

4.1 LAND USE

This section of the EIR provides an overview of the land use and planning effects that may result from development of the project. Existing and planned land uses in and adjacent to the project site, including land use designations and zoning, are described.

An EIR may provide information regarding land use, socioeconomic, population, employment, or housing issues, but CEQA does not recognize these issues as direct physical impacts on the environment. A direct physical impact on the environment is a physical change in the environment that is caused by, and immediately related to, the proposed project, as discussed in section 15064(d)(1) of the CEQA Guidelines. This section therefore discusses land use consistency and compatibility in relation to potential physical environmental changes under Appendix G (section IX) of the CEQA Guidelines. Other physical impacts on the environment that could result from implementation of the proposed project or project alternatives are addressed in the appropriate technical sections of this EIR.

4.1.1 ENVIRONMENTAL SETTING

Section 15125 of the CEQA Guidelines states that “an EIR must include a description of the physical environmental conditions in the vicinity of the project ... [and] shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” The Land Use chapter of this EIR describes the existing conditions of the project site as well as the City’s existing plans and policies that guide anticipated development of the project site.

REGIONAL SETTING

The project site is located in the City of Rocklin, which is in the western part of the Sierra Nevada foothills. Rocklin is in south Placer County, roughly 25 miles from downtown Sacramento and 14 miles west of Auburn. Rocklin was incorporated in 1893, and is one of six incorporated cities in Placer County. Placer County is one of the primary population centers of the Sacramento metropolitan area and has been one of the fastest growing counties in California in recent years, in terms of population growth.

LOCAL SETTING

The project site is located near the eastern edge of Rocklin and is partially adjacent to the Town of Loomis. Secret Ravine Creek borders the site to the east, and undeveloped property is to the south. A large-scale commercial development identified as “Rocklin Crossings” is approved for construction on vacant land adjacent to and west of the project site. Adjacent to and southeast of the project site is the Croftwood subdivision, an approved residential project consisting of 156 single-family lots that is currently under construction. Interstate 80 (I-80) borders the project site to the north.

SURROUNDING AREA

Most of the land in the immediate vicinity of the Project is undeveloped. As of the writing of this document, there are land development proposals in various stages for the surrounding area that include residential and commercial development, including the Rocklin Crossings commercial development described above. Northwest of I-80, there are existing commercial and residential land uses. There are large lot residences in the vicinity, notably those adjacent to, and east of the project site. To the southwest, approximately $\frac{3}{4}$ mile as measured at the closest point, is the Rocklin campus of Sierra College, as well as additional residential development at varying densities (e.g., Croftwood). In the Town of Loomis east of the project site are additional large-lot residences, the Indian Creek Golf Course, several churches along Barton and Rocklin Roads, and other uses. Please refer to Exhibits 4.7-1 and 3-2 for an illustration of the surrounding area.

PROJECT SITE

The approximately 57-acre project site is currently designated as LDR (Low Density Residential), MDR (Medium Density Residential), RC (Retail Commercial), and R-C (Recreation-Conservation) under Rocklin's General Plan (Exhibit 4.1-1). Approximately 12 acres on the site are designated Medium Density Residential, approximately 33 acres are designated Low Density Residential, approximately 1 acre is designated Retail Commercial, and approximately 10 acres are designated Recreation/Conservation. The General Plan density range for Low Density Residential is between 1 and 3 units per acre, while under the Medium Density Residential category, the range is 4 to 8 units per acre.

The site is currently zoned as UN (Unclassified) – approximately 19 acres, C-2 (Retail Business), OA (Open Area), and R1-12.5 (Residential with a 12,500 square-foot net minimum lot size) (Exhibit 4.1-2).

The site is currently vacant and undeveloped. The topography is gently sloping to flat terrain and the site is situated at an elevation of approximately 320 to 360 feet above mean sea level. Secret Ravine Creek, which is a perennial drainage that is tributary to Miner's Ravine, Dry Creek, and ultimately the Sacramento River via Steelhead Creek, runs alongside the project site's southeastern boundary. Seasonal wetlands, swales, and intermittent drainages are located on the site. Much of the project site is vegetated with plants typical of valley-foothill riparian and blue oak woodland. Rocky outcrops are scattered throughout the riparian area, as well as evidence of historic mining activities.

LAND USE DESIGNATIONS OF SURROUNDING AREA

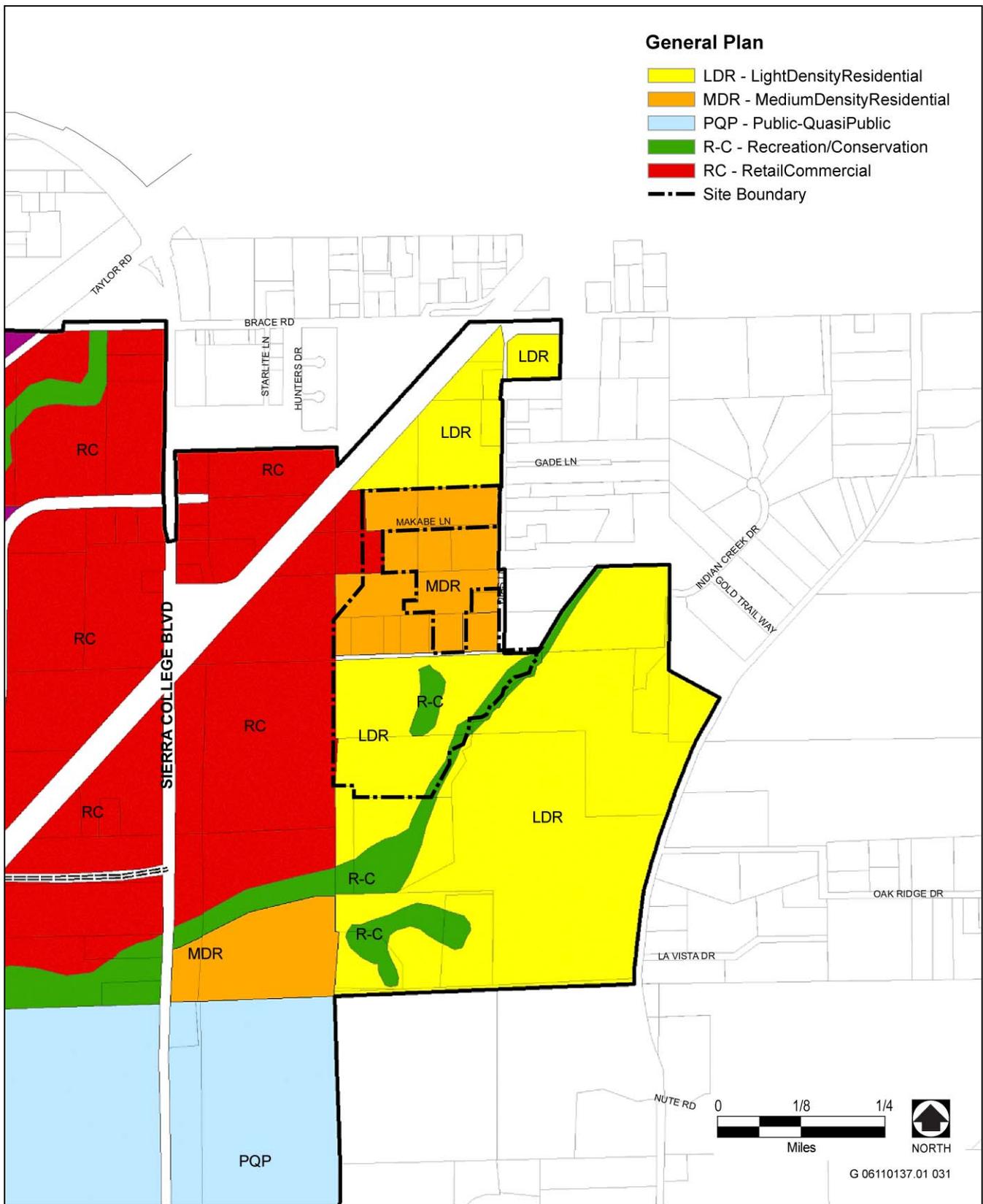
Land east of the project site within the City of Rocklin is designated as medium-density residential while land east of the project site within the Town of Loomis is designated for low-density residential development. Land directly to the north is designated low-density residential (please refer to Exhibit 4.1-1). Land designated for retail commercial development is located west of the project site and to the northwest of I-80. A small area of land directly west of the site is designated for medium-density residential uses. South of the project site, extending from the east to the southwest, is a strip of recreational conservation land following the Secret Ravine Creek floodplain, with additional low-density residential designations south of the project site, across Secret Ravine Creek. A small strip of low-density residential is located along the site's southern boundary.

ZONING DESIGNATIONS OF SURROUNDING AREA

Land to the southeast of the project site in the City of Rocklin is zoned Planned Development with densities ranging from 1.93 to 2.5 dwelling units per acre on individual parcels. A strip of property zoned Open Area associated with the Secret Ravine Creek flood plain separates these Planned Development parcels from the project site. To the east within the City of Rocklin is a cluster of parcels that are surrounded by the proposed project. These parcels are zoned Unclassified. Directly north is land zoned Residential Single Family with a 12,500 square foot minimum lot size. Directly west of the project site is land zoned Retail Business. South of the project site is land zoned Open Space with a very small triangle area along the southwestern corner zoned Residential Single Family with a 12,500 square foot minimum lot size. Please refer to Exhibit 4.1-2 for an illustration of the zoning designations in the vicinity of the project site.

4.1.2 REGULATORY SETTING

The Planning and Zoning Law of the California Government Code mandates that each city and county planning agency prepare and adopt a general plan for the physical development of lands within that city or county's jurisdictional boundaries. The general plan is required to address and establish policies for specific planning issues or elements. By establishing these policies, codes, and ordinances, the local governing body is provided a tool by which to measure and regulate the future development and planning decisions that face the community.



Source: City of Rocklin 2007

Rocklin General Plan Land Use Designations

Exhibit 4.1-1

Zoning is generally considered to be the primary tool for implementing the General Plan. Because of this, State law requires that the zoning ordinance be consistent with the General Plan. This means the land uses allowed by the zoning ordinance must be compatible with the goals, policies, and land use designations specified in the General Plan. To further strengthen the consistency requirements, the State Subdivision Map Act requires that tentative and final subdivision maps cannot be approved unless the design and improvements are found to be consistent with the General Plan.

CITY OF ROCKLIN GENERAL PLAN

The City of Rocklin's General Plan is designed to identify the direction the City will take concerning its future development and to serve as a long-term guide for the orderly growth and development of the City. It forms the basis for zoning, subdivision regulation, and other planning decisions on the location, intensity, and design of public facilities and land use.

The location and intensity of land uses, the supportive transportation network, and other policies specified in the General Plan are required to be implemented through all other land use approvals. This is commonly known as the consistency requirement. All discretionary land use approvals must be found to be consistent with the goals and policies of the General Plan (including the land use diagram and circulation diagram). The consistency requirement is enforced through development of zoning, subdivision regulations, and other implementing tools, which are also required to be consistent with the General Plan. Consistency is also addressed as the City considers development applications and other actions relative to General Plan policies. The City would deny projects that are inconsistent with the General Plan and/or condition projects in order to bring them into conformance with the General Plan. In this way, General Plan policy is applied and implemented in the design and construction of development projects.

Many General Plan goals and policies were developed to address and minimize the potentially significant environmental impacts of urban development anticipated under the General Plan. The City's goals and policies seek to preserve and enhance environmental resources, while also providing for new urban development. It is expected that General Plan goals and policies will avoid some environmental impacts of development.

Certain environmental impacts were found in the EIR prepared for the General Plan to be significant and unavoidable. These include impacts on regional air quality, visual impacts associated with the loss of open space, and the cumulative contributions to traffic congestion and loss of biological resources.

Land Use Element

The Land Use Element plays a central role in the General Plan. It provides a description of the existing land use patterns and establishes future development patterns. This element represents City policy on the allowable density and intensity of development, is the basis for public facilities and infrastructure planning, and establishes policy on annexation and development phasing. The Land Use Element identifies specific goals and policies for residential, commercial, and industrial uses, as well as goals and policies to ensure land use compatibility and coordination with relevant agencies for land outside of the City. The goal and policies for residential land uses are applicable to the proposed project. The specific residential land use policies applicable to the proposed project are identified below.

Residential Land Use

Goal for Residential Land Use: To designate, protect, and provide land to ensure sufficient residential development to meet community needs.

Policies for New Residential Land Use:

- 7. To require that new development in or near existing residential areas be compatible with those existing neighborhoods.
- 8. To coordinate planning in areas contiguous to neighboring jurisdictions in order to ensure compatible land uses.
- 10. To designate residential land according to the following scale:

	<u>Dwelling Units Per Acre</u>
Rural	Less than 1
Low density	1-3
Medium density	4-8
Medium high density	9-15
High density	6-20

(Units to be rounded to nearest whole number. Land use projects that develop less than or more than the designated residential land use ranges shall be considered inconsistent with the General Plan.)

- 11. To discourage leap-frog or premature development in areas not contiguous to existing developed and serviced areas of the City.
- 13. To establish residential design standards, especially for hillside and other unique areas.
- 14. To encourage medium-high and high density residential areas near major arterial and collector streets
- 16. To encourage the design of neighborhoods that interconnect streets and pedestrian pathways for vehicle and pedestrian use to provide for social interaction and the efficient movement of service and emergency vehicles.

Medium Density Residential

The purpose of the Medium Density Residential land use designation is defined in Table 5 (page 43) of the General Plan as follows:

- ▶ *Provide areas for single family homes on urban lots, including town-houses and condominiums.*
- ▶ *To allow for accessory uses and non-residential uses which are compatible with single family neighborhoods.*
- ▶ *To discourage non-residential uses which are incompatible with single family neighborhoods.*

Table 5 of the General Plan further defines the character, density, population per acre, and compatible zoning for the Medium Density Residential land use designation as follows:

Character: Areas where single family residential structures do not exceed 2 stories in height or cover more than 40% of the site.

Density: Minimum lots from 5,000 square feet to 12,500 square feet with 3.5 to 8.4 dwelling units per acre

Population per Acre: 9 to 21 persons (assuming an average population per household of 2.5)

Compatible Zoning: Residential (R1-5, R1-6, R1-7.5, R1-10, R1-12.5) and Planned Development (PD)

Low Density Residential

The purpose of the Low Density Residential land use designation is defined in Table 5 (page 43) of the General Plan as follows:

- ▶ *Provide areas for single-family residential estate-sized lots, compatible with a semi-rural setting.*
- ▶ *Establish density patterns which relate to both the physical and man-made characteristics of the land.*

Table 5 of the General Plan further defines the character, density, population per acre, and compatible zoning for the Low Density Residential land use designation as follows:

Character: Minimum lots from 12,500 square feet in area to 1 acre in area, or 1- 3.4 dwelling units per acre

Population per Acre: 3 to 9 persons (assuming an average population per household of 2.5)

Compatible Zoning: Residential (RE-1 ac., R1-12.5, RE-20, R1-15, RE-30) and Planned Development (PD)

Housing Element

The Rocklin General Plan was amended on May 25, 2004 with the adoption of a housing element. Future housing needs were analyzed for the City of Rocklin and an implementation program was identified. Policies adopted as a part of the Housing Element update do not directly address environmental issues. The Housing Element contains housing goals, policies, and actions to assure a variety of housing types, provide for structurally sound housing, encourage the preservation of existing housing, and provide for the construction of new housing to meet the needs of all income groups.

Other elements of the General Plan include Open Space, Conservation and Recreation; Circulation; Community Safety; Noise; and Public Services and Facilities. The goals and policies included within these elements are described in the individual sections of this EIR, as appropriate (e.g., the policies included in the Noise Element are described in Section 4.4, Noise).

Rocklin Municipal Ordinances

Zoning is generally considered to be the primary tool for implementing the General Plan. Because of this, State law requires that the zoning ordinance be consistent with the General Plan. This means the land uses allowed by the zoning ordinance must be compatible with the goals, policies, and land use designations specified in the General Plan. To further strengthen the consistency regulation, the State Subdivision Map Act requires that tentative and final subdivision maps cannot be approved unless the design and improvements are found to be consistent with the General Plan. In addition, the Government Code requires that acquisition or disposal of public property (i.e. parks, roads, etc.) and construction of public facilities must be in conformity with the General Plan.

In addition to zoning, other ordinances in the Rocklin Municipal Code (RMC) regulate land development and are relevant to the proposed project. The Rocklin Subdivision Ordinance (RSO) governs subdivision of property in the City, including identification of the content of a tentative subdivision map and accompanying application materials. The RSO also establishes the review and approval process for subdivision applications filed within the City of Rocklin.

Rocklin Oak Tree Preservation Ordinance. The Rocklin Oak Tree Preservation Ordinance (Chapter 17.77 of the City of Rocklin Municipal Code) regulates the removal of an oak tree wholly or partially within the city. The Oak Tree Preservation Ordinance implements a comprehensive design review process for new development, offers incentives for oak tree preservation, and provides feasible alternatives and options to removal of oak trees where practicable. These policies regulate both the removal of protected trees and the encroachment of construction activities into the protected zones of these trees. Protected trees include any oak tree native to the

Rocklin area with a diameter at breast height (DBH) of six inches or greater. Heritage oaks are given special protection and are defined as oaks native to the Rocklin area having a DBH of 24 inches or greater. Ordinances 17.77.030 and 17.77.050 prohibit the removal of oak trees without the issuance of a permit and require that preservation and removal of healthy oak trees from undeveloped property shall be addressed in the development application review process, and shall be governed by the guidelines adopted under Section 17.77.100.

Stormwater Runoff Pollution Control Ordinance. Chapter 8.30, Stormwater Runoff Pollution Control Ordinance, of the Rocklin Municipal Code 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 watercourses. Discharges from specified activities that do not cause or contribute to the violation of any plan standard, such as landscape irrigation, lawn watering, and flows from fire suppression activities, are exempt from this prohibition.

Grading and Erosion and Sediment Control. Chapter 15.28, Grading and Erosion and Sedimentation Control, of the Rocklin Municipal Code regulates grading on all property within the City of Rocklin; 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 Pollution Discharge Elimination System permit issued by the California RWQCB; 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 Code as adopted by the City relating to grading activities, City of Rocklin improvement standards, any applicable specific plans or other land use entitlements. In addition, this chapter 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.

Flood Hazard Areas (Section 15.16, RMC). The Flood Plain Development Ordinance requires that all new construction on parcels partially or completely within a flood plain, be constructed outside of the 100-year floodplain. In addition, the finished floor elevation must be certified by a civil engineer or licensed land surveyor to be two feet above the 100-year flood elevation.

A portion of the southeastern extremity of the project site is within the 100-year floodplain, although no housing is proposed within this area (see Exhibit 3-1).

4.1.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Per Appendix G of the CEQA Guidelines, an impact to land use is considered significant if the proposed project would:

- ▶ Physically divide an established community; or
- ▶ Conflict with any applicable land use plan, policy, or 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.

METHODS OF ANALYSIS

This section analyzes the compatibility of the proposed project with surrounding land uses and the consistency of the proposed project with adopted plans, policies, and regulations. General Plan policies were screened for their potential relevance to the proposed project. Those policies not found to be relevant are not discussed in this section. Physical environmental impacts resulting from the proposed project are discussed in the respective

sections of environmental analysis in this EIR. This discussion complies with section 15125(d) of the CEQA Guidelines which requires that EIRs discuss inconsistencies with local plans as part of the environmental setting

Potential inconsistencies between the proposed project and the adopted land use designations of the City's General Plan are determined in this evaluation. This consistency analysis considers the adopted goals and policies of the General Plan and the regulations of Rocklin's Municipal Ordinances.

The proposed project is also evaluated for its compatibility with existing land uses adjacent to the project site. The evaluation considers the existing and planned types of uses and intensities in the project vicinity and those proposed for the project site, and the accompanying degree of land use compatibility.

IMPACTS AND MITIGATION MEASURES

IMPACT 4.1-1 **Physically divide an established community.** *The proposed project would not be expected to physically divide an established community. Therefore, **no impact** on an established community would occur with project implementation.*

The proposed project is located within the eastern portion of the City of Rocklin adjacent to an approved large-scale commercial development (Rocklin Crossings) and an approved residential development (Croftwood Residential Subdivision). Both the project site and the Rocklin Crossings site are currently undeveloped. The areas surrounding the project site are also largely undeveloped, with the exception of rural residential properties to the east. The proposed project is intended to integrate into the emerging development pattern in the eastern portion of the City. Therefore, the proposed project would not be displacing or dividing an established community and **no impact** on an established community would occur with project implementation.

Mitigation Measure 4.1-1: Physically divide an established community.

No mitigation is necessary.

IMPACT 4.1-2 **Consistency with Applicable Plans.** *The proposed project would not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, **no impacts** associated with plan consistency would be anticipated.*

The project proposes a General Plan amendment on approximately 44 acres of the project's approximately 57 acres. The General Plan amendment would change on-site designations from approximately 33 acres to approximately 3 acres of Low Density Residential; from approximately 12 acres to approximately 46 acres of Medium Density Residential; (3) from approximately 10 acres to approximately 8 acres of Recreation/Conservation; and, (4) from approximately 1 acre to 0 acres of Retail Commercial.

The project also proposes to rezone from Unclassified (UN), Residential Single Family 12,500 Square Feet Minimum Lots (R1-12.5), Open Area (OA), and Retail Business (C-2) to Residential Single Family 6,000 Square Feet Minimum Lots (R1-6) and Residential Single Family 20,000 Square Feet Minimum Lots (RE-20).

The Recreation/Conservation designation applies to approximately 10 acres on the project site. According to the City's General Plan, "Recreation/Conservation means land designated for natural resource conservation, open space, parkways, and park and recreation areas." There is a pond area on the site with this land use designation that is likely to fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB) and/or California Department of Fish and Game (DFG). Potential impacts to the pond and other potential habitat areas are addressed in the Biological Resources section of this EIR (see Section 4.12).

If the project were developed based on the land use designations in the General Plan, approximately 50 to 100 dwelling units could be developed on the approximately 12 acres currently designated Medium Density

Residential (assuming 4 to 8 dwelling units per acre). Approximately 33 to 100 dwelling units could be developed on the approximately 33 acres currently designated Low Density Residential (assuming 1 to 3 dwelling units per acre). In addition, approximately 13,500 square feet of retail building space could be developed on the 1.23 acres of Retail Commercial designated land on the project site. No development would be assumed to occur on the approximately 10 acres of Recreation/Conservation designated land on the site.

Based on the residential land use designations applicable to the project site, the General Plan would permit a range of between 83 and 200 residential dwelling units. The project proposes a total of 179 residential units. Because the proposed project includes a similar number, and fewer units than currently allowed by the General Plan on the site, the project’s proposed change in land use designations would not be expected to conflict with the General Plan’s residential designations for the site.

The project’s proposed residential land uses would be inconsistent with the site’s Retail Commercial and Recreation/Conservation land use designations. However, the proposed project includes a general plan amendment that would address these conflicts. The project also includes a rezone of the site to Residential Single Family 6,000 Square Feet Minimum Lots (R1-6) and Residential Single Family 20,000 Square Feet Minimum Lots (RE-20) in order to accommodate the project’s proposed residential densities. With implementation of the general plan amendment and rezone, the proposed project would not conflict with the site’s General Plan land use or zoning designations.

In addition to land use designations, the Rocklin General Plan contains other policies that implement the City’s goals and objectives for anticipated development. Following (in the bulleted text) are applicable policies and a discussion of the relationship of such policies to the project.

- ▶ *(Policy 7) To require that new development in or near existing residential areas be compatible with those existing neighborhoods.*

Discussion: Land use compatibility is determined by the physical environmental effects arising from the interaction of a project site and the surrounding land uses. Compatibility of land uses is generally based on such issues as noise impacts, aesthetic impacts, air quality impacts, hazards and hazardous materials impacts, hydrology, and other topics, which are addressed in the various sections of this EIR. Because these topics are covered in detail in other sections of this EIR, the topic of land use compatibility is not addressed further in this section.

- ▶ *(Policy 8) To coordinate planning in areas contiguous to neighboring jurisdictions in order to ensure compatible land uses.*

Discussion: The project abuts the Town of Loomis along a portion of its eastern perimeter. Recognizing the larger lot residential pattern that comprises much of Loomis, the project has provided several large lots along its eastern perimeter. However, the placement of homes on different lot sizes in proximity to one another does not constitute an adverse physical environmental impact. For a discussion of physical effects that could lead to land use incompatibility, please refer to the relevant sections of this EIR, as described above.

- ▶ *(Policy 10) To designate residential land according to the following scale:*

Dwelling Units Per Acre

<i>Rural</i>	<i>Less than 1</i>
<i>Low density</i>	<i>1-3</i>
<i>Medium density</i>	<i>4-8</i>
<i>Medium high density</i>	<i>9-15</i>
<i>High density</i>	<i>6-20</i>

(Units to be rounded to nearest whole number. Land use projects that develop less than or more than the designated residential land use ranges shall be considered inconsistent with the General Plan.)

Discussion: The project proposes 179 single-family residential lots with an average lot size of 6,500 square feet, which is approximately 6 to 7 units per acre. There are 176 lots proposed on approximately 44 acres of land proposed to be designated Medium Density Residential. The gross density would be just more than 4 units per acre, consistent with the City's Medium Density Residential category. There are 3 large lots proposed on approximately 2 acres of land. The gross density here would be approximately 1.5, consistent with the City's Low Density Residential designation. The project proposes a General Plan amendment of approximately 44.41 acres of the project's approximately 57 acres. The General Plan amendment would change Low Density Residential, Retail Commercial, and Recreation/Conservation designations to Medium Density Residential (MDR) and Low Density Residential (LDR) to accommodate the proposed project. The MDR designation allows construction of between 4 and 8 dwelling units per acre. The LDR designation allows construction of between 1 and 3 dwelling units per acre. With approval of a General Plan amendment, the project would be consistent with the General Plan land use designation for the site.

- ▶ *(Policy 11) To discourage leap-frog or premature development in areas not contiguous to existing developed and serviced areas of the City.*

Discussion: The proposed project is located within the eastern portion of the City of Rocklin adjacent to an approved large-scale commercial development (Rocklin Crossings) and an approved residential development (Croftwood Residential Subdivision). Because the proposed project would be integrated into the emerging development pattern in the eastern portion of the City, it would not be considered premature or leap-frog development.

- ▶ *(Policy 13) To establish residential design standards, especially for hillside and other unique areas.*

Discussion: The City has not established any unique residential design standards that would specifically apply to the project site. Therefore, the proposed project would not conflict with this policy.

- ▶ *(Policy 14) To encourage medium-high and high density residential areas near major arterial and collector streets.*

Discussion: The project site is located approximately 1,000 feet east of Sierra College Boulevard, which is designated as an arterial. The term "near" is frequently cited as ¼ mile, which is a comfortable walking distance. The project site distance from Sierra College Boulevard is less than ¼ mile. The project site is roughly one mile north of Rocklin Road, which is also designated as an arterial. For Rocklin, Medium-High Density Residential is defined as between 9 and 15 dwelling units per acre, while High-Density Residential is defined as between 16 and 20 units per acre. Depending on the definition of "near," the project may or may not propose residential development consistent with this policy. The Land Use Element specifies different land uses for certain areas of the existing and future developed City. The City is broken up into community areas, including "Croftwood," an area that includes the project site. For this community area, Low Density Residential is identified as the primary land use. However, the Land Use Element also notes that Medium-High and High-Density Residential uses could be allowed along arterial and collector streets. It appears that the project is largely in conformance with this policy, although the policy itself is too vague to definitively evaluate.

- ▶ *(Policy 16) To encourage the design of neighborhoods that interconnect streets and pedestrian pathways for vehicle and pedestrian use to provide for social interaction and the efficient movement of service and emergency vehicles.*

Discussion: The Project would initially have one ingress/egress to and from the site from Sierra College Boulevard and emergency access (only) via Makabe Lane to Dias Lane. The site design includes a roadway system that extends throughout the project area, and proposes a future 20-foot wide ingress/egress at the northwest corner of the site that would allow pedestrians and emergency vehicles to traverse the site, which would ensure compliance with this policy.

► *Rocklin Municipal Code*

As described in detail in this section and elsewhere, the project would need to be rezoned to bring it into compliance with the City's zoning ordinance. The project is analyzed relative to the City's Oak Tree Preservation Ordinance as a part of Section 4.12 of this EIR (Biological Resources). Similarly, in Section 4.10 of this EIR (Hydrology and Water Quality), the project is analyzed relative to the City's Stormwater Runoff Pollution Control Ordinance and Grading and Erosion and Sedimentation Control Ordinance. Mitigation is provided to ensure consistency. The City's Flood Plain Development Ordinance requires that all new construction on parcels partially or completely within a flood plain, be constructed outside of the 100-year floodplain. The FEMA FIRM Panel (6061 C0418F) indicates areas proposed for housing onsite are outside of the 100-year floodplain. However areas at the southeastern extremity of the project site along Secret Ravine Creek are designated Zone-AE; "Areas determined to be inside the 100-year floodplain." As shown on the project site plan (Exhibit 3-1), all residential properties would be located outside the existing 100-year floodplain, and therefore, the project would be consistent with floodplain regulations of the City.

For the reasons described above, the project would conform with General Plan policies and zoning if the proposed General Plan amendment and rezoning proposals are approved. There is **no impact**.

Mitigation Measure 4.1-2: Compliance with Applicable Plans.

No mitigation is necessary.