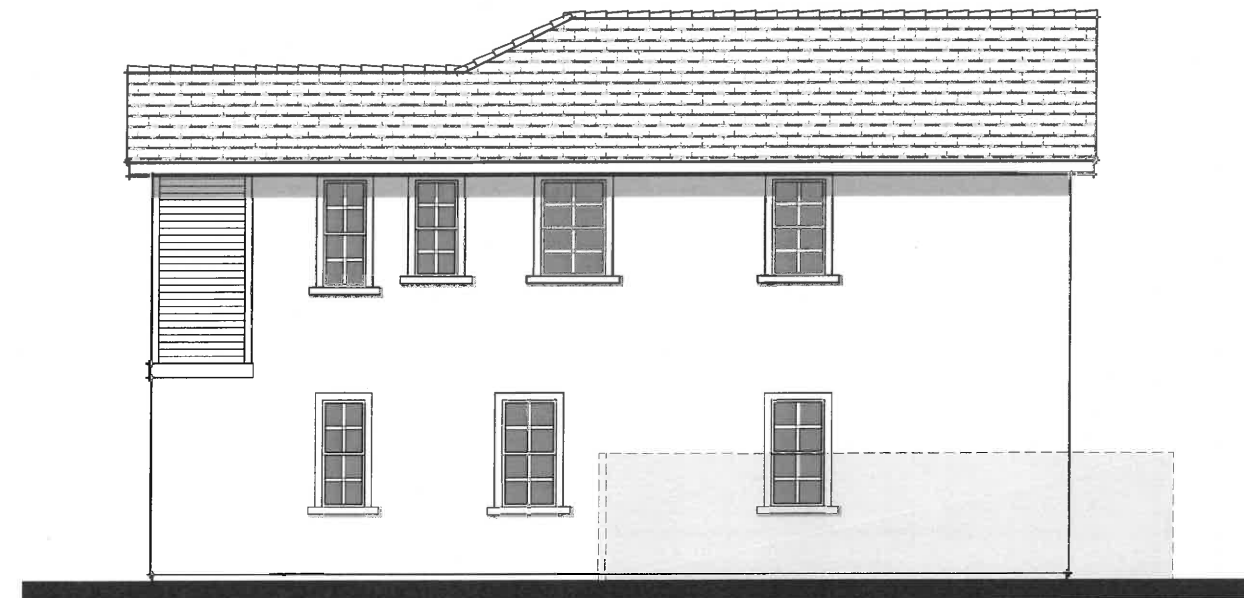
Left Elevation



Roof Plan



Rear Elevation



Right Elevation

Plan 3B Exterior Elevations



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Granite Terrace  
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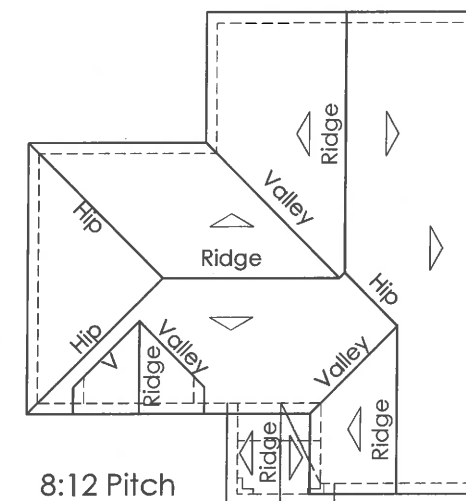
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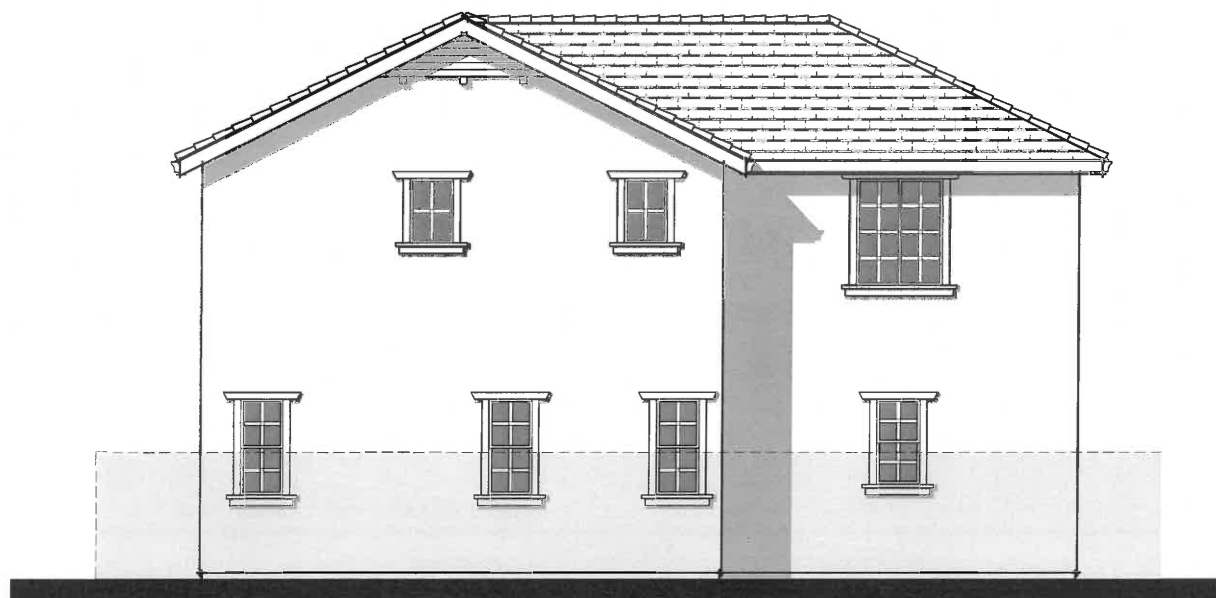
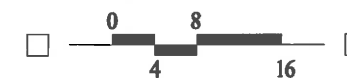




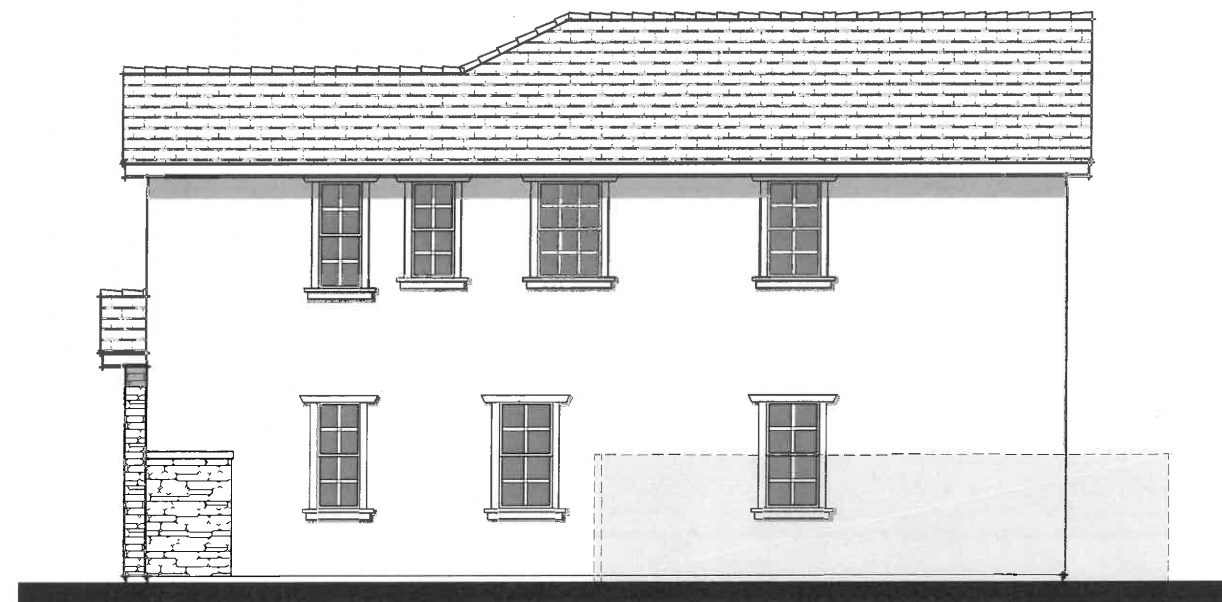
Left Elevation



Roof Plan



Rear Elevation



Right Elevation

Plan 3C Exterior Elevations



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STONE VENEER AT WALL/WINDOW, SHUTTERS AS OCCUR  
A & C ELEVATIONS



SHUTTERS, ENHANCED SILL, GABLE END,  
CORBELS AT CANTILEVER



STUCCO FINISH TRIM AS OCCUR



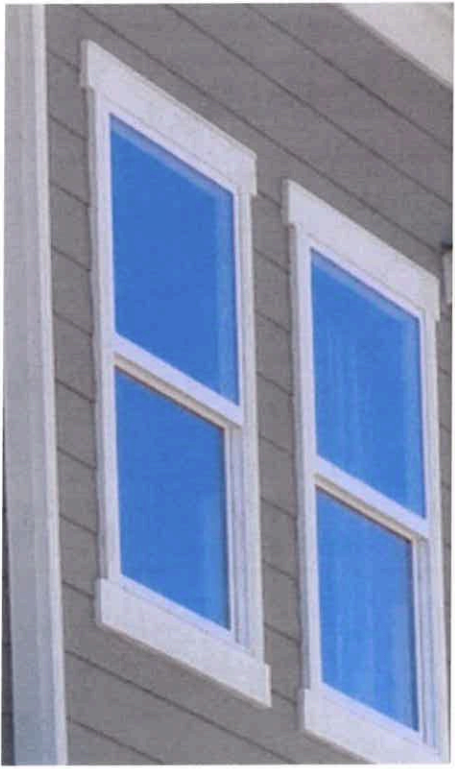
ENHANCED SILL  
1C, 2B, 2C, 3B, 3C, SIM.



RECESSED WINDOWS, AS OCCURS



GABLE END DETAILS  
1A, 1C, 2A, 2C, 3A, 3C, SIM.







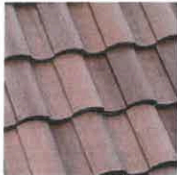






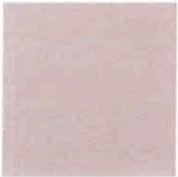
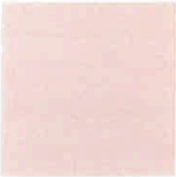




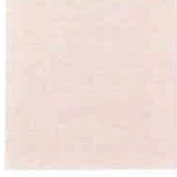









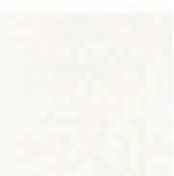



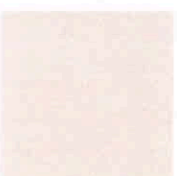






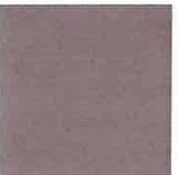








CEMENTITIOUS SIDING  
B ELEVATIONS



STONE VENEER AT ARCHED ENTRY  
2C & 3C ELEVATIONS



Manufacturers  
 Kelly Moore & Sherwin Williams Paint  
 El Dorado Stone  
 Eagle Roofing - Bel Air & Capistrano Collection

	'A' Elevations			'B' Elevations			'C' Elevations		
	1	2	3	4	5	6	7	8	9
Roof									
	4671 Village Blend	4689 Brown Range	4687 Gray Brown Range	3645 Sunrise Blend	3689 Brown Range	3626 Rancho Cordova Blend	4671 Village Blend	4689 Brown Range	4687 Gray Brown Range
Stucco									
	SW 6124	KM 4007-3	SW 6100	KM 4011-1	KM 4013-2	SW 6099	KM 3997-2	KM 3978-1	KM 26 Oyster
Fascia/Garage Dr.									
	SW 6097	KM 3944-5	SW 6076	KM 852-N	KM 4200-5	SW 6083	KM 3449-1	KM 3975-3	KM 196 Villita
Trim									
	SW 6154	KM 521-M	SW 7054	KM 3943-3	KM OW256-1	SW 7509	KM 4184-5	KM 3941-2	KM 3948-2
Entry Door/Accent									
	SW 2803	KM 841-N	SW 2845	SW 7580	KM AC240-5	SW 7591	KM 3800-5	KM 3408-5	KM 4007-3
Stone Veneer									
							Lucera Hillstone	Montecito Cliffstone	Sierra Mtn. Ledge

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## **Attachment 5**

### **Granite Terrace CEQA 15162 Analysis**

Granite Terrace  
Time Extension for General Plan Amendment, General Development Plan, Rezone, Tentative  
Subdivision Map, Design Review and Oak Tree Removal Permit  
15162 Analysis

PROJECT DESCRIPTION:

The Granite Terrace Time Extension is a request for approval of a 2-year extension of time for the previously approved Granite Terrace project, consisting of previously approved General Plan Amendment, General Development Plan, Rezone, Tentative Subdivision Map, Design Review and Oak Tree Removal Permit entitlements that allowed the development of approximately 42 units on a small lot single family residential subdivision on a site of approximately 7.9 acres. The project does not modify the location, design, or lot count of the previously approved subdivisions.

PRIOR ENVIRONMENTAL REVIEW:

In 2014, a Mitigated Negative Declaration (MND) for the Granite Terrace project was approved per City Council Resolution 2014-23. A project specific analysis was conducted and potential impacts of the Granite Terrace project were identified in the MND document.

RELIANCE ON PRIOR ENVIRONMENTAL REVIEW:

The potential environmental impacts of the Granite Terrace project was analyzed as required by the California Environmental Quality Act (CEQA) in an Environmental Impact Report, which was previously approved by the Rocklin City Council acting as the lead agency through Resolution 2014-23. 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 Granite Terrace project is requesting additional land use entitlements (a Time Extension) and further discretionary approval, the City must examine the adequacy of the prior environmental review.

Public Resources Code section 21166 and Section 15162 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 GRANITE TERRACE PROJECT AND ITS MND:

The adopted Granite Terrace MND addressed the development of the Granite Terrace project site as follows:

- Design Review (DR-2013-06) to approve the design of single family homes to be built on lots with areas less than 6,000 square feet.
- General Plan Amendment (GPA-2013-04) to change the land use designation from Medium High Density Residential (MHDR, 8.5-15.4 du/ac) to Medium Density Residential (MDR, 3.5 - 8.4 du/ac) and Recreation/Conservation (R-C)

- General Development Plan (PDG-2013-06) to establish the development standards for the proposed zone district.
- Rezone (Z-2013-06) to change the zoning from Planned Development 15 du/ac (PD-15) and Residential Single Family, 6,000 square foot minimum lot size (R1-6) to Planned Development 8 du/ac (PD-8) and Open Area (OA)
- Granite Terrace Tentative Subdivision Map (SD-2013-04) to create 42 single family residential lots and 13 lots for private streets, landscaping, and open space.
- Oak Tree Preservation Plan Permit (TRE-2013-35) to plan for the preservation of oak trees, to allow for the removal of impacted oak trees, and to mitigate impacts to oak trees.

The Granite Terrace Time Extension project involves the same land area and lot count that was previously considered and analyzed. There are no changes proposed to the project.

#### IMPACT ANALYSIS:

- 1) Aesthetics –the Granite Terrace Time Extension project will introduce the same development into the project area that is consistent with what was anticipated by the original project. Development of the project 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 Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes, it is not anticipated to result in new significant aesthetic impacts or substantially more severe aesthetic impacts that have not already been considered by the prior Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 2) Agricultural Resources –the Granite Terrace Time Extension project will occur in a location that is designated as Urban and Built-Up land and is not located within or adjacent to land in productive agriculture or lands zoned for agricultural uses or timberland production and does not introduce any new agricultural resources impacts.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.



- 3) Air Quality - the Granite Terrace Time Extension project will result in similar construction and operational air quality emissions due to no changes in the number or size of the lots and associated vehicle trips generated by the project. The project will result in similar construction and operational air quality emissions due to no changes in the construction footprint area and no changes in the number of lots/dwelling units and associated vehicle trips generated by the project.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to Granite Terrace Time Extension project, and no further analysis is required.

- 4) Biological Resources - the Granite Terrace Time Extension project will result in development in the same footprint area as was previously analyzed and approved.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 5) Cultural Resources - the Granite Terrace Time Extension project will result in development in the same footprint area as was previously analyzed and approved.

In conclusion, when comparing the Granite Terrace Time Extension to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 6) Geology and Soils - the Granite Terrace time extension project will result in development that is consistent with the development that was anticipated with the original project. The development

associated with the Granite Terrace Time Extension project would be 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 Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 7) Greenhouse Gas Emissions - the Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project due to no changes in the number or size of the lots and associated vehicle trips generated by the project. The project will result in similar construction and operational air quality/greenhouse gas emissions due to no changes in the construction footprint area and no changes in the number of lots/dwelling units and associated vehicle trips generated by the project.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is not anticipated to result in new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts; 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 Granite Terrace Time Extension project, and no further analysis is required.

- 8) Hazards and Hazardous Materials - the Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Granite Terrace Time Extension project would be 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. The Granite Terrace Time Extension project does not include any unusual uses of hazardous materials. In addition, the project is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the project site is not located within an airport land use plan or within the vicinity of a private airstrip, the project's design and layout will not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan, and the project was

reviewed by the Rocklin Fire Department and was designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 9) Hydrology and Water Quality - the Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Granite Terrace Time Extension project would also be 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 addition, the developable portions of the Granite Terrace time extension project are located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The project site is not located within the potential inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less than significant flood exposure impact would be anticipated.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 10) Land Use and Planning - the Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project and that is consistent with the City's General Plan and Zoning Ordinance. The construction of the Granite

Terrace Time Extension project would not physically divide an established community and would be compatible with nearby existing and anticipated land uses.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 11) Mineral Resources - the Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with Granite Terrace Time Extension project would occur on sites that do not contain known mineral resources and the project is not anticipated to have a mineral resources impact.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 12) Noise - the Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Granite Terrace Time Extension project would be anticipated to generate and be exposed to noise levels similar to those that would occur with the original project.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is not anticipated to result in new significant noise impacts or substantially more severe noise impacts that have not already been considered by the prior Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 13) Population and Housing - the Granite Terrace time extension project will result in development that is consistent with the development that was anticipated with the original project. Development

associated with the Granite Terrace Time Extension project would maintain the same number and location of lots as was previously approved. The Granite Terrace Time Extension project would not introduce unplanned growth or displace substantial numbers of people. In addition, the Granite Terrace Time Extension project is not considered to induce substantial population growth because it includes the same size and number of lots as was previously contemplated and it is located in an area that has already been planned for urban uses.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 14) Public Services - the Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with Granite Terrace Time Extension project would not increase the need for fire protection, police patrol and police services to the site beyond what was previously contemplated, and the need for other public facilities would not be created by the project.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

- 15) Transportation/Traffic - Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Granite Terrace Time Extension project will not result in an increase in the number of automobile trips generated by the previously approved project because the number and size of lots is not changing from what was previously approved.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

16) Tribal Cultural Resources – the Granite Terrace Time Extension project will result in development in the same footprint area as was previously anticipated. While the Granite Terrace MND was prepared and adopted prior to the requirement to address tribal cultural resources in CEQA documents, because Public Resources Code section 21080.3.3 requires consultation to occur prior to the release of a negative declaration, mitigated negative declaration or EIR for a project and the City intends to rely upon the previous MND for the Granite Terrace Time Extension project, there is no opportunity to incorporate additional mitigation measures for the protection of tribal cultural resources.

17) Utilities and Service Systems - the Granite Terrace Time Extension project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Granite Terrace Time Extension project would not increase the need for utilities and service systems to the site beyond what was previously contemplated, and the need for other utilities and public services would not be created by the project.

In conclusion, when comparing the Granite Terrace Time Extension project to the Granite Terrace MND analysis, because the project is only a request for a time extension and does not involve any changes from what was previously approved, it is 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 Granite Terrace 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 Granite Terrace MND is applicable to the Granite Terrace Time Extension project, and no further analysis is required.

#### CONCLUSION:

The Granite Terrace MND evaluated the potential environmental impacts of the development of the Granite Terrace Time Extension project which included the same project area and same size and number of lots. Because the Granite Terrace Time Extension project will introduce the same development into the same project area that is consistent with what was anticipated by the original project, and the development would 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 Granite Terrace Time Extension project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.



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## RESOLUTION NO. CC-2018-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TWO-YEAR  
EXTENSION FOR A TENTATIVE SUBDIVISION MAP, OAK TREE  
PRESERVATION PLAN PERMIT AND DESIGN REVIEW  
(Granite Terrace Subdivision Extension/SD-2013-04, TRE-2013-35, and DR-2013-06)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City of Rocklin finds and determines that:

A. A Tentative Subdivision Map (SD-2013-04), and Oak Tree Preservation Plan Permit (TRE-2013-35) were approved via City Council Resolution No. 2014-25 and a Design Review (DR-2013-06) was approved via City Council Resolution No. 2014-06 on February 25, 2014 to allow for the development of Granite Terrace, a small lot single family residential subdivision on approximately 7.87 acres; APNs 045-101-044 & 066.

B. A Mitigated Negative Declaration (MND) was prepared for this project and approved via City Council Resolution No. 2014-23 and pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Granite Terrace project is required, nor should be conducted, because:

1. The project is only a request for a time extension and does not involve any changes from what was previously approved;
2. The project will introduce the same development into the same project area that is consistent with what was anticipated by the original project, and the development would be consistent with the surrounding existing and anticipated development and does not include any aspects that would introduce new or increased environmental impacts;
3. No new information of substantial importance, which was not known or could not have been known with the exercise of reasonable diligence at the time the MND was approved.

C. The project entitlements were approved for a period of two years to February 25, 2016 and two subsequent one-year time extensions were granted by the City Council in 2016 and 2017 via Resolution Nos. 2016-72 and 2017-46 extending the

project approvals to February 25, 2018 unless prior to that date a final map has been issued or a time extension has been granted.

D. The applicant filed a time extension request prior to the expiration date of the tentative map in accordance with the Rocklin Municipal code.

E. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

F. The approved subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

G. The approved subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

H. The site is physically suitable for the approved type and density of development.

I. The approved design of this project is compatible with surrounding development, natural features and constraints.

J. The design of the approved subdivision and improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

K. The design of the approved subdivision and type of improvements will not cause serious public health problems.

L. The design of the approved subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

M. The design of the approved subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. A two-year extension of time for Granite Terrace, Tentative Subdivision Map (SD-2013-04) and Oak Tree Preservation Plan Permit (TRE-2013-35) as depicted in City Council Resolution 2014-25 and the Design Review (DR-2013-06) as depicted in City Council Resolution 2014-26, are hereby approved, subject to the original terms and conditions in the previous approval.

A. Conditions

1. This entitlement shall extend the expiration date of City Council Resolution 2014-25 and 2014-26 by two years each to February 25, 2020, unless prior to that date a final map has been filed or a further time extension has been granted.
2. The originally-approved resolutions (2014-25 and 2014-26), including conditions of approval and associated exhibits, shall govern the design and construction of the project.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following roll call vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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Kenneth Broadway, Mayor

ATTEST:

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Barbara Ivanusich, City Clerk



BACK TO AGENDA

## City Council Report

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**Subject: Informational Report on Fire Fuel Reduction Activities**

**Presented by: William Hack, Fire Chief**

**Date: 03/13/2018**

**Department: Fire Department and Public Services**

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Due to recent fires within the State of California, most notably in Sonoma County and the City of Santa Rosa, the Fire Department has conducted a comprehensive evaluation of the City's vegetation management and fuel reduction programs. The Fire Department has determined that there are several areas of risk that justify an increased level of concern and attention. In previous years the primary focus of Fire Fuel Reduction efforts has only included weeds and grasses in vacant parcels and public open space. The Department intends to increase the scope of Community Risk Reduction activities and implement a more systematic and effective Fire Fuel Reduction Program. The areas of increased concern and activity are identified in Attachment 1 (titled "Locations with Increased Fire Threat"), and include Public Open Space, Vacant Private Land, and Developed Private Land.

The legal authority to conduct Vegetation Management Activities is provided locally in at least four places:

- Rocklin City Ordinance 2015-0182, adopted July 14, 2015 – provides the authority to conduct fire fuel load reduction activities on any property
- Rocklin City Ordinance 541, adopted February 11, 1986 – defines maintenance standards for vacant parcels
- Public Resource Code 4291 - provides authority and identifies fuel reduction requirements for properties in the wildland urban interface
- California Government Code 51186 – provides authority for vegetation management activities on private lands

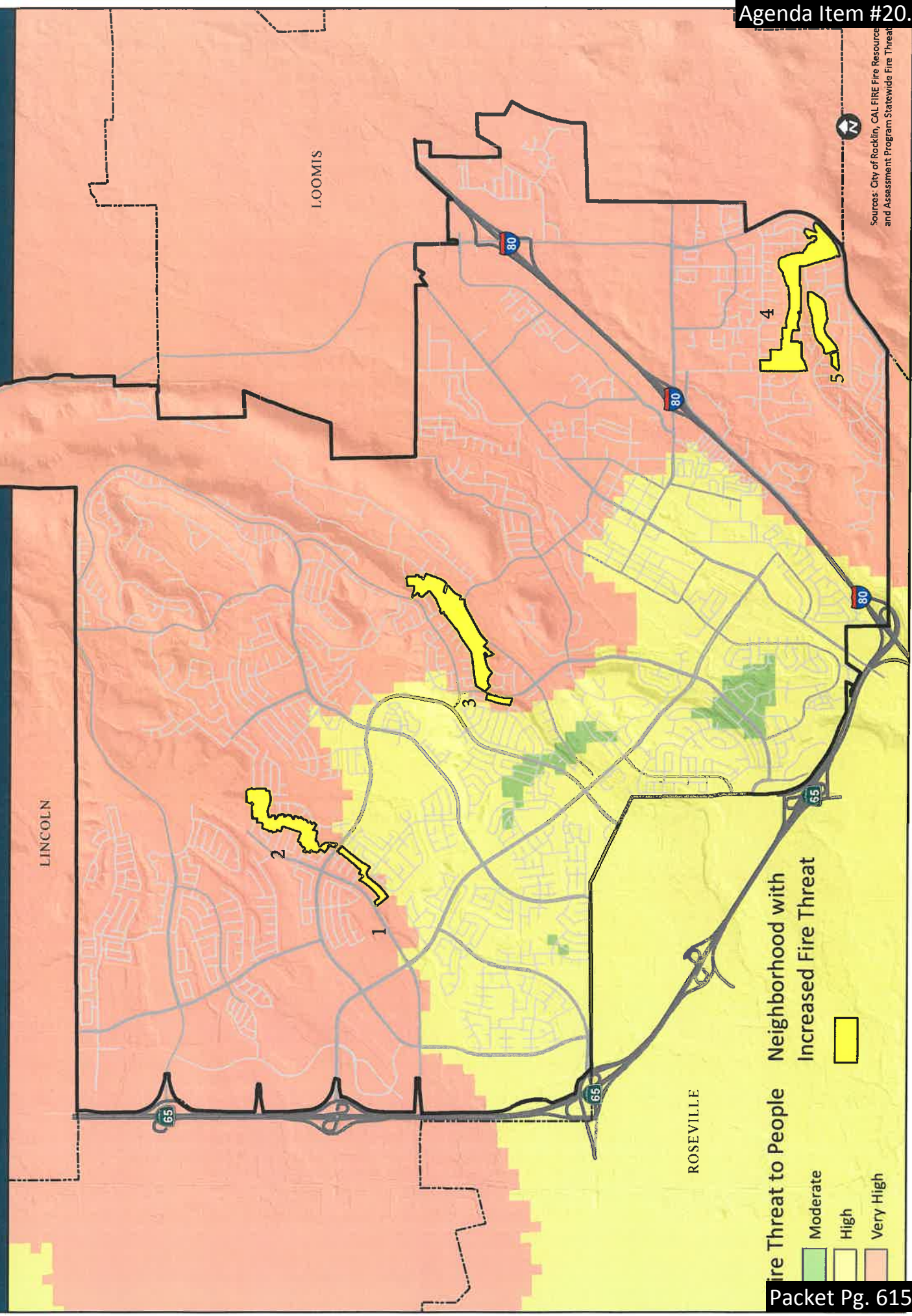
The first step in the City's proactive and holistic Fire Fuel Reduction Program has already begun. In February, the City began vegetation management of designated public open space through our Grazing Program. The next step will be to educate the public on the requirements of the Fire Fuel Reduction Program, as identified in Attachment 2 (titled "Fire Fuel Reduction Guide and Inspection Checklist"). This year's educational outreach will include in person meetings with high risk neighborhoods, distribution through direct mailing, a website hosted by the Fire Department and Public Services, social media, and traditional media. This webpage will be updated to include links to outside organizations that provide preventative education, such as CAL FIRE and the National Fire Protection Association (NFPA). This information will provide direction to residents throughout the City who desire additional information on how to reduce fire risk on their property. The identified high risk areas will receive notices in the mail and staff will meet with neighborhood groups to educate home owners on fire fuel

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reduction activities that must occur on their property. Specific fire fuel reduction plans can be created with each property owner to assist them in reducing the risks on their property.

The final step in the program is enforcement. Neither the Fire Department nor Public Services plan on being heavy handed in our enforcement activity. We believe that most properties will comply completely with the program requirements or make substantial improvements in risk reduction. When an area of high risk has not made marked improvement, or the risk is so high that it is a clear and present danger to the public, the Fire Department or Public Service will utilize Code Enforcement to encourage or gain compliance.

# Locations with Increased Fire Threat







CITY OF ROCKLIN FIRE DEPARTMENT  
3401 CREST DRIVE  
ROCKLIN, CA 95765  
(916) 625-5300

## FIRE FUEL REDUCTION GUIDE & INSPECTION CHECKLIST



Open spaces are valued for their nature and beauty; if we choose to live within these areas we must do our part to protect our homes and our community. Living within the Wildland Urban Interface (WUI) provides us with a sense of nature, yet there are dangers that must be mitigated and each of us should do our part. In the over 4,000 acres of undeveloped land within the city of Rocklin, fire fuel reduction actives are a must.

### **Wildland Urban Interface (WUI):**

The wildland/urban interface is any location where a fire can spread from vegetation (wildland fuels) to buildings (urban fuels), resulting in multiple house fires that overwhelm fire protection efforts. We may

not be able to stop wildfires but we can mitigate that risk by planning and proper fuel management. Creating a defensible space around our homes may help to reduce risk to our lives, properties, community, firefighters; and it is the law.

As a resident and/ or owner of property near or adjacent to wildland areas, you are required by California's Public Resources Code (PRC) Section 4291, to maintain a defensible space around your house and other structures. Included are additional requirements under the California Fire Code (CFC), and California Building Code (CBC). Completing these items increases the chances that your home will survive a wildfire, and will reduce the danger to firefighters, neighbors, and surrounding natural resources. The attached Defensible Space Checklist will help you determine what you need to do to comply with the law and reduce your vulnerability to the threat of wildfire.

### **What is "Defensible Space?"**

"Defensible space" is a perimeter created around a structure where vegetation is treated, cleared or reduced to slow the spread of wildfire towards a structure, reduce the chance of a structure fire burning to the surrounding area, and provides a safe perimeter for firefighters to protect a structure.

A homeowner's clearing responsibility is limited to 100 feet away from his or her building or structure or to the property line, whichever is less, and limited to their land. While individual property owners are not required to clear beyond 100 feet, groups of property owners are encouraged to extend clearances beyond the 100 foot requirement in order to create community-wide defensible spaces.





Once you have completed the assessment, you will have a better idea of the scope of your project, and you can prioritize your next steps. Don't be overly concerned if the size of the project seems daunting. The goal is to take this one step at a time.

Your priorities should focus on making the most impact with the least amount of effort. Removing dead and dying vegetation (including dry leaves, pine needles, limbs and small branches, brush parts, dead materials on the ground, unused timber, and debris piles) is first in both zones, starting closest to the house.

Dry, dead material that is ½ inch to 3 inches in diameter provides for high heat and is much easier to ignite than green materials.

**TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:**

**ZONE 1: 30 feet of Lean, Clean & Green**

- 1 Remove all dead plants, grass and weeds.
- 2 Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- 3 Keep tree branches 10 feet away from your chimney and other trees.

**ZONE 2: 30-100 feet of Reduced Fuel**

- 4 Cut or mow annual grass down to a maximum height of 4 inches.
- 5 Create horizontal spacing between shrubs and trees.
- 6 Create vertical spacing between grass, shrubs and trees.

**Use Equipment Properly to Keep from Sparking a Wildfire**

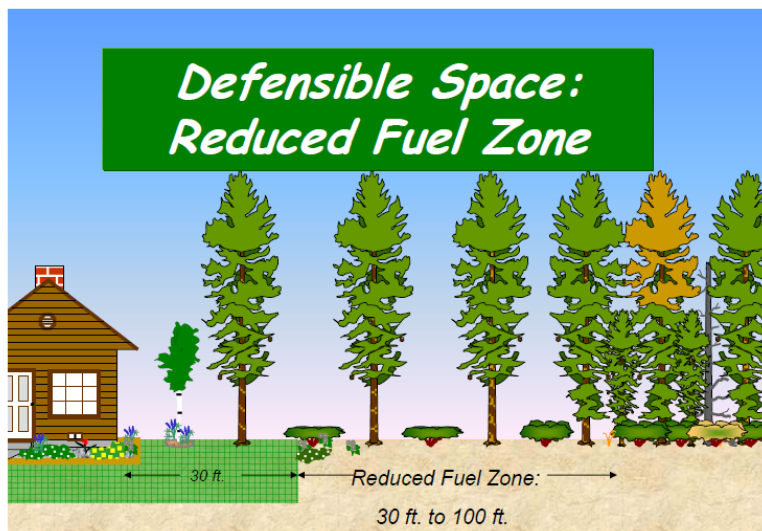
- 7 Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawnmowers) for clearing vegetation.

**VERTICAL SPACING**

Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

**HORIZONTAL SPACING**

Create horizontal and vertical spacing between plants, the amount of spacing will depend on how steep the slope is and the size of the plants.



### Reduced Fuel Zone:

This is the space 30 to 100 feet beyond any structure, or to the property line, whichever is nearest. Be aware of one special provision in this area: Dead/dying leaves, needles and mowed dry grass may remain on the ground to a depth of 3-4 inches.

1. Break up the continuity of fire fuels by removal and spacing.
2. Ladder fuels, or fuels that tend to help a ground fire spread from ground level into the upper reaches of trees and brush, need to be removed.



## **DEFENSIBLE SPACE ZONES INSPECTION CHECKLIST**



### **Defensible Space Zone: 1'-30' from Structure**

Special requirements within the first 30 feet surrounding any structure or to the property line, whichever is nearest:

- ☐ Remove all dead or dying leaves, needles, grass.
- ☐ Maintain any tree, adjacent to or overhanging any building, free of dead or dying wood.
- ☐ Maintain the roof and gutters of all buildings free of leaves, needles, or other vegetation.
- ☐ Remove all limbs within 10 feet of any chimney or stovepipe opening.
- ☐ Remove limbs from above roof and decking.
- ☐ Cover all chimney or stovepipe openings with a metal screen having openings no larger than 1/2 inch in size.
- ☐ Clear 10 feet around woodpile(s); maintain free of needles, leaves, and other flammable debris. During fire season, store firewood as far as possible from structures, and protect woodpiles with fire resistant covering.

### **Guidelines for Reducing Fuel in Both Zones**

In the 1'-100' perimeter around your home or structure, remove all DEAD/DYING vegetation or non-vegetative debris:

- ☐ Remove all dead or dying brush, trees, limbs and branches within 15 feet of the ground. This includes dead material within dense plants such as juniper or rosemary.
- ☐ Logs or stumps embedded in the soil must either be removed or isolated from other vegetation and structures.
- ☐ Remove, or clear around and cover with fire-resistant covering, all flammable non-vegetative material or household debris so that wind-driven firebrands or embers cannot land on or in this material and start a fire.

Thin, prune and remove LIVE vegetation:

- ☐ Prune trees (remove limbs), up to at least 6 feet, (or 1/3 - 1/2 the tree height for small trees), more on slopes.
- ☐ If retaining a "continuous forest canopy", where limbs of one tree touch those of another, prune trees to 15 feet (or 1/3 of tree height for trees under 30 feet, whichever is less).
- ☐ Thin, remove, and space seedling/sapling trees. Prune remaining select trees up to 1/2 their height.
- ☐ Create vertical spacing between tops of short plants and any limbs above them, or 3 times the height of the lower plant.
- ☐ If possible, break up continuous masses of vegetation by separating trees, bushes, and clumps of ground-cover vegetation with cleared areas. For privacy, consider spacing plants in a checkerboard pattern rather than a solid row.
- ☐ You may keep well-maintained and appropriately-watered lawns, ground cover plants, ornamental shrubbery, and trees that are well-spaced, well-pruned, free of all dead material, and which will not spread fire to structures or other vegetation.
- ☐ You may keep ornamental trees or shrubs which have branches down to the ground, but you must remove all dead material within, beneath, and surrounding them.



## DEFENSIBLE SPACE ZONES INSPECTION CHECKLIST

### Defensible Space Zone: 1'-30' from Structure

Special requirements within the first 30 feet surrounding any structure or to the property line, whichever is nearest:

- ☐ Remove all dead or dying leaves, needles, grass.
- ☐ Maintain any tree, adjacent to or overhanging any building, free of dead or dying wood.
- ☐ Maintain the roof and gutters of all buildings free of leaves, needles, or other vegetation.
- ☐ Remove all limbs within 10 feet of any chimney or stovepipe opening.
- ☐ Remove limbs from above roof and decking.
- ☐ Cover all chimney or stovepipe openings with a metal screen having openings no larger than 1/2 inch in size.
- ☐ Clear 10 feet around woodpile(s); maintain free of needles, leaves, and other flammable debris. During fire season, store firewood as far as possible from structures, and protect woodpiles with fire resistant covering.

### Guidelines for Reducing Fuel in Both Zones

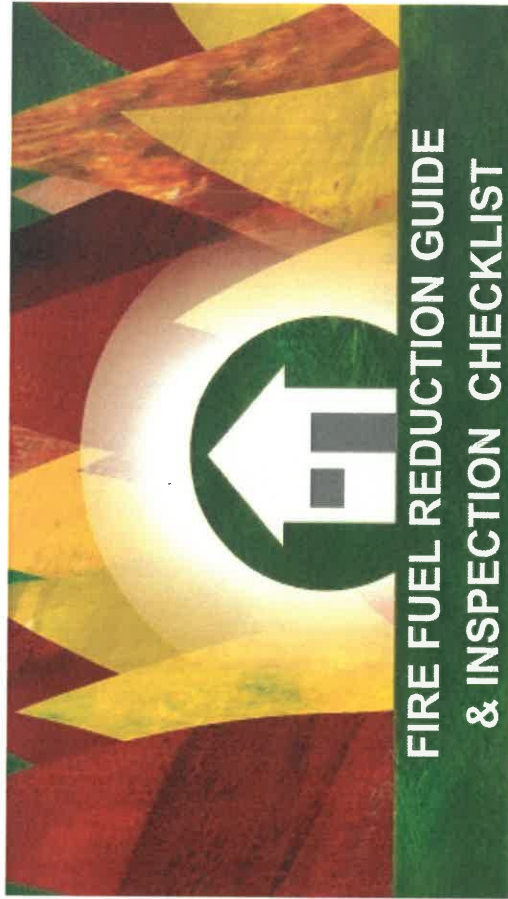
In the 1'-100' perimeter around your home or structure, remove all DEAD/DYING vegetation or non-vegetative debris:

- ☐ Remove all dead or dying brush, trees, limbs and branches within 15 feet of the ground. This includes dead material within dense plants such as juniper or rosemary.
- ☐ Logs or stumps embedded in the soil must either be removed or isolated from other vegetation and structures.
- ☐ Remove, or clear around and cover with fire-resistant covering, all flammable non-vegetative material or household debris so that wind-driven firebrands or embers cannot land on or in this material and start a fire.



Thin, prune and remove LIVE vegetation:

- ☐ Prune trees (remove limbs), up to at least 6 feet, (or 1/3 - 1/2 the tree height for small trees), more on slopes.
- ☐ If retaining a "continuous forest canopy", where limbs of one tree touch those of another, prune trees to 15 feet (or 1/3 of tree height for trees under 30 feet, whichever is less).
- ☐ Thin, remove, and space seedling/sapling trees. Prune remaining select trees up to 1/2 their height.
- ☐ Create vertical spacing between tops of short plants and any limbs above them, or 3 times the height of the lower plant.
- ☐ If possible, break up continuous masses of vegetation by separating trees, bushes, and clumps of ground-cover vegetation with cleared areas. For privacy, consider spacing plants in a checkerboard pattern rather than a solid row.
- ☐ You may keep well-maintained and appropriately-watered lawns, ground cover plants, ornamental shrubbery, and trees that are well-spaced, well-pruned, free of all dead material, and which will not spread fire to structures or other vegetation.
- ☐ You may keep ornamental trees or shrubs which have branches down to the ground, but you must remove all dead material within, beneath, and surrounding them.



CITY OF ROCKLIN FIRE DEPARTMENT  
3401 CREST DRIVE  
ROCKLIN, CA 95765  
(916) 625-5300

Open spaces are valued for their nature and beauty; if we choose to live within these areas we must do our part to protect our homes and our community. Living within the Wildland Urban Interface (WUI) provides us with a sense of nature, yet there are dangers that must be mitigated and each of us should do our part. In the over 4,000 acres of undeveloped land within the city of Rocklin, fire fuel reduction activities are a must.

### Wildland Urban Interface (WUI):

The wildland/urban interface is any location where a fire can spread from vegetation (wildland fuels) to buildings (urban fuels), resulting in multiple house fires that overwhelm fire protection efforts. We may not be able to stop wildfires but we can mitigate that risk by planning and proper fuel management. Creating a defensible space around our homes may help to reduce risk to our lives, properties, community, firefighters; and it is the law.

As a resident and/ or owner of property near or adjacent to wildland areas, you are required by California's Public Resources Code (PRC) Section 4291, to maintain a defensible space around your house and other structures. Included are additional requirements under the California Fire Code (CFC), and California Building Code (CBC). Completing these items increases the chances that your home will survive a wildfire, and will reduce the danger to firefighters, neighbors, and surrounding natural resources. The attached Defensible Space Checklist will help you determine what you need to do to comply with the law and reduce your vulnerability to the threat of wildfire.

### What is "Defensible Space?"

"Defensible space" is a perimeter created around a structure where vegetation is treated, cleared or reduced to slow the spread of wildfire towards a structure, reduce the chance of a structure fire burning to the surrounding area, and provides a safe perimeter for firefighters to protect a structure.

Homeowner's clearing responsibility is limited to 100 feet away from his or her building or structure or to the property line, whichever is less, and limited to their lot. While individual property owners are not required to clear beyond 100 feet, groups of property owners are encouraged to extend clearances beyond the 100 feet requirement in order to create community-wide defensible spaces.

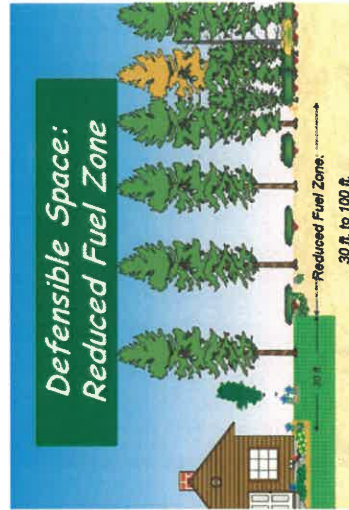
Once you have completed the assessment, you will have a better idea of the scope of your project, and you can prioritize your next steps. Don't be overly concerned if the size of the project seems daunting. The goal is to take this one step at a time.

Your priorities should focus on making the most impact with the least amount of effort. Removing dead and dying vegetation (including dry leaves, pine needles, limbs and small branches, brush parts, dead materials on the ground, unused timber, and debris piles) is first in both zones, starting closest to the house.

Dry, dead material that is 1/2 inch to 3 inches in diameter provides for high heat and is much easier to ignite than green materials.

### Reduced Fuel Zone:

This is the space 30 to 100 feet beyond any structure, or to the property line, whichever is nearest. Be aware of one special provision in this area: Dead/dying leaves, needles and mowed dry grass may remain on the ground to a depth of 3-4 inches.



### TWO ZONES MAKE UP THE REQUIRED 100 FEET OF DEFENSIBLE SPACE:

- ZONE 1: 30 feet of Lean, Clean & Green**
1. Remove all dead plants, grass and weeds.
  2. Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
  3. Keep tree branches 10 feet away from your chimney and other trees.

### ZONE 2: 30-100 feet of Reduced Fuel

4. Cut or mow annual grass down to a maximum height of 4 inches.
5. Create horizontal spacing between shrubs and trees.
6. Create vertical spacing between grass, shrubs and trees.

### Use Equipment Properly to Keep from Sparking a Wildfire

7. Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. lawnmowers) for clearing vegetation.

**VERTICAL SPACING**  
Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."

**HORIZONTAL SPACING**  
Create horizontal and vertical spacing between plants. The amount of spacing will depend on how steep the slope is and the size of the plants.




[BACK TO AGENDA](#)

## City Council Report

**Subject:** Approval of the sale of former Union Pacific Railroad property along Railroad Avenue to the City of Rocklin by the Successor Agency to the Redevelopment Agency

**Submitted by:** Steven P. Rudolph, City Attorney  
DeeAnne Gillick, Assistant City Attorney

**Date:** April 10, 2018

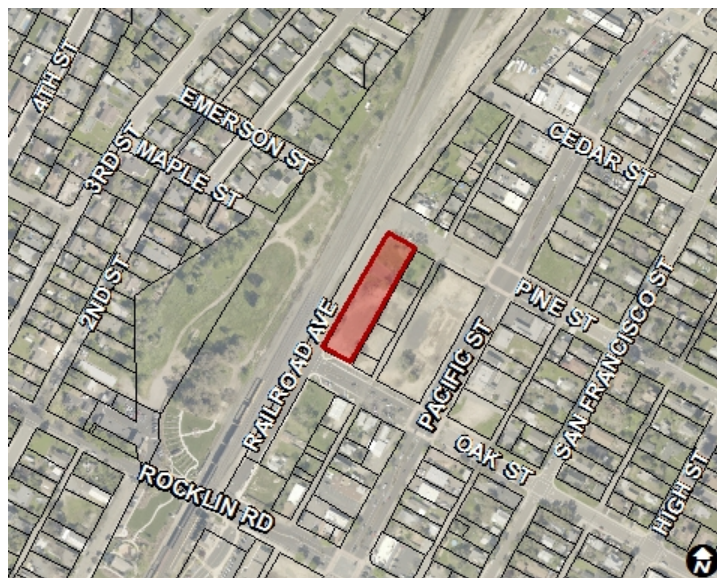
**Department:** City Attorney

### Staff Recommendation:

- It is recommended that the Successor Agency to the Redevelopment Agency of the City of Rocklin approve a Resolution of the Successor Agency to the Redevelopment Agency of the City of Rocklin approving the sale of the former Union Pacific Railroad Property.
- It is recommended that the City of Rocklin approve a Resolution of the City of Rocklin approving and accepting the purchase of the former Union Pacific Railroad Property.

### BACKGROUND:

In 2004 the Redevelopment Agency of the City of Rocklin purchased for ten dollars (\$10) real property from the Union Pacific Railroad Company that was within 400 feet of the Union Pacific Railroad right of way which included a portion of the existing Railroad Avenue between Oak and Pine Streets ("Railroad Property"). The Railroad Property is depicted in the below diagram.



April 10, 2018

Page 2

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The Railroad Property was transferred to the Redevelopment Agency by quit claim deed as the Railroad Property was acquired by Union Pacific's predecessor in interest pursuant to the Act of Congress ("Pacific Railway Act") of July 1, 1862 (12 Stats.489), as amended by the Act of July 2, 1864 (13 Stats. 356). (Placer County Recorded Document No. 2004-0085400.) The transfer of the Railroad Property to the Redevelopment Agency was restricted for such uses as consistent with the Pacific Railway Act.

The Pacific Railway Act granted the railroads federal lands for purpose of constructing the transcontinental railroad. Federal law has determined that when Congress granted the lands to the railroad, the federal government retained a right of reversion, such that if the property was no longer used for railroad purposes the property reverted back to the federal government. Section 913 of Title 43 of the United States Code provides that railroad properties that are no longer used for railroad purposes may be conveyed to cities if such right of way is used for public street purposes and restricts the ownership of the property to public ownership. The Quit Claim Deed in which the Railroad Property was transferred to the Redevelopment Agency limits the ownership and transfer of the Railroad Property consistent with these federal laws. The Railroad Property is restricted for use for public purposes including public highway or street purposes and must remain in public ownership pursuant to 43 U.S.C. § 913.

Redevelopment agencies were dissolved by operation of law in 2012 and the Successor Agency to the Redevelopment Agency to the City of Rocklin is responsible for winding up the affairs of the former Redevelopment Agency. Among the duties of a successor agency was the preparation of a long-range management plan that addresses the disposition and use of the real properties of the former redevelopment agency. The Successor Agency approved the Rocklin Long Range Management Plan (LRMP) on September 10, 2013 by Resolution No. 2013-15 SA, which was approved by the Department of Finance on March 13, 2014. The LRMP provides that several former Redevelopment Agency properties are to be marketed and sold for future development.

The LRMP provides that the Railroad Property must be sold; however, pursuant to federal law the Railroad Property must remain in public ownership and its use is limited to street and roadway associated purposes. Therefore it is recommended that the Railroad Property is transferred to the City of Rocklin to be held in public ownership consistent with the limitations of federal law.

The purchase and sale of the Railroad Property is exempt under the California Environmental Quality Act pursuant to California Code of Regulations Section 15061 (b) (3) – General rule of no potential for causing significant impact.

## **FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**

### **Findings and Conclusions:**

- The Successor Agency is responsible for the disposition and management of the former redevelopment agency properties.
- The LRMP directs the Successor Agency to market and sell the Railroad Property.

April 10, 2018

Page 3

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- The Railroad Property was acquired by Quit Claim Deed and its ownership and use is restricted by federal law.
  - Ownership of the Railroad Property by the City of Rocklin for public highway and street purposes complies with the restrictions of federal law pursuant 43 U.S.C. §913.

**Recommendations:**

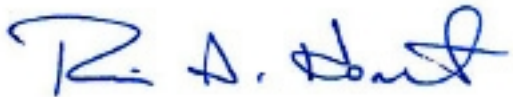
- Staff recommends the approval of the resolution of the Successor Agency and the resolution of the City of Rocklin authorizing the purchase and sale of the Railroad Property by the Successor Agency to the City of Rocklin, which authorizes to City staff to take all necessary action, including requesting approval by the Rocklin Oversight Board and including acceptance of the Quit Claim Deed, to complete the transfer of ownership of the Railroad Property.

**Alternatives:**

- Do not authorize the sale of the Railroad Property which would remain in the ownership of the former Redevelopment Agency.

**Fiscal Impact:**

- The purchase and sale of the Railroad Property provides for the payment of \$10 by the City which is the same purchase amount in which the Railroad Property was acquired by the former Redevelopment Agency.



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Ricky A. Horst, City Manager  
Reviewed for Content



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Steven Rudolph, City Attorney  
Reviewed for Legal Sufficiency





BACK TO AGENDA

RESOLUTION NO. 2018-  
RESOLUTION OF THE SUCCESSOR AGENCY TO THE  
REDEVELOPMENT AGENCY OF THE CITY OF ROCKLIN  
APPROVING THE SALE OF THE  
FORMER UNION PACIFIC RAILROAD PROPERTY

WHEREAS, the Redevelopment Agency of the City of Rocklin purchased the real property along Railroad Avenue between Oak and Pine Streets, as more particularly described in Exhibit A (the "Railroad Property") in December of 2004 from the Union Pacific Railroad for the purchase amount of ten dollars (\$10) pursuant to Redevelopment Agency of the City of Rocklin Resolution 2004-246 RDA.

WHEREAS, the Railroad Property was transferred to the Redevelopment Agency of the City of Rocklin by Quit Claim Deed ("Quit Claim Deed") by the Union Pacific Railroad which provides that the Railroad Property was acquired by Union Pacific's predecessor in interest pursuant to the Act of Congress ("Pacific Railway Act") of July 1, 1862 (12 Stats.489), as amended by the Act of July 2, 1864 (13 Stats. 356). The 2004 Quitclaim Deed recorded as Placer County Document No. 2004-0085400 is attached hereto as Exhibit B. The transfer of the Railroad Property to the Redevelopment Agency was restricted for such uses as consistent with the Pacific Railway Act. The Railroad Property acquired from the railroad is restricted for use for public purposes including public highway or street purposes and must remain in public ownership.

WHEREAS, the State of California passed legislation dissolving Redevelopment Agencies, and set forth statutes establishing a Successor Agency to the former Redevelopment Agency and an Oversight Board to oversee the dissolution of the former Redevelopment Agency.

WHEREAS, the City Council of the City of Rocklin became the Successor Agency to the Redevelopment Agency of the City of Rocklin by operation of law on February 1, 2012 (California Health & Safety Code subsection 34171 (j)), and the establishment of the Successor Agency to the Redevelopment Agency of the City of Rocklin was approved and ratified by unanimous vote of the City Council on January 10, 2012.

WHEREAS, by operation of law as set forth in California Health & Safety Code subsection 34175 (b), the Successor Agency was vested with all right, title and interest to the Redevelopment Agency including the Railroad Property.

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Rocklin is responsible for the winding up of the affairs of the former Redevelopment Agency and the disposition of real property pursuant to the Rocklin Long Range Management Plan (LRMP) approved by the Department of Finance on March 13, 2014;

WHEREAS, the LRMP provides for the sale of former Redevelopment Agency properties including the sale of the Railroad Property, which includes the public street identified as Railroad Avenue and unimproved lands;

WHEREAS, the Railroad Property must remain in public ownership and its future use is restricted to public purposes due to Federal law and the Quit Claim Deed from the Union Pacific Railroad to the Redevelopment Agency.

WHEREAS, the City of Rocklin is willing to purchase the property and use and maintain the property consistent with the requirements of Federal law and the Quit Claim Deed.

WHEREAS, the Successor Agency is willing to sell the Property to the City of Rocklin subject to the restrictions of Federal law and the Quit Claim Deed.

NOW THEREFORE, The City Council acting as the Successor Agency to the Redevelopment Agency of the City of Rocklin does resolve as follows:

Section 1. The Successor Agency hereby approves the sale of the Railroad Property for the sum of ten dollars (\$10) to the City of Rocklin, subject to approval of the Rocklin Oversight Board.

Section 3. The City Manager, acting as the Executive Director of the Successor Agency, is hereby authorized to take any and all necessary actions to carry out the sale of the Railroad Property, including requesting approval by the Rocklin Oversight Board and executing the Quit Claim Deed in the form substantially similar to the Quit Claim Deed attached hereto as Exhibit C.

PASSED AND ADOPTED this \_\_\_\_ day of April, 2018, by the following vote:

AYES: Councilmembers:  
 NOES: Councilmembers:  
 ABSENT: Councilmembers:  
 ABSTAIN: Councilmembers:

\_\_\_\_\_  
 Ken Broadway, Mayor

ATTEST:

\_\_\_\_\_  
 Barbara Ivanusich, City Clerk

**Exhibit A****RAILROAD PROPERTY****LEGAL DESCRIPTION**

A parcel of land, being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D, situated in the City of Rocklin, County of Placer, State of California, recorded in Book A of Maps, Page 28 on August 9, 1893 Official Records, Placer County Recorder. Said parcel of land also being a portion of the Northeast Quarter of Section 19, Township 11 North, Range 7 East. More particularly described as follows:

Being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D as shown on that map recorded in the Office of the Placer County Recorder's in Book A of Maps, Page 28. Said land being that portion of land that falls within the 400 foot right of way of the Central Pacific Railroad as established by the Congressional Grant of July 1862.

**Exhibit B**

QuitClaim Deed from Union Pacific Railroad Company  
Placer County Recorded Document 2004-0085400

**RECORDING REQUESTED BY**  
**The Redevelopment Agency of the City of Rocklin, California**

**RECORD WITHOUT FEE UNDER SECTION 6103**  
**GOVERNMENT CODE OF THE STATE OF CALIFORNIA**

CMY  
 06/30/2004 20040085400

**AND AFTER RECORDING RETURN TO:**

City of Rocklin  
Redevelopment Agency  
3970 Rocklin Road, Rocklin, CA  
 Attn: City Clerk 95677

(Space above for Recorder's use only)

Real Estate File Folder #2120-92

### **QUITCLAIM DEED**

**UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation (formerly known as Southern Pacific Transportation Company, a Delaware corporation), Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto **The Redevelopment Agency of the City of Rocklin**, a California municipal corporation, Grantee, whose address is shown above, and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to that certain real property situated in the City of Rocklin, County of Placer, State of California ("Property"), as more particularly described in **Exhibit A** attached hereto and hereby made a part hereof.

Grantee acknowledges that Grantor's predecessor in interest acquired the Property pursuant to the Act of Congress ("Pacific Railway Act") of July 1, 1862 (12 Stats. 489), as amended by the Act of July 2, 1864 (13 Stats. 356); and agrees that Grantee shall use the Property only for such purposes as are consistent with such Act of July 1, 1862, as amended by the Act of July 2, 1864.

Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantee, Grantor reserves all income (including, without limitation, rentals, license fees and royalties from any license and other rights to use the Property) granted by Grantor or Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Grantor.

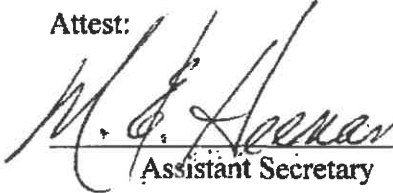
The Property is quitclaimed AS IS, WHERE IS, subject to all conditions, restrictions, reservations, easements and encumbrances whether recorded or otherwise applicable to the Property. Grantee assumes the risk of and agrees to indemnify and hold Grantor harmless, and to defend Grantor against and from any claims, costs, liabilities, expenses (including without limitation, court costs and attorney fees), or demands of whatsoever nature or source for any defects or environmental

problems, latent or obvious, discovered or undiscovered in the Property.

TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto its successors and assigns.

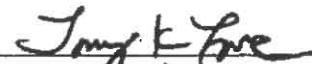
IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the 22<sup>nd</sup> day of June, 2004.

Attest:

 (Seal)  
Assistant Secretary

UNION PACIFIC RAILROAD COMPANY,  
a Delaware corporation

By:

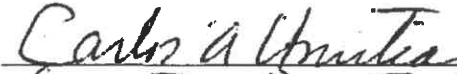
  
Title: General Manager - Real Estate

The undersigned Grantee hereby accepts this Quitclaim Deed, and agrees for itself, its successors and assigns to be bound by the covenants and conditions set forth herein.

**GRANTEE**

**THE REDEVELOPMENT AGENCY OF THE CITY OF ROCKLIN**

By:

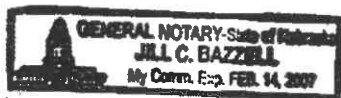
  
Its: Executive Director



STATE OF NEBRASKA    )  
   ) ss.  
 COUNTY OF DOUGLAS    )

On June 24, 2004, before me, a Notary Public in and for said County and State, personally appeared Tony K. Love and M E Hansen, General Manager – Real Estate and Assistant Secretary of UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Jill C Bazzell  
 Notary Public

(SEAL)

Dated: 6-22-04

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF PLACER )

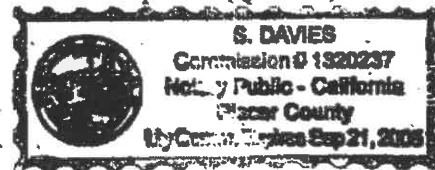
On 29<sup>th</sup> June 2004 before me, the S. DAVIES, Notary Public in and for said County and State, personally appeared

CARLOS A. URRUTIA

personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person ~~(s)~~ whose name ~~(s)~~ is ~~are~~ subscribed to the within instrument and acknowledged to me that he ~~she~~ ~~they~~ executed the same in his ~~her~~ ~~their~~ authorized capacity ~~(ies)~~, and that by his ~~her~~ ~~their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

*S. Davies*

Notary Public in and for said County and State

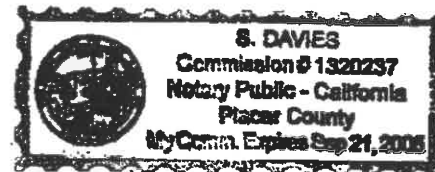


(space above for official notarial area.)

**MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE**

Grantee at address above

City of Rocklin - Redevelopment Agency	3970 Rocklin Road, Rocklin, CA 95677
Name	Street Address City & State



## EXHIBIT A

OAK STREET TO PINE STREET  
RAILROAD PROPERTY ACQUISITION

## LEGAL DESCRIPTION

A parcel of land, being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D, situated in the City of Rocklin, County of Placer, State of California, recorded in Book A of Maps, Page 28 on August 9, 1893 Official Records, Placer County Recorder. Said parcel of land also being a portion of the Northeast Quarter of Section 19, Township 11 North, Range 7 East. More particularly described as follows:

Being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D as shown on that map recorded in the Office of the Placer County Recorder's in Book A of Maps, Page 28. Said land being that portion of land that falls within the 400 foot right of way of the Central Pacific Railroad as established by the Congressional Grant of July 1862.



*Larry M. Wing*  
05-12-2004

**Exhibit C**

Quit Claim Deed to the City of Rocklin

**NO FEE DOCUMENT**

Government Code §6103 & §27383

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

**City Clerk**  
**CITY OF ROCKLIN**  
**3070 Rocklin Road**  
**Rocklin, CA 95677**

The Above Space For Recorder's Use Only

Project Name:

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 27383 OF THE CALIFORNIA GOVERNMENT CODE.

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the **SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF ROCKLIN**, Grantor, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to the **CITY OF ROCKLIN**, a municipal corporation, Grantee, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to that certain real property situated in the City of Rocklin, County of Placer, State of California ("Property"), as more particularly described in Exhibit A attached hereto and hereby made a part hereof.

Grantee acknowledges that Grantor's predecessor in interest, Union Pacific Railroad Company and its predecessor's in interest, acquired the Property pursuant to the Act of Congress ("Pacific Railway Act") of July 1, 1862 (12 Stats. 489), as amended by the Act of July 2, 1964 (13 Stats. 356); and agrees that Grantee shall use the Property only for such purposes as are consistent with such Act of July 1, 1862, as amended by the Act of July 2, 1864.

Grantee acknowledges that Union Pacific Railroad Company, and its predecessors in interest, reserved certain income (including, without limitation, rentals, license fees and royalties from any license and other rights to use the Property) granted by Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Union Pacific Railroad Company. .

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**GRANTOR: Successor Agency to the Redevelopment Agency**

By: \_\_\_\_\_

Print name: Ricky A. Horst

Title: Executive Director to the Successor Agency and City Manager

The undersigned Grantee hereby accepts this Quitclaim Deed, and agrees for itself, its successor and assigns to be bound by the covenants and conditions set forth herein.

**GRANTEE: The City of Rocklin**

By: \_\_\_\_\_

Print name: Ricky A. Horst

Title: City Manager



ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA    )  
COUNTY OF PLACER        )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

\_\_\_\_\_

My commission expires: \_\_\_\_\_

*This area for official notarial seal*

Notary Name: \_\_\_\_\_

Notary Reg. Number: \_\_\_\_\_

## EXHIBIT A

OAK STREET TO PINE STREET  
RAILROAD PROPERTY ACQUISITION

## LEGAL DESCRIPTION

A parcel of land, being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D, situated in the City of Rocklin, County of Placer, State of California, recorded in Book A of Maps, Page 28 on August 9, 1893 Official Records, Placer County Recorder. Said parcel of land also being a portion of the Northeast Quarter of Section 19, Township 11 North, Range 7 East. More particularly described as follows:

Being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D as shown on that map recorded in the Office of the Placer County Recorder's in Book A of Maps, Page 28. Said land being that portion of land that falls within the 400 foot right of way of the Central Pacific Railroad as established by the Congressional Grant of July 1862.



BACK TO AGENDA

## RESOLUTION NO. 2018-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
APPROVING AND ACCEPTING THE PURCHASE OF  
FORMER UNION PACIFIC RAILROAD PROPERTY

The City Council of the City of Rocklin does resolve as follows:

WHEREAS, the Redevelopment Agency of the City of Rocklin purchased the real property along Railroad Avenue between Oak and Pine Streets, as more particularly described in Exhibit A (the "Railroad Property") in December of 2004 from the Union Pacific Railroad for the purchase amount of ten dollars (\$10) pursuant to Redevelopment Agency of the City of Rocklin Resolution 2004-246 RDA.

WHEREAS, the Railroad Property was transferred to the Redevelopment Agency of the City of Rocklin by Quit Claim Deed ("Quit Claim Deed") by the Union Pacific Railroad which provides that the Railroad Property was acquired by Union Pacific's predecessor in interest pursuant to the Act of Congress ("Pacific Railway Act") of July 1, 1862 (12 Stats.489), as amended by the Act of July 2, 1864 (13 Stats. 356). The 2004 Quitclaim Deed recorded as Placer County Document No. 2004-0085400 is attached hereto as Exhibit B. The transfer of the Railroad Property to the Redevelopment Agency was restricted for such uses as consistent with the Pacific Railway Act. The Railroad Property acquired from the railroad is restricted for use for public purposes including public highway or street purposes and must remain in public ownership.

WHEREAS, the State of California passed legislation dissolving Redevelopment Agencies, and set forth statutes establishing a Successor Agency to the former Redevelopment Agency and an Oversight Board to oversee the dissolution of the former Redevelopment Agency.

WHEREAS, the City Council of the City of Rocklin became the Successor Agency to the Redevelopment Agency of the City of Rocklin by operation of law on February 1, 2012 (California Health & Safety Code subsection 34171 (j)), and the establishment of the Successor Agency to the Redevelopment Agency of the City of Rocklin was approved and ratified by unanimous vote of the City Council on January 10, 2012.

WHEREAS, by operation of law as set forth in California Health & Safety Code subsection 34175 (b), the Successor Agency was vested with all right, title and interest to the Redevelopment Agency including the Railroad Property.

WHEREAS, the Successor Agency to the Redevelopment Agency of the City of Rocklin is responsible for the winding up of the affairs of the former Redevelopment Agency and the disposition of real property pursuant to the Rocklin Long Range Management Plan (LRMP) approved by the Department of Finance on March 13, 2014;

WHEREAS, the LRMP provides for the sale of former Redevelopment Agency properties including the sale of the Railroad Property, which includes the public street identified as Railroad Avenue and unimproved lands;

WHEREAS, the Railroad Property must remain in public ownership and its future use is restricted to public purposes due to Federal law and the Quit Claim Deed from the Union Pacific Railroad to the Redevelopment Agency.

WHEREAS, the City of Rocklin is willing to purchase the property and use and maintain the property consistent with the requirements of Federal law and the Quit Claim Deed.

WHEREAS, the Successor Agency is willing to sell the Property to the City of Rocklin subject to the restrictions of Federal law and the Quit Claim Deed.

NOW THEREFORE, the City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council hereby approves the purchase of the Railroad Property for the sum of ten dollars (\$10) from the Successor Agency subject to approval of the Rocklin Oversight Board.

Section 2. The City Council acting as Successor Agency to the Redevelopment Agency of the City of Rocklin authorized and approved the transfer of all right, title and interest to the Railroad Property from the Successor Agency to the City of Rocklin.

Section 3. The City Manager is hereby authorized to take any and all necessary actions to carry out the purchase of the Railroad Property, including requesting approval by the Rocklin Oversight Board and including acceptance of the Quit Claim Deed in the form substantially similar to the Quit Claim Deed attached hereto as Exhibit C.

Section 4. The City Clerk is directed to record, or has recorded, the deed and all necessary and related documents in the office of the Placer County Recorder when fully executed and notarized.

PASSED AND ADOPTED this \_\_\_\_\_ day of April, 2018, by the following vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSENT:	Councilmembers:
ABSTAIN:	Councilmembers:

---

Ken Broadway, Mayor

ATTEST:

---

Barbara Ivanusich, City Clerk

**Exhibit A**

## RAILROAD PROPERTY

## LEGAL DESCRIPTION

A parcel of land, being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D, situated in the City of Rocklin, County of Placer, State of California, recorded in Book A of Maps, Page 28 on August 9, 1893 Official Records, Placer County Recorder. Said parcel of land also being a portion of the Northeast Quarter of Section 19, Township 11 North, Range 7 East. More particularly described as follows:

Being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D as shown on that map recorded in the Office of the Placer County Recorder's in Book A of Maps, Page 28. Said land being that portion of land that falls within the 400 foot right of way of the Central Pacific Railroad as established by the Congressional Grant of July 1862.

**Exhibit B**

QuitClaim Deed from Union Pacific Railroad Company  
Placer County Recorded Document 2004-0085400



**RECORDING REQUESTED BY**  
**The Redevelopment Agency of the City of Rocklin, California**

**RECORD WITHOUT FEE UNDER SECTION 6103**  
**GOVERNMENT CODE OF THE STATE OF CALIFORNIA**

CMY  
 06/30/2004, 20040085400

**AND AFTER RECORDING RETURN TO:**

City of Rocklin  
Redevelopment Agency  
3970 Rocklin Road, Rocklin, CA  
 Attn: City Clerk 95677

(Space above for Recorder's use only)

Real Estate File Folder #2120-92

### **QUITCLAIM DEED**

**UNION PACIFIC RAILROAD COMPANY**, a Delaware corporation (formerly known as Southern Pacific Transportation Company, a Delaware corporation), Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto **The Redevelopment Agency of the City of Rocklin**, a California municipal corporation, Grantee, whose address is shown above, and unto its successors and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to that certain real property situated in the City of Rocklin, County of Placer, State of California ("Property"), as more particularly described in **Exhibit A** attached hereto and hereby made a part hereof.

Grantee acknowledges that Grantor's predecessor in interest acquired the Property pursuant to the Act of Congress ("Pacific Railway Act") of July 1, 1862 (12 Stats. 489), as amended by the Act of July 2, 1864 (13 Stats. 356); and agrees that Grantee shall use the Property only for such purposes as are consistent with such Act of July 1, 1862, as amended by the Act of July 2, 1864.

Except as may be otherwise provided in a written assignment or other written agreement between Grantor and Grantee, Grantor reserves all income (including, without limitation, rentals, license fees and royalties from any license and other rights to use the Property) granted by Grantor or Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Grantor.

The Property is quitclaimed AS IS, WHERE IS, subject to all conditions, restrictions, reservations, easements and encumbrances whether recorded or otherwise applicable to the Property. Grantee assumes the risk of and agrees to indemnify and hold Grantor harmless, and to defend Grantor against and from any claims, costs, liabilities, expenses (including without limitation, court costs and attorney fees), or demands of whatsoever nature or source for any defects or environmental

problems, latent or obvious, discovered or undiscovered in the Property.

TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the 22<sup>nd</sup> day of June, 2004.

Attest:

M. J. Auer (Seal)  
Assistant Secretary

UNION PACIFIC RAILROAD COMPANY,  
a Delaware corporation

By:

Tom K. Love  
Title: General Manager - Real Estate

The undersigned Grantee hereby accepts this Quitclaim Deed, and agrees for itself, its successors and assigns to be bound by the covenants and conditions set forth herein.

**GRANTEE**

**THE REDEVELOPMENT AGENCY OF THE CITY OF ROCKLIN**

By:

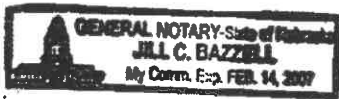
Its:

Carlos A. Vazquez  
Executive Director

STATE OF NEBRASKA    )  
   ) ss.  
 COUNTY OF DOUGLAS    )

On June 24, 2004, before me, a Notary Public in and for said County and State, personally appeared Tony K. Love and M.E. Hansen, General Manager – Real Estate and Assistant Secretary of UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



Jill C. Bazzell  
 Notary Public

(SEAL)

Dated: 6-22-04

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF PLACER )

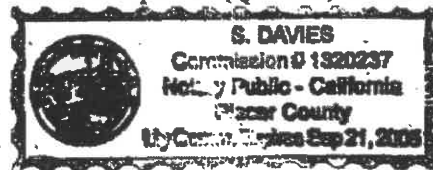
On 29<sup>th</sup> June 2004 before me, the S. DAVIES, Notary Public in and for said County and State, personally appeared

CARLOS A. URRUTIA

personally known to me ~~(or proved to me on the basis of satisfactory evidence)~~ to be the person ~~(s)~~ whose name ~~(s)~~ is ~~are~~ subscribed to the within instrument and acknowledged to me that he ~~she~~ ~~they~~ executed the same in his ~~her~~ ~~their~~ authorized capacity ~~(ies)~~, and that by his ~~her~~ ~~their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

*S. Davies*

Notary Public in and for said County and State

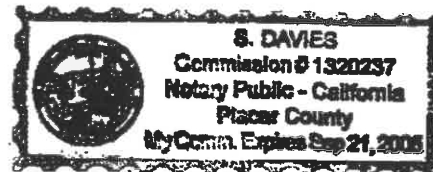


(space above for official notarial area.)

**MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE**

Grantee at address above

<u>City of Rocklin - Redevelopment Agency</u>	<u>3970 Rocklin Road, Rocklin, CA 95677</u>
Name	Street Address City & State



## EXHIBIT A

OAK STREET TO PINE STREET  
RAILROAD PROPERTY ACQUISITION

## LEGAL DESCRIPTION

A parcel of land, being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D, situated in the City of Rocklin, County of Placer, State of California, recorded in Book A of Maps, Page 28 on August 9, 1893 Official Records, Placer County Recorder. Said parcel of land also being a portion of the Northeast Quarter of Section 19, Township 11 North, Range 7 East. More particularly described as follows:

Being a portion of Lots 1, 2, 3, 4, 5, 6, 7, & 8 of Block D as shown on that map recorded in the Office of the Placer County Recorder's in Book A of Maps, Page 28. Said land being that portion of land that falls within the 400 foot right of way of the Central Pacific Railroad as established by the Congressional Grant of July 1862.



*Larry M. Wing*  
05-12-2004

**Exhibit C**

Quit Claim Deed to the City of Rocklin

**NO FEE DOCUMENT**

Government Code §6103 & §27383

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

**City Clerk**  
**CITY OF ROCKLIN**  
**3070 Rocklin Road**  
**Rocklin, CA 95677**

The Above Space For Recorder's Use Only

Project Name:

THIS TRANSACTION IS EXEMPT FROM CALIFORNIA DOCUMENTARY TRANSFER TAX PURSUANT TO SECTION 11922 OF THE CALIFORNIA REVENUE AND TAXATION CODE. THIS DOCUMENT IS EXEMPT FROM RECORDING FEES PURSUANT TO SECTIONS 6103 and 27383 OF THE CALIFORNIA GOVERNMENT CODE.

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the **SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF ROCKLIN**, Grantor, hereby REMISES, RELEASES AND FOREVER QUITCLAIMS to the **CITY OF ROCKLIN**, a municipal corporation, Grantee, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to that certain real property situated in the City of Rocklin, County of Placer, State of California ("Property"), as more particularly described in Exhibit A attached hereto and hereby made a part hereof.

Grantee acknowledges that Grantor's predecessor in interest, Union Pacific Railroad Company and its predecessor's in interest, acquired the Property pursuant to the Act of Congress ("Pacific Railway Act") of July 1, 1862 (12 Stats. 489), as amended by the Act of July 2, 1964 (13 Stats. 356); and agrees that Grantee shall use the Property only for such purposes as are consistent with such Act of July 1, 1862, as amended by the Act of July 2, 1864.

Grantee acknowledges that Union Pacific Railroad Company, and its predecessors in interest, reserved certain income (including, without limitation, rentals, license fees and royalties from any license and other rights to use the Property) granted by Grantor's predecessors in interest. Grantee agrees that if Grantee receives any such income, Grantee will promptly forward the income to Union Pacific Railroad Company. .



Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**GRANTOR: Successor Agency to the Redevelopment Agency**

By: \_\_\_\_\_

Print name: Ricky A. Horst

Title: Executive Director to the Successor Agency and City Manager

The undersigned Grantee hereby accepts this Quitclaim Deed, and agrees for itself, its successor and assigns to be bound by the covenants and conditions set forth herein.

**GRANTEE: The City of Rocklin**

By: \_\_\_\_\_

Print name: Ricky A. Horst

Title: City Manager

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA    )  
COUNTY OF PLACER        )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public, personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

\_\_\_\_\_

My commission expires: \_\_\_\_\_

*This area for official notarial seal*

Notary Name: \_\_\_\_\_

Notary Reg. Number: \_\_\_\_\_

## EXHIBIT A

OAK STREET TO PINE STREET  
RAILROAD PROPERTY ACQUISITION

## LEGAL DESCRIPTION

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