Draft Environmental Impact Report

for the

Quarry Row Subdivision Project

(SCH #2017032029)

Prepared for

City of Rocklin

Prepared by

Adrienne L. Graham, AICP

December 2017

NOTICE OF AVAILABILITY

TO: INTERESTED PERSONS AND AGENCIES

FROM: CITY OF ROCKLIN

SUBJECT: NOTICE OF PUBLIC REVIEW AND AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR QUARRY ROW SUBDIVISION (SCH# 2017032029)

REVIEW PERIOD: December 14, 2017 – January 29, 2018

The City of Rocklin as the Lead Agency is announcing the availability of the Draft Environmental Impact Report (DEIR) for the Quarry Row Subdivision Project and has forwarded a Notice of Availability of this document to the following: all agencies and organizations that received the Notice of Preparation, all persons and organizations who commented on the NOP, and all persons who have asked to be on the mailing list to receive project information. The State Clearinghouse has also distributed the DEIR document to numerous state agencies. Reviewers should focus on the comprehensiveness and adequacy of the DEIR in discussing possible impacts upon the environment and measures that might mitigate adverse impacts.

PROJECT DESCRIPTION: The Lowell Development Company, Inc. (Applicant) is requesting the City of Rocklin's approval of General Plan Amendment, General Development Plan, Rezone, Tentative Subdivision Map, Design Review and Oak Tree Preservation Plan entitlements to demolish a commercial structure and construct a single-family residential subdivision consisting of 64 units on an approximately 7.4 +/- acre site currently designated by the Rocklin General Plan as Mixed Use (MU) and High Density Residential (HDR) and currently zoned as Retail Business (C-2) (project site).

PROJECT LOCATION: The project site is located in the eastern portion of the City of Rocklin, at the southeast corner of Pacific Street and Grove Street, and consists of APNs 045-031-001 through -004, 045-031-005-510 and 045-031-047.

DOCUMENT AVAILABILITY AND REVIEW: A copy of the document is available for review on the City's website at: http://www.rocklin.ca.us/current-environmental-documents, at the Rocklin Library, 4890 Granite Drive, Rocklin and CDs are also available at the Economic and Community Development Department, Planning Services Division located on the first floor of the City Administration Building, 3970 Rocklin Road during regular business hours Monday – Thursday, 8:00 a.m. to 4:00 p.m. and Friday, 8:00 a.m. to 12:00 p.m.

The DEIR document is being circulated for a 45-day public review period beginning December 14, 2017. Consequently, comments should be received by the City of Rocklin **NO LATER THAN 5:00 P.M. ON JANUARY 29, 2018.** Following the close of the comment period, the City will prepare a Final EIR that will include all comments received during the comment period for the

DEIR. Once it is completed, the Final EIR will be published and made available to commenting agencies a minimum of ten days prior to a hearing by the Rocklin City Council to consider its adequacy in accordance with the CEQA Statutes and Guidelines and City Guidelines. Notice of Availability of the Final EIR will be sent to those electing to comment on the DEIR. Therefore, the City requests that all agencies and individuals who comment on this DEIR keep the document for reference.

Written comments on the DEIR should be submitted at the earliest possible date, but not later than 5pm on January 29, 2018 to David Mohlenbrok, Environmental Services Manager, Public Services Department, 4081 Alvis Court, Rocklin, California, 95677, (916) 625-5162, fax (916) 625-5501, or David.Mohlenbrok@rocklin.ca.us

The Rocklin Planning Commission will conduct a public hearing on the proposed project on a date yet to be determined.

The project site is not on the list of sites enumerated under Section 65962.5 of the Government Code related to hazardous waste.

SIGNIFICANT ENVIRONMENTAL EFFECTS: As identified in the DEIR, the proposed project would result in significant impacts to archaeological, historic and paleontological resources, but some of these significant impacts would be reduced to a less than significant level with mitigation identified in the DEIR. In some cases, impacts would remain significant even after mitigation, including impacts on historic resources.

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1. INTRODUCTION

INTRODUCTION

The City of Rocklin is the lead agency, pursuant to the State Guidelines for the California Environmental Quality Act (CEQA Guidelines Section 15050), for the preparation of an Environmental Impact Report (EIR) for the proposed Quarry Row Subdivision Project (Proposed Project).

LOCATION

The project site is located in the eastern portion of the City on the southeast quadrant of the intersection of Pacific Street and Grove Street, at 4545 Pacific Street (see Figure 3-2 in Chapter 3, Project Description).

PROJECT BACKGROUND AND DESCRIPTION

The project site is approximately 7.4 +/- acres, of which 1.6 +/- acres are designated Mixed Use and 5.8 +/- acres are designated High Density Residential in the City of Rocklin General Plan. All 7.4 +/- acres are zoned C-2 (Retail Business). There is one building on the project site. The building was originally constructed in the 1930s and was known as Pleasure Hall, a dance hall and music venue. In the 1960s, it became a skating rink. Today, the building is known as Coker Plaza and is primarily occupied by a dance studio. The remainder of the project site is composed of a gravel parking lot and vacant land.

The Proposed Project would develop 64 single-family homes on the project site. The project proposes a General Plan Amendment to re-designate the site to Medium High Density Residential (MHDR) and to rezone the site to Planned Development, 9 units per acre (PD-9). Access to the Proposed Project would be provided by connections to Pacific Street and Grove Street. A full description of the Proposed Project is provided in Chapter 3.

ENVIRONMENTAL REVIEW

CEQA Process

CEQA requires the preparation of an EIR when there is substantial evidence that a project could have a significant effect on the environment. The purpose of an EIR is to provide decision makers, public agencies, and the general public with an objective and informational document that fully discloses the potential environmental effects of a proposed project. The EIR process is specifically designed to describe the objective evaluation of potentially significant direct, indirect, and cumulative impacts of a proposed project, to identify alternatives that reduce or eliminate that project's significant effects, and to identify feasible measures that mitigate significant effects of that project. In addition, CEQA requires that an EIR identify those adverse impacts determined to remain significant after mitigation.

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. The proposed Quarry Row project was reviewed in an Initial Study in accordance with the significance criteria developed by the City of Rocklin based on criteria presented in Appendix G, “Environmental Checklist Form”, of the CEQA Guidelines. The Quarry Row Initial

Study is included with this Draft EIR in Appendix A. The Initial Study was used to determine the potential project-related impacts for each of the topics listed in the Environmental Checklist. These criteria were used to determine whether the Proposed Project would have "no impact", a "less-than-significant impact", a "less than significant with mitigation measures impact", or a "potentially significant impact". This focused Draft EIR only addresses those issue areas for which the Initial Study found that the Proposed Project could cause a potentially significant impact. All other impacts that were analyzed and determined to be less than significant in the Initial Study will not be addressed further in this Draft EIR. A table of these impacts and associated mitigation measures is included in Table 2-1, Summary of Project Impacts and Mitigation Measures. Further detail can be found in the Initial Study in Appendix A.

In accordance with CEQA regulations, a Notice of Preparation (NOP) was prepared and distributed to responsible agencies, interested parties and organizations, as well as private organizations and individuals that may have an interest in the project. The NOP was circulated for a 30-day public comment period from March 9 through April 10, 2017, and a public scoping meeting was held on April 5. The Initial Study was also available during this period. The purpose of the NOP was to provide notification that an EIR for the Proposed Project was being prepared and to solicit guidance on the scope and content of the EIR. Responses were received from four agencies and four individuals. The Initial Study/NOP and responses are included in Appendices A and B, respectively, of this Draft EIR.

Based on the analysis in the Initial Study, the Draft EIR focuses on Cultural Resources, including prehistoric and historic archaeological resources, historic buildings, and paleontological resources.

The Draft EIR is being circulated for public review and comment for a period of 45 days. During this period, comments from the general public as well as organizations and agencies on the Draft EIR's accuracy and completeness may be submitted to the lead agency.

Upon completion of the public review period for the Draft EIR, the City of Rocklin will prepare a Final EIR, which will incorporate the Draft EIR, revisions to the Draft EIR, if any, a list of agencies and individuals who commented on the Draft EIR, the comments that were received, and responses to every substantive comment regarding the adequacy of the Draft EIR. In addition, the lead agency must prepare findings of fact for each significant effect identified, a statement of overriding considerations if there are significant impacts that cannot be mitigated to a less-than-significant level, and a mitigation monitoring and reporting program to ensure that all proposed mitigation measures are implemented.

The City Council will consider the Final EIR, together with any comments received during the public review process. Prior to adopting a project, the lead agency is required to certify that the EIR has been completed in compliance with CEQA, that the decision-making body reviewed and considered the information in the EIR, and that the EIR reflects the independent judgment of the lead agency.

Summary of Comments Received in Response to the NOP

During the public comment period on the NOP, the City received eight written comment letters regarding the Proposed Project (see Appendix B). A scoping meeting was held on April 5, 2017, during which City staff discussed the project with attendees, but no written comments were received at that time.

Summary of NOP Responses

The following list summarizes the comments that were received, followed by a discussion of the primary environmental issues raised in the comments.

1) The Seals Family, March 9, 2017: Expressed concerns about the impact of the Proposed Project on their neighborhood, especially regarding the open feel and views in the neighborhood, the potential increase in traffic, students at the nearby elementary school, and how property values would be affected.

2) JoAnn Dusky, March 10, 2017: Expressed concerns about the use of Tuttle Drive as a shortcut to get to Sierra Meadows Drive. Suggested that speed bumps be placed in at least two locations on Tuttle Drive.

3) Casey Smith, March 20, 2017: Expressed concerns regarding the conversion of the project site from commercial to residential uses and the maintenance of Pacific Avenue [sic] as a commercial corridor. Specific comments were made regarding land use compatibility; possible conflicts with the City's General Plan and other City planning documents; an aesthetic assessment; ability of schools to accommodate the project's student population; and provision of police and emergency services. In addition, it was requested that the Draft EIR include sections on air quality, greenhouse gas emissions, biological resources (loss of oak trees, impacts on special-status species that could be located in onsite ruderal grasses) and transportation and traffic.

4) Native American Heritage Commission, March 29, 2016: Referred to Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) and Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) and summarized portions of the legislation, and made recommendations for conducting cultural resource assessments.

5) Central Valley Regional Water Quality Control Board (CVRWQCB), March 29, 2017: Provided an overview of the regulations and permits under the jurisdiction of the CVRWQCB.

6) California Department of Transportation (Caltrans) District 3, April 6, 2017: Encouraged the integration of transportation and land use in a way that would reduce vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions, such as transportation demand management (TDM), Intelligent Transportation System (ITS) applications, transit service, and bicycle and pedestrian connectivity improvements. Also stated that "complete streets" needs in the vicinity of the project should be addressed, as well as multimodal transportation opportunities. Asked whether the project VMT could be reduced and whether a transit station would be located in close proximity to the project. Stated that the project should pay its fair share to a Placer County mitigation fund program in order to address impacts on the State highway system, and requested construction cost estimates and a timeline for completion for any proposed traffic mitigation, and the amount of any impact fee that is paid that would be set aside for highway improvements. Finally, requested that Caltrans be provided copies of any further actions regarding the project.

7) Bill and Friederike Houser, April 7, 2017: Expressed concern about the density and height of buildings, the potential for rains to overpower the planned drainage ditches and flood existing homes, views from existing homes being blocked by two story houses, and increased traffic, pollution, light, and noise. Asked if there were plans for landscaping

and planting trees to improve air quality. The primary concern was the number of houses, stating that half the proposed number would still be too many.

8) South Placer Municipal Utility District, April 10, 2017: Explained that the project site is outside of the areas studied in the South Placer Regional Wastewater and Recycled Water Systems Evaluation (December 2009), and the EIR should therefore analyze potential impacts to the regional wastewater treatment plants and regional facilities. In addition, stated that the design and construction of on-site and off-site facilities needed to serve the Proposed Project would be the responsibility of the developer, and that all work must comply with SPMUD standards. Comments were also provided on the project site plan and alterations were recommended to address SPMUD specifications and concerns.

Responses to Comments Received on the NOP

1) **Scope of the EIR** – One comment expressed concern regarding the need for particular subject areas (aesthetics, air quality, biological resources, greenhouse gas emissions, traffic) to be evaluated in the EIR. As discussed on page 3 of the Initial Study, the CEQA Guidelines state that the purpose of an Initial Study is to assist in the preparation of the EIR by focusing the Draft EIR on potentially significant effects, identifying the effects determined not to be significant, and explaining the reasons for determining why each certain effect would or would not be significant. It was through the Initial Study's analysis that the determination was made that most effects of the Proposed Project would not be significant and the discussion within the Initial Study provided the explanation and reasoning for arriving at such determinations, which in some instances included the identification of standard mitigation measures to reduce potentially significant impacts to a less-than-significant level. As a result of the analysis provided in the Initial Study, this EIR will focus only on those effects that have been determined to be potentially significant.

   In several cases, including traffic, air quality, greenhouse gas emissions, biological resources, cultural resources and noise, technical studies were prepared and supported the Initial Study analysis. These reports were made available on the City's website, along with the NOP and Initial Study and are appended to this Draft EIR (see Appendices C through I). The reports are also available from the City's Planning Services Division at 3970 Rocklin Road, Rocklin, California, 95677, between the hours of 8am-4pm Monday through Thursday and 8am-noon Friday.

   In making the determination of whether an impact would be significant or not, the Initial Study refers to applicable thresholds. For example, on page 18 of the Initial Study, the estimated project emissions are reported and compared to the applicable standards of significance, in this case, the Placer County Air Pollution Control District thresholds. Including this information in the body of the Draft EIR would not change the information presented or the findings of significance. As discussed above, under CEQA, less-than-significant impacts need not be addressed in a Draft EIR.

   NOP comments on cultural resources are addressed in Section 4.1, Cultural Resources, of this Draft EIR.

2) **Aesthetics:** Several comments addressed different aspects of the visual impacts of the project.

- **Compatibility:** One comment stated that a high-density residential development in a primarily commercial corridor could result in incompatibility with surrounding uses, and would require an aesthetic assessment so that the project could be compared to CEQA thresholds. The Initial Study evaluated the effect on the visual quality of the project vicinity on page 11. The project proposes to amend the General Plan designation of the project site to Medium High Density Residential (MHDR) and to rezone the site to Planned Development, 9 units per acre (PD-9). This designation and zoning would not allow development of high-density residential densities, which are typically 15 or more units per acre. The buildings that are proposed would be of a height and scale consistent with surrounding residential and light industrial development. While there are multi-story light industrial buildings in the immediate vicinity of the project site that house uses that could be considered by some to be commercial, there are limited commercial buildings in the immediate vicinity of the project site. The City has previously determined that locating higher density housing along Pacific Street is appropriate, as evidenced by the existing land use designations of Mixed Use (which allows either non-residential uses, residences, or a combination of the two) and High Density Residential Development. Further, as discussed in the Initial Study, all development in Rocklin is subject to City development standards and Design Review. For these reasons, no additional analysis of the visual compatibility of the Proposed Project with commercial uses is warranted.

- **Loss of views:** Several comments stated that the project's two-story homes would block views from existing surrounding single-story homes, and would alter the open feel. Existing residences, mostly single-story, abut the project site on two sides (see Figure 3-3 in Chapter 3, Project Description). The project site is visually separated from most of these homes by an approximately 6-foot tall wooden fence, so the yard areas of these homes have limited views of the project site, and open areas in the mid- or long-distance. The second story of project homes may be visible from some of the existing homes' backyards, but they would not block scenic views. Single-family residential neighborhoods often contain a mix of one- and two-story homes. These types of interfaces and mix of structures are considered a common occurrence and are not incompatible.

- **Lighting**: One comment stated that street lights and house lights will cause more light pollution, and that people will use outdoor lighting. As discussed on page 12 of the Initial Study, City Design Review Guidelines and General Plan policies would ensure that lighting impacts would not be significant. Specifically, exterior lighting must avoid adverse glare on adjacent properties. Cut-off fixtures, or the equivalent, must be used to ensure that all light is projected toward the ground, so that it does not spill over onto adjacent properties. Further, the area surrounding the project site is developed, so night lighting is already present. Additional lighting that is directed downward would not substantially alter night time views.

3) **Air Quality and Greenhouse Gases**: One comment expressed concern regarding the Proposed Project's generation of air pollutant emissions and greenhouse gases and suggested that the EIR should include an evaluation of each. The comment also stated that the air quality and GHG analyses should be included in the Draft EIR, in order to give the public and decision-makers a chance to compare the study findings against CEQA thresholds.

As noted in the Initial Study on pages 16 and 37, the firm of KD Anderson, a Sacramento area consulting firm with recognized expertise in air quality and greenhouse gas analyses, prepared a report that calculated and evaluated the Proposed Project's air pollutant and greenhouse gas emissions. In summary, the analysis concluded that the air pollutant and greenhouse gas emissions generated from the construction and operation of the Proposed Project would not exceed the Placer County Air Pollution Control District's recommended thresholds of significance, which are the basis of the thresholds used to determine whether the Proposed Project would have a significant impact on air quality and/or greenhouse gas emissions (see pages 16 through 23 and 36 through 40). A summary of the Air Quality and Greenhouse Gas Analysis report is provided in the Initial Study, and the report is available on the City's website or upon request from the City.

One comment asked whether trees would be planted to improve air quality. As discussed in the Initial Study (pages 16 through 23 of the Initial Study), the Proposed Project would not exceed air quality emissions thresholds, so it would not have a significant, adverse effect on air quality. Therefore, no mitigation is required. Trees would, however, be included within landscaping for the Proposed Project.

4) **Biological Resources**:

Several comments were received regarding the effects on biological resources. In response to the NOP comments, the biological resources report was updated on May 27, 2017, and a copy of that updated report is included as Appendix D to this draft EIR.

- **Loss of oak trees**: One comment stated that the removal of native oak trees would require full evaluation in a biological resources section in the EIR and not simply in the Mitigation Monitoring and Reporting Program. As discussed above under Scope of the EIR, only those impacts that would be significant require evaluation in the EIR. The Initial Study addresses the impacts on oak trees on pages 28 and 29, and explains that compliance with the City's Oak Tree Preservation Ordinance would require compensation for removal of oak trees on the project site, which would result in a less-than-significant impact with mitigation. Therefore, the loss of oak trees does not require additional analysis in the Draft EIR.

- **Special-status species**: The comment also stated that the biology section should demonstrate that no special-status species have inhabited the trees and grasses during the decades during which they have been present, and questions the conclusion that no listed special-status plant or wildlife species will be affected. As explained on page 26 of the Initial Study, several databases were consulted during preparation of the Biological Assessment, including the California Natural Diversity Database, which contains recorded occurrences of listed species within the project site and vicinity. A field survey of the project site was conducted by a qualified biologist and a wetland delineation was also prepared for the project site in May 2015 and on May 16, 2017. There is no way to know or establish what species might have used the project site in the past, unless a survey was conducted and the findings reported to a database. No listed species have been reported as occurring on the project site. Further, the project site has been heavily disturbed in the past, is surrounded by existing development, and does not contain sensitive habitats associated with special-status plant or wildlife species. The oak trees on the project site could provide nesting sites for raptors and/or migratory birds, and the existing building could provide roosting habitat for bats, both of which were addressed on

pages 26 through 28 of the Initial Study. Preconstruction surveys for nests and roosts, as required in Mitigation Measure IV-1 of the Initial Study, would ensure that active nests and roosts would not be disturbed by construction activities. Because the impact on raptors, migratory birds and bats would be less than significant with the identified mitigation, it does not need to be addressed in the Draft EIR.

5) **Hydrology and water quality:** One comment letter provided an overview of the issues of concern to CVRWQCB, including the Basin Plan and permitting requirements. As discussed in Section IX of the Initial Study (pages 46 and 47), the Proposed Project will comply with the applicable water quality permits and requirement, including the City's National Pollutant Discharge Elimination System (MS4) permit issued by the CVRWQCB, the Regional Water Quality Control Board (RWQCB) Erosion and Sediment Control Field Manual, and preparation of a Stormwater Pollution Prevention Plan (SWPPP), as required by the Construction Storm Water General Permit.

6) **Potential flooding and drainage:** One comment expressed concern that, due to the higher terrain, existing homes could be flooded if the project drainage system is overwhelmed during heavy rains. As discussed on page 46 of the Initial Study, the City requires that new development detain onsite drainage so that the rate of runoff is maintained at pre-development levels (unless the Placer County Flood Control and Water Conservation District's Flood Control Manual requires otherwise),and the City also requires coordination with other projects' master plans to ensure no adverse cumulative effects. In addition, as a part of the City's development review process, a registered civil engineer for the project will prepare a drainage study which will be reviewed and approved by the City Engineer. Collectively, these efforts would ensure that the Proposed Project would not cause or exacerbate offsite flooding.

7) **Pacific Street as a commercial corridor**: The City of Rocklin considered whether it is appropriate to locate residential development along Pacific Street when the City's General Plan Housing Element Update was approved. The land use designations for the project site were revised at that time to Mixed Use and High Density Residential. The Mixed Use designation allows for non-residential and/or residential uses, or a combination of the two. Therefore, development of the entire project site with residential uses only is allowed under current land use designations. Further, the desirability of commercial uses along Pacific Street is a planning issue, not an environmental issue. Therefore, while the City will consider the appropriateness of the proposed single-family residential land uses on the project site, this issue need not be addressed in the Draft EIR. (The Initial Study and Draft EIR need only consider consistency with land use plans and policies that are adopted for the purpose of avoiding or mitigating an environmental effect).

8) **Consistency with City planning documents**: One comment suggested that the proposed land use could be inconsistent with City of Rocklin plans, including the General Plan Land Use Element, the Redevelopment Plan, the Rocklin Downtown Revitalization Plan and the Downtown Rocklin Plan. In addition, the comment refers to several specific policies from the General Plan Land Use Element. Regarding consistency with the Downtown Revitalization Plan and Redevelopment Plan, the 1988 Downtown Revitalization Plan was repealed in 2013 by Resolution 2013-208. The 2006 Draft Downtown Plan was never adopted, and due to recent changes in State law, the Redevelopment Plan is no longer operational. As discussed above under Aesthetics, the Proposed Project would be compatible with surrounding land uses, and the current Mixed Use General Plan designation allows for all residential development of the project

site, albeit at higher densities than the Proposed Project. Regarding jobs/housing balance, while the Proposed Project would not develop any commercial uses, the number of residential uses would be lower than allowed under the existing land use designations. Further, the number of units would not generate a large enough number of employees to substantially alter the jobs/housing balance in South Placer or the City of Rocklin. For example, buildout of the General Plan EIR is projected to result in 29,283 total residential units, an increase of 8,247.[1] If the project site were developed with the existing land use designations, assuming 22 units/acre, it could result in 128 new dwelling units. Development of the Proposed Project would result in 64 dwelling units, a potential reduction of 50 percent over the current land use designations. But this represents a less than one percent change in the number of new dwelling units under General Plan buildout. Similarly, the amount of commercial development at General Plan buildout is anticipated to be 8.9 million square feet (msf) or 6.2 msf by 2030. The existing building that would be removed by the Proposed Project has 13,240 square feet of space,[2] which is less than 0.25 percent of the commercial square footage anticipated in 2030. Even if the project site were developed with commercial uses at the maximum floor area ratio, which would result in a total of 80,500 to 111,500 square feet (assuming demolition of the existing building), it would be only a small portion of the amount of commercial square footage anticipated in the City by 2030, and an even smaller portion of total employment generating uses in the City and region. For these reasons, the Proposed Project would not have a substantial effect on jobs/housing balance in the South Placer region.

9) **Density**: One comment stated that the project proposes too many homes. The Proposed Project would redesignate the project site Medium High Density Residential (MHDR), which allows for 8.5 to 15.4 dwelling units per acre. The existing designations of Mixed Use and High Density Residential allow for 10 to 40 dwelling units per acre and 15.5 or more units per acre, respectively. The Proposed Project would develop 64 units on 7.4 acres, which is a density of approximately 8.7 units per acre, which is on the low end of the allowed density for the proposed MHDR designation, and well below the allowable densities for the existing designations. The City determined that the higher densities on the project site were appropriate during the most recent update to the General Plan Housing Element. Further, as discussed throughout the Initial Study and above, the Proposed Project would not result in significant impacts on the environment that are tied to the number of units that are developed (e.g., traffic). The commenter's preference for lower densities is hereby forwarded to the decision-makers for their consideration.

10) **Public Services: Effects on schools:** One comment stated that the City should show how existing school facilities would be able to handle the increase in student enrollment, and demonstrate that the effect would be less than significant.

Consistent with the CEQA Guidelines and Appendix G, Environmental Checklist Form, the Initial Study considers whether the Proposed Project would result in substantial adverse physical impacts associated with the provision of new or physically altered school facilities (see page 59). Additional information is provided here in response to the comment received on the NOP.

1 City of Rocklin, *General Plan Update Draft Environmental Impact Report,* August 2011, page 4.11-9, Table 4.11-5.

2 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, Appendix F, Record Forms, page 1 of the Department of Parks and Recreation (DPR) form.

The Proposed Project is located within the Rocklin Unified School District (RUSD) boundaries, so it is assumed that project students would attend RUSD schools. The RUSD has identified student generation rates in its 2014 Facilities Master Plan Update. The Proposed Project would include both 3 and 4 bedroom units, which have different generation rates, as shown in Table 1-1. The Proposed Project would be expected to generate approximately 19 K-6 students, 6 middle school students and 13 high school students, for a total of 38 students.

Table 1-1
Quarry Row Student Generation

Grade Level	Student Generation Rates			Project Students
	3 bedroom	4 bedroom	Average Rate	
K-6	0.245	0.342	0.294	18.8
7-8	0.079	0.114	0.097	6.2
9-12	0.158	0.232	0.195	12.5
Total K-12	0.482	0.688	0.585	37.5

Source: Economic & Planning Systems, *Final Report, Facilities Master Plan 2014 Update,* prepared for Rocklin Unified School District, June 2014, Table 15.

The schools closest to the project site are Rocklin Elementary School, Spring View Middle School and Rocklin High School. The maximum capacities for these schools are 605, 1,020 and 2,280 students, respectively.[3] In 2015/16, Rocklin Elementary had an enrollment of 534 students, so it would have capacity to accommodate an additional 19 students.[4] Similarly, Spring View had an enrollment of 815 students and Rocklin High had an enrollment of 1,947, so these schools would have capacity to absorb project students under existing conditions.[5] The RUSD Facilities Master Plan also addresses cumulative development by considering development in the City over the next decade. Because new facilities would not need to be constructed to specifically to serve the Proposed Project, there would not be an adverse impact on the environment due to providing additional capacity. The extent to which children traveling to and from school would affect the environment is addressed in the calculations for traffic, air quality greenhouse gas emissions and noise, which include assumptions for school trips for each new home.

Further, as discussed on page 59 of the Initial Study, 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

3 Economic & Planning Systems, *Final Report, Facilities Master Plan 2014 Update,* prepared for Rocklin Unified School District, June 2014, Table 4.

4 Rocklin Unified School District, *Rocklin Elementary School 2015-16 School Accountability Report Card,* published during the 2016-17 School Year, page 2.

5 Rocklin Unified School District, *Spring View Middle School 2015-16 School Accountability Report Card,* published during the 2016-17 School Year, page 2; Rocklin Unified School District, *Rocklin High School 2015-16 School Accountability Report Card,* published during the 2016-17 School Year, page 2.

of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization as defined in Section 56021 or 56073, on the provision of adequate school facilities." This provision applies to elementary, middle and high school facilities. The Proposed Project would be subject to these school fees, which would be used by the RUSD to fund additional school facilities as needed.

11) **Public Services: Police/Emergency Services:** One comment stated that there could be safety concerns associated with children crossing Pacific Street, and that the City should demonstrate that the police force and emergency service system can handle foreseeable problems such as jaywalking and increased accidents. These are not impacts on the environment, so they are not required to be addressed by CEQA (as opposed to, for example, construction of new facilities, which could have construction and other impacts). Nonetheless, as explained on page 59 of the Initial Study, the closest fire station is only 0.64 miles from the project site. Therefore, the Fire Department would be able to respond calls from the project site in a timely fashion. The City collects fees and taxes that are used to fund emergency services, which are expanded as needed in response to demand and the availability of funding.

The comment does not explain why children would jaywalk across Pacific Street. Rocklin Elementary School is located on the same side of Pacific Street as the project site. There would be no need for students to jaywalk across Pacific Street in order to reach that school. Spring View and Rocklin High are located over one mile from the project site, and there are traffic signals at intersections between these schools and project site. The City is not aware of other uses or facilities north of Pacific Street that would encourage jaywalking.

12) **Traffic**: A number of comments regarding various aspects of project-related traffic were submitted, including:

- **Use of Tuttle Drive as a short cut**: Tuttle Drive is a two-lane local street that lies just south of the project site. The proposed project could add traffic to Tuttle Drive if residents use that route to reach retail centers on Granite Drive. Typically, shopping trips comprise 30 to 40% of daily residential trips. If it is conservatively assumed that half of project shopping trips use Tuttle Drive, then there would be an additional 125 daily trips on this street. This would bring total daily vehicle trips on Tuttle Drive to approximately 1,081, which is well below an acceptable volume for a local residential street with direct residential frontage.[6]

  Regarding the use of speed bumps, the comment that motorists currently speed on Tuttle Drive describes an existing condition, rather than an impact of the Proposed Project. Within the City of Rocklin, decisions regarding neighborhood traffic calming, which can include a variety of possible approaches to reducing traffic speeds, are made by the City in consultation with affected neighborhood residents. Such action would be taken separately from the Proposed Project, and could be considered whether or not the Project is approved.

- **Increased traffic in local neighborhoods**: The Proposed Project would increase traffic on local roads, but as discussed above for Tuttle Drive, and indicated in the

6 KD Anderson & Associates, Inc., *Addendum to Traffic Impact Analysis for Quarry Row Project,* July 3, 2017, page 2.

traffic analysis cited in the Initial Study, volumes on local roadways would continue to remain within acceptable limits, even with the addition of project traffic.

- **Complete Streets**: The proposed project takes advantage of infill opportunities in the City of Rocklin by placing higher density residential housing in close proximity to downtown Rocklin commercial uses, schools, and services. The local streets include sidewalks and bike lanes to encourage alternate transportation modes to automobile traffic. Finally, the project fronts on Pacific Street in Rocklin, which is the Placer County Transit route between Sierra College and the neighboring city of Lincoln. This route provides transit access to three shopping centers in Rocklin and the Roseville Galleria. The route also provides opportunities for transfers that access rail transit and the Auburn area of Placer County. Placement of this project at this location allows great potential for reducing vehicle miles travelled given decreased distances between infill homes and these other land uses, and even other communities in the greater Sacramento region.

- **Effects on regional facilities and payment to Placer County mitigation fund programs:** The project site is within the fee payment "boundaries" of two sub-regional serving transportation improvement impact fee programs. Each dwelling unit will contribute $1,884.71 and $571 to the South Placer Regional Traffic Authority and the Highway 65 Joint Powers Authority, respectively. The fractional distribution of those fees to specific improvements is managed by each respective authority and a project that pays the fees has no influence on the distribution of those fees. Combined, this project will contribute at building permit time nearly $157,165 to these regional transportation authorities.

- **Vehicle Miles Traveled (VMT):** As discussed on page 40 of the Initial Study, the Proposed Project's greenhouse gas emissions would not exceed the PCAPCD's screening criteria, and are therefore not considered significant. Nonetheless, as discussed above under "Complete Streets", the proposed project is located in an area that has transit, pedestrian and bicycle facilities, which could further reduce the number of VMT.

- **Include traffic section in the EIR**: As discussed above, under Scope of the EIR, those impacts that are less than significant need not be addressed further in the Draft EIR. A complete traffic study was prepared for the Proposed Project, and is available on the City's website or upon request from the City Planning Services Division. As discussed in the Initial Study (pages 63 through 72), all study intersections are projected to operate at acceptable levels of service (LOS) under existing and cumulative conditions, and the Proposed Project's impacts on traffic would be less than significant. Therefore, these issues need not be discussed further in the Draft EIR.

13) **Parking**: One comment asked whether there would be enough parking spaces. According to the applicant, each residence will have two parking spaces, which is consistent with City requirements.

14) **Utilities: Sewer service**: Several comments regarding sewer service were provided by SPMUD:

- **South Placer Regional Wastewater and Recycled Water Systems Evaluation** (December 2009): The comment stated that because the project site was not

assumed in the 2009 Systems Evaluation, the EIR should evaluate the capacity of the system to accommodate project wastewater. As discussed on page 76 of the Initial Study, updated as shown below, the current design and permitted capacity of the two South Placer wastewater treatment plants exceed current flows, so there would be capacity to serve the Proposed Project. Further, wastewater flows from SPMUD to the treatment plants has decreased in the last decade, freeing up additional capacity.

The first paragraph under a., b. and e. on page 76 of the Initial Study is revised as shown (deleted text struck through/new text underlined):

> 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 ~~Master Plan~~, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary ~~, and includes the option of constructing additional treatment plants~~. SPMUD collects participation ~~connection~~ fees to finance the maintenance and expansion of its facilities. The proposed project is responsible for complying with all requirements of SPMUD, including compliance with wastewater treatment standards established by the Central Valley Water Quality Control Board. The South Placer Wastewater Authority (SPWA) was created by the City of Roseville, Placer County and SPMUD to provide regional wastewater and recycled water facilities in southwestern Placer County. The regional facilities overseen by the SPWA include the Dry Creek and Pleasant Grove Wastewater Treatment Plants, both of which receive flows from SPMUD (and likewise from Rocklin). To project future regional wastewater needs, the SPWA prepared the South Placer Regional Wastewater and Recycled Water Systems Evaluation (Evaluation) in June 2007. The Evaluation indicates that as of June 2004, flows to both the wastewater treatment plants were below design flows. 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, ~~had an average dry weather flow of 10 million gallons/day (mgd) and an average dry weather capacity of 18 mgd,~~ while the Pleasant Grove Wastewater Treatment Plant is permitted to discharge an average dry weather flow not to exceed 12 mgd ~~had an average dry weather flow of 7 mgd and an average dry weather capacity of 12 mgd~~. According to SPMUD, in 2016 ~~2009~~ the Dry Creek WWTP had an average dry weather inflow of 8.2 ~~10.3~~ mgd, with SPMUD's ~~Rocklin's~~ portion being 1.8 ~~2.4~~ mgd, and the Pleasant Grove WWTP had an average dry weather inflow of 7.0 mgd, with SPMUD's portion being 1.9 ~~2.0~~ mgd. Consequently, both plants are well within their operating capacities and there remains adequate capacity to accommodate the projected wastewater flows from this project. Therefore, a less than significant wastewater treatment impact is anticipated.

- **Compliance with SPMUD standards**: The comment stated that design and construction of on-site and off-site facilities needed to serve the Proposed Project would be the responsibility of the developer, and that all work must comply with SPMUD standards. The only offsite improvements would be the extension of adjacent utility lines to the project site in order to connect with onsite facilities. Comments were also provided on the project site plan and recommended alterations to address SPMUD specifications and concerns. As discussed on page 76 of the Initial Study, the Proposed Project must comply with all requirements of the SPMUD. Prior to Final Map approval, the City will verify that the project design and plans as they relate to sewer service are satisfactory to SPMUD.

15) **Property values**: One comment expressed concern regarding the Proposed Project's impact on property values. Per CEQA Guidelines section 15131 (a), "Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes. The intermediate economic or social changes need not be analyzed in any detail greater than necessary to trace the chain of cause and effect. The focus of the analysis should be on the physical changes."

The Proposed Project's potential impact on the value of adjacent or near-by properties is considered to be an economic effect that would not result in any physical change; therefore, it does not require analysis within the EIR. Furthermore, no evidence has been presented that the Proposed Project could adversely affect property values.

HOW TO USE THIS REPORT

This report includes five principal parts: Summary, Project Description, Environmental Analysis (Setting, Impacts, and Mitigation Measures), Alternatives Analysis, and CEQA Considerations.

The **Summary** presents an overview of the results and conclusions of the environmental evaluation. This section identifies impacts of the Proposed Project and available mitigation measures.

The **Project Description** describes the location, size and design of the Proposed Project, and includes project objectives and a list of anticipated approvals needed to develop the project.

The **Environmental Analysis** includes a topic-by-topic analysis of impacts that would or could result from implementation of the Proposed Project. Topics discussed are those identified in the Initial Study Checklist as requiring further analysis (see Appendix A). In this case, only one topic, Cultural Resources, is evaluated in the body of the Draft EIR. The Cultural Resource section is organized into two major subsections: Setting (existing and regulatory conditions), and Impacts and Mitigation Measures, including cumulative impacts and mitigation measures. The results of field visits, data collected and reviewed and agency contacts are presented in the text.

The **Alternatives Analysis** includes an assessment of alternative methods for accomplishing the basic objectives of the project. This assessment, required under CEQA, must provide adequate information for decision makers to make a reasonable choice between alternatives based on the environmental aspects of the Proposed Project and alternatives.

The **CEQA Considerations** section includes a discussion of issues required by CEQA: unavoidable adverse impacts, growth inducement, significant irreversible environmental effects, a summary of cumulative impacts and energy.

The **Appendices** contain the NOP and Initial Study (Appendix A), responses to the NOP received from agencies and the public (Appendix B), and the studies prepared for the Proposed Project that provide documentation to support the analysis in the Initial Study and this DEIR, including Air Quality (Appendix C), Biological Resources (Appendix D), Cultural Resources (Appendix E), Energy (Appendix F), Noise (Appendix G), Traffic (Appendix H) and information regarding the relocation of the existing building (Appendix I).

2. SUMMARY

INTRODUCTION

This summary chapter provides an overview of the proposed Quarry Row Subdivision project (Proposed Project), which is described in detail in Chapter 3, Project Description, and the conclusions of the environmental analysis, provided in detail in Chapter 4 and the Initial Study, which appears in Appendix A. This chapter also summarizes the alternatives to the Proposed Project that are discussed in Chapter 5, Alternatives, and identifies the Environmentally Superior Alternative. Table 2-1, at the end of this chapter, provides a summary of the environmental effects of the Proposed Project identified in Chapter 4 and impacts requiring mitigation identified in Appendix A. The table consists of the environmental impacts, the significance of the impact, proposed mitigation, if any, and the significance of the impact after the mitigation measure is implemented. Table 2-2 provides a summary of the relative severity of the impacts of the alternatives.

LOCATION

The project site is located in the eastern portion of the City on the southeast quadrant of the intersection of Pacific Street and Grove Street, at 4545 Pacific Street (see Figure 3-2 in Chapter 3, Project Description).

PROJECT DESCRIPTION

The Proposed Project would develop 64 single-family homes on the project site. The project site would be re-designated Medium High Density Residential (MHDR) and re-zoned Planned Development, 9 units per acre (PD-9). Access to the Proposed Project would be provided by connections to Pacific Street and Grove Street. A full description of the Proposed Project is provided in Chapter 3.

The proposed site plan is shown in Figure 3-3 in Chapter 3, Project Description.

ENVIRONMENTAL IMPACTS AND MITIGATION

An Environmental Checklist/Initial Study (see Appendix A) was prepared to determine whether the Proposed Project could result in a significant impact on the environment, and to focus the EIR analysis on significant impacts and those issues that require relatively detailed analyses in order to determine the severity of impacts. The Environmental Checklist found that the Proposed Project would have potential impacts on Cultural Resources, including impacts on archaeological resources, historic buildings and paleontological resources. Therefore, these potential impacts are the focus of this Draft EIR.

The Initial Study found that impacts in the following issue areas would be less than significant and/or that no impact would occur in these areas:

- Aesthetics,
- Agricultural and Forestry Resources,
- Air Quality,
- Geology and Soils,

- Greenhouse Gas Emissions,
- Hazards and Hazardous Materials,
- Hydrology and Water Quality,
- Land Use and Planning,
- Mineral Resources,
- Population and Housing,
- Public Services,
- Recreation,
- Transportation/Traffic,
- Tribal Cultural Resources, and
- Utilities and Service Systems.

The Initial Study found that impacts in the following areas would be less than significant with implementation of the following identified mitigation measures:

- Biological Resources, and
- Noise.

Table 2-1 shows the mitigation measures identified in the Initial Study.

A summary of the findings of the Initial Study for each issue area is provided below.

Aesthetics – The alteration of the project site through the demolition of one commercial structure and the construction of 64 single family homes would not introduce incompatible elements in an area that is currently developed with residential, commercial and light industrial uses. The structures that are anticipated are of consistent height and scale with existing surrounding development and future anticipated development. There are no unusual characteristics of the project that would introduce incompatible elements or create unusual light and glare. The form, height, massing and character of the homes would be subject to the requirements of the City's Zoning Ordinance and Design Review Guidelines, which would ensure that the visual character of the Proposed Project is compatible with surrounding development. For these reasons, aesthetic impacts from the Proposed Project would be less than significant.

Agricultural and Forestry Resources – The project site is not prime farmland, agricultural land or forestry lands so the Proposed Project would not cause impacts on these resources.

Air Quality – An air quality analysis concluded that short-term construction-related emissions and long-term operational and cumulative emissions would not exceed the Placer County Air Pollution Control District's (PCAPCD) significance thresholds for ROG, NOx, PM_{10} and CO and thus the Proposed Project would not contribute to the PCAPCD's nonattainment status of ozone and particulate matter (PM). Operations of the Proposed Project would not violate an air quality standard or contribute to an existing or projected air quality violation. Therefore, construction-related, operation-related and cumulative impacts would be less than significant. The analysis also concluded that sensitive receptors would not be exposed to substantial pollutant concentrations and the project would not create objectionable odors. Overall, air quality impacts from the Proposed Project were determined to be less than significant.

Biological Resources – A wetland determination and a biological resources evaluation were prepared for the Proposed Project. The reports concluded that, due to the developed and disturbed nature of the project site, there are no sensitive habitats or wetlands that would be affected by the Proposed Project. Nesting birds and roosting bats could be disturbed by project construction, so mitigation is provided to protect these species[1]. The project site does contain five native oak trees that would require removal, so the Initial Study identified a mitigation measure to ensure compliance with the City of Rocklin Oak Tree Preservation Ordinance and to compensate for the removal of the oak trees. Implementation of the project-specific mitigation measure identified in the Proposed Project's Initial Study would reduce impacts related to oak tree removal to a less-than-significant level.

Cultural Resources –A cultural resources assessment of the project site was prepared by the firm of Ric Windmiller. The assessment concluded that the existing commercial structure on the project site is the historic Pleasure Hall/Stardust Skating Rink building at 4545 Pacific Street. The building is identified in the 2011 City of Rocklin General Plan Update Environmental Impact Report as a property of local historical interest. An assessment of the building during the present study concluded that it is eligible for the California Register under Criterion 1 for its association with the history of social-cultural events, recreation and entertainment in Rocklin and Placer County. Its period of significance begins in the 1930s during the Great Depression, extends through World War II and culminates in the period of the baby-boom generation of the 1950s and 1960s. The demolition of this building could have a significant impact on historic resources.

Grading of the project site could also affect subsurface archaeological resources and/or paleontological resources (e.g., fossils), if such resources are present.

These potential cultural resource impacts are addressed in more detail in Chapter 4 of this Draft EIR.

Geology and Soils – Grading, trenching and backfilling associated with the construction of the Proposed Project would alter the topography on the project site and could result in soil erosion impacts. Compliance with the City's development review process, the City's Improvement Standards and Standard Specifications and the Uniform Building Code would reduce any potential geology and soils impacts to a less-than-significant level.

Greenhouse Gas Emissions – Construction and operation of the Proposed Project would generate greenhouse gas emissions. The CalEEMod software modeling program was used to estimate the Proposed Project's short-term construction related and long-term operational greenhouse gas (GHG) emissions. The analysis concluded that the Proposed Project's greenhouse gas emissions would not exceed the PCAPCD's significance thresholds. Therefore, this would be a less-than-significant impact.

Hazards and Hazardous Materials - Construction and operation of a single-family residential project are not anticipated to involve the transportation, use and disposal of large amounts of hazardous materials. Compliance with the measures incorporated into the General Plan goals and policies and applicable City Code and compliance with applicable Federal, State and local

1 The Initial Study mitigation measure for nesting birds defines the nesting season as February through August. Since the Initial Study was prepared, the nesting season has been redefined as February 1 through September 15, as shown in Table 2-1 of this Draft EIR.

laws and regulations would reduce impacts related to hazards and hazardous materials to a less-than-significant level.

Hydrology and Water Quality - The Proposed Project would involve grading activities that would remove vegetation and expose soil to wind and water erosion, which could adversely affect water quality if runoff entered local drainages. Additional impervious surfaces would be created with the development of the Proposed Project, which would increase the amount of urban runoff. Waterways in the Rocklin area have the potential to flood and expose people or structures to flooding. According to FEMA flood maps (Map Panel 06061CO418F, effective date June 8, 1998) the project site is located in flood zone X, which indicates that the Proposed Project is not located within a 100-year flood hazard area and is outside of the 500-year flood hazard area. Compliance with the Rocklin General Plan goals and policies, the City's Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30) and the City's Improvement Standards would reduce impacts to hydrology and water quality to a less-than-significant level.

Land Use and Planning – The project site is designated Mixed Use (MU) and High Density Residential (HDR) on the City of Rocklin General Plan land use map and is zoned Retail Business (C-2). The Proposed Project requires a General Plan Amendment, Rezone, General Development Plan, Tentative Subdivision Map, Design Review and Oak Tree Preservation Plan from the City of Rocklin. Approval of such entitlements and compliance with the mitigation measures identified in the Initial Study would ensure that development of the infill site would be consistent with City planning documents. Therefore, the impacts related to land use and planning would be less than significant.

Mineral Resources - The City of Rocklin planning area and the project site have no mineral resources as classified by the State Geologist. The project site has no known or suspected mineral resources that would be of value to the region or to residents of the state. Therefore no mineral resources impact is anticipated.

Noise - Development of the Proposed Project would result in an increase in short-term noise impacts from construction activities, but through compliance with the City's standard conditions, the impact would be less than significant. The development and occupation of a 64 lot single-family residential subdivision is not anticipated to have significant long-term operational noise impacts. A noise assessment for the Proposed Project found that roadway noise levels could exceed interior noise level standards for future residents of some project homes. The Initial Study identified a mitigation measure to reduce the impact to a less-than-significant level. Compliance with the mitigation measures incorporated into the General Plan goals and policies, the City of Rocklin Construction Noise Guidelines and the project-specific mitigation measure identified in the Initial Study would reduce noise related impacts to a less-than-significant level.

Population and Housing - The Proposed Project has long been identified for development of urban uses in the City of Rocklin General Plan and as proposed would provide future housing opportunities, but not to such a degree that it would induce substantial population growth. The project site is mostly vacant and development would not displace any homes or residents. The Proposed Project would therefore have a less than significant impact on population and housing.

Public Services - The Proposed Project would increase demand for increased public services because an undeveloped site would become developed. Compliance with General Plan goals and policies and payment of necessary fees, including participation in any applicable financing district and applicable development impact fees, would ensure that these services would be available for the Proposed Project without reducing service levels for existing development. No new facilities (e.g., fire stations) would be needed to serve the Proposed Project. For these reasons, the impact on public services would be less than significant.

Recreation - The Proposed Project would result in additional residents that would be expected to use City of Rocklin and other recreational facilities. However, compliance with General Plan goals and policies and payment of necessary fees, including park and recreation fees, would ensure the impacts to recreational facilities are less than significant.

Transportation and Traffic - The Proposed Project is anticipated to cause increases in traffic because a partly developed site would become further developed with a 64 lot single family residential subdivision whose residents would generate automobile trips. A traffic study prepared for the Proposed Project concluded that the addition of project traffic would not cause any of the study locations to exceed the City's Level of Service policy during the PM peak hour under the existing plus project, existing plus approved projects plus project, or cumulative plus project analysis scenarios. The Proposed Project would not conflict with existing bike lane locations, sidewalks or with other policies or programs promoting alternative transportation. Therefore, the Proposed Project would have less-than-significant transportation and traffic impacts.

Tribal Cultural Resources - The Proposed 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. The City has complied with the provisions of Assembly Bill 52 (AB-52, Gatto 2014) by consulting with the United Auburn Indian Community, Ione Band of Miwok Indians and the Torres Desert Cahuila Indians and none of those tribes submitted a formal request for consultation on the project. Therefore, the Proposed Project would have less-than-significant tribal cultural resources impacts.

Utilities and Service Systems – The Proposed Project would increase the need for utility and service systems because the partly developed site would become further developed. Such increases are not anticipated to affect the ability of the utility and service providers to adequately provide such services because the project site is within the existing service areas of utility and service systems providers and the project site has long been identified for development of urban uses in the City of Rocklin General Plan. Further, the South Placer Municipal Utility District (SPMUD) and Placer County Water Agency (PCWA) have provided letters to the City indicating that the project is within their respective service areas and eligible for service upon compliance with their standard requirements and payment of applicable fees. Compliance with General Plan goals and policies and service provider requirements and payment of necessary fees would ensure the impacts to utilities and service systems are less than significant.

Significant and Unavoidable Impacts

The following significant and unavoidable impacts would result from development of the Proposed Project:

- Loss of historically significant buildings (Impact 4.1-2), and
- Cumulative loss of historic resources (Impact 4.1-5).

SUMMARY OF PROJECT ALTERNATIVES

The following alternatives to the Proposed Project are evaluated in this Draft EIR:

1. **No Action/No Development:** Assumes no development of the project site. The existing Pleasure Hall building would remain in place.

2. **No Project/No Action:** Assumes buildout of the current zoning of the project site, which includes 1.6+/- acres of Mixed Use and 5.8+/- acres of High Density Residential uses.

3. **Retain Pleasure Hall Building/Increased Density:** Assumes that the existing building would be retained and continue to house commercial uses. Similar to the proposed project, 64 dwelling units would be constructed on the remaining acreage.

4. **Reduced Density with Similar Footprint:** Under this alternative, the project would be reconfigured to avoid trees located on the site, and densities would be reduced to accommodate single-family homes on 6,000 to 7,000 square foot lots. A total of 40 single-family homes would be constructed.

For a complete description of project alternatives, please see Chapter 5, Alternatives. The relative impacts of the alternatives are summarized in Table 2-2.

Environmentally Superior Alternative

In addition to the discussion and comparison of impacts of the alternatives to the Proposed Project, CEQA requires that an "environmentally superior" alternative be identified and the reasons for such selection disclosed. In general, the environmentally superior alternative is the alternative that would be expected to generate the least adverse impacts.

The No Project/No Development Alternative would have no impacts, so it would be considered environmentally superior. When the No Project Alternative is considered the environmentally superior alternative, CEQA requires that the EIR also identify an environmentally superior alternative among the other alternatives [Guidelines Section 15126.6(e)(2)]. Of the other project alternatives, Alternative 3 (Retain Pleasure Hall Building/Increased Density) would be environmentally superior, because it would avoid the only significant and unavoidable impacts (the project-specific and cumulative loss of a historic building) by retaining the Pleasure Hall building, A more detailed discussion of the environmentally superior alternative appears in Chapter 5.

POTENTIAL AREAS OF CONCERN

Several concerns with the Proposed Project were raised in response to the Notice of Preparation. A number of concerns were expressed regarding the effects of the Proposed Project on surrounding neighborhoods. For example, there were concerns that the Proposed Project would be too dense for its location, and could affect surrounding residents by blocking views, increasing traffic, increasing noise and air pollution, reducing surrounding property

values, and creating new sources of light. Another concern was that the project site has the potential for the Proposed Project to result in flooding offsite. Other concerns were raised about the scope of the EIR in a number of issues areas, and the suggestion was made that additional topics be addressed in the Draft EIR. Comments were also made that the Proposed Project could be inconsistent with adopted City plans and incompatible with existing and planned commercial uses along Pacific Street.

Chapter 1, Introduction, provides a summary of comments that were made in response to the NOP, and responses to the issues that were raised, including the concerns that are summarized above. In most cases, the issues were addressed in the Initial Study. In some cases, comments raise concerns about issues that are not environmental in nature, and therefore are not addressed in the EIR or Initial Study. For example, property values are not an environmental issue. For more information, please see Chapter 1.

UNRESOLVED ISSUES

No unresolved issues have been identified.

SCOPE OF THE EIR

The City of Rocklin, as lead agency, identified potentially significant impacts that could result from project implementation in the Notice of Preparation for this EIR circulated from March 9 through April 10, 2017 (found in Appendix A). As discussed above, based on an Initial Study (also contained in Appendix A), the City of Rocklin determined that the following areas of potentially significant impact should be addressed in the EIR:

- Cultural Resources, including:
    - Archaeological resources,
    - Historic buildings, and
    - Paleontological resources.

Summary of Impacts, Mitigation Measures and Alternatives

Table 2-1 provides a summary of the environmental impacts that would result from implementation of the Proposed Project, including potential mitigation measures identified in Chapter 4 and the Initial Study, and the level of significance of the environmental impacts before and after implementation of the proposed mitigation.

Table 2-2 provides a comparison of the relative impacts of the alternatives. The full alternatives analysis is provided in Chapter 5.

TABLE 2-1
Summary of Impacts and Mitigation Measures

Impacts	Significance	Mitigation Measures	Residual Significance
4.1 Cultural Resources			
DEIR 4.1-1 Loss of archaeological resources.	PS	4.1-1(a) If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is a historical resource or a unique archaeological resource (as defined by CEQA) 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 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. (b) 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, to request the names of the most likely descendant. The descendant will then	LS

LS = Less than Significant PS = Potentially Significant S = Significant SU = Significant and Unavoidable

TABLE 2-1
Summary of Impacts and Mitigation Measures

Impacts	Significance	Mitigation Measures	Residual Significance
		recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB 2641 (2006).	
DEIR 4.1-2 Loss of a historic building.	S	4.1-2 Prior to demolition of the Pleasure Hall, the building's use and history shall be documented in a Historic American Building Survey (HABS), including photographs, plans, drawings, interviews and written documentation, to preserve a definitive history of the building and its uses. The HABS report shall be provided to the appropriate depository or depositories (e.g., the Rocklin Historical Society).	SU
DEIR 4.1-3 Loss of paleontological resources.	PS	4.1-3 If paleontological resources (e.g., fossils) are discovered during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery. After cessation of excavation the contractor shall immediately contact a qualified paleontologist and the City of Rocklin Environmental Services Manager. The potential paleontological resource(s) discovered during construction shall be evaluated by the qualified paleontologist. If it is determined that the project could damage a unique paleontological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines. If avoidance is not feasible, the paleontologist shall develop a treatment plan in consultation with the City's Environmental Services Manager. If determined appropriate by the paleontologist, the find shall be deposited at an appropriate repository, such as Sierra College or the University of California Museum of Paleontology. The contractor shall not resume work until authorization is received from the City's Environmental Services Manager.	LS
DEIR 4.1-4 Cumulative loss of archaeological resources.	PS	4.1-4 Implement Mitigation Measure 4.1-1.	LS
DEIR 4.1-5 Cumulative loss of historic resources.	S	4.1-5 Implement Mitigation Measure 4.1-2.	SU

LS = Less than Significant PS = Potentially Significant S = Significant SU = Significant and Unavoidable

TABLE 2-1 Summary of Impacts and Mitigation Measures			
Impacts	**Significance**	**Mitigation Measures**	**Residual Significance**
DEIR 4.1-6 Cumulative loss of paleontological resources.	PS	4.1-6 Implement Mitigation Measure 4.1-3.	LS
Initial Study			
IV. Biological Resources			
Initial Study IV. a. Effect on Protected Species	PS	IV.-1(a) The applicant/developer shall attempt to time the removal of potential nesting habitat for raptors, migratory birds and bat species to avoid the nesting season (February – September 15). If tree and vegetation removal would occur during the nesting season for raptors and/or migratory birds (February-September 15), 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 demolition 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 removal activities, documentation of the survey shall be provided to the City of Rocklin Building Department and if the survey results are negative, no further mitigation is required and necessary structure removal may proceed. If there is a break in demolition activity 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 demolition activities are scheduled to occur during the non-breeding season (September 16-January), a survey is not required and no further studies are necessary. (b) Prior to removal of the existing building, a survey for bats shall be prepared	LS

LS = Less than Significant PS = Potentially Significant S = Significant SU = Significant and Unavoidable

TABLE 2-1
Summary of Impacts and Mitigation Measures

Impacts	Significance	Mitigation Measures	Residual Significance
		by a qualified biologist. If bat roosting sites are identified within the survey area, then they shall be avoided during the nursery season (April 1st through August 31st). The bats may be evicted from the building between September 1 and March 31, which is outside of the nursery season. Eviction of bats shall be conducted using bat exclusion techniques, developed by Bat Conservation International (BCI) and in consultation with the CDFW, that allow the bats to exit the roosting site but prevent re-entry to the site. This would include, but not be limited to the installation of one way exclusion devices. The devices shall remain in place for a minimum of seven days and then the exclusion points and any other potential entrances shall be sealed immediately following the removal of the devices. This work shall be completed by a BCI recommended exclusion professional.	
Initial Study IV. e. Conflict with local policies or ordinances, such as a tree preservation ordinance.	PS	IV.-2 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.	LS

LS = Less than Significant PS = Potentially Significant S = Significant SU = Significant and Unavoidable

TABLE 2-1
Summary of Impacts and Mitigation Measures

Impacts	Significance	Mitigation Measures		Residual Significance
XII. Noise				
Initial Study XII.a, b., c. and d. Exposure to noise; increases in noise	PS	XII.-1	All windows or glass doors with a view of Pacific Street shall be fitted with Sound Transmission Class (STC) rating 35 minimum rated assemblies. This would apply specifically to the first row of units closest to Pacific Street, including facades with a perpendicular view of Pacific Street. This conclusion assumes the use of a 3-coat stucco building construction and carpeted room. As an alternative to this blanket requirement, a detailed analysis of interior noise control measures may be conducted when project building plans and flooring types are available. The detailed analysis shall outline specific window, door, and building façade noise control measures utilized to achieve compliance with the 45 dB Ldn interior noise level standard.	LS
		XII.-2	Air conditioning or mechanical ventilation shall be provided for all residences constructed within this development to allow occupants to keep doors and windows closed for acoustical isolation.	
		XII.-3	Mechanical ventilation penetrations for bath fans shall not face towards Pacific Street. Where feasible these vents shall be routed towards the opposite side of the building (away from Pacific Street) to minimize sound intrusion to sensitive areas of the building. Where vents must face towards Pacific Street, the duct work shall be increased in length and make as many “S” turns as feasible prior to exiting the dwelling. Flexible duct work is the preferred ducting for this noise mitigation. Where the vents exit the building, a spring loaded flap with a gasket shall be installed to reduce sound entering the duct work when the vent is not in use.	

LS = Less than Significant PS = Potentially Significant S = Significant SU = Significant and Unavoidable

TABLE 2-2
Comparison Of Alternatives To Proposed Project

Resource	Proposed Project	Alternative 1 (No Project/No Development)	Alternative 2 (No Project/No Action)	Alternative 3 (Retain Historic Building/ Increased Density)	Alternative 4 (Reduced Density with Similar Footprint)
Biological Resources	LS/M	NI	LS/M	LS/M-	LS/M-
Cultural Resources	SU/M	NI	SU/M	LS/M-	SU/M
Noise	LS/M	NI	LS/M+	LS/M+	LS/M-
Greenhouse Gas Emissions*	LS	NI	LS/M+	LS	LS
Traffic*	LS	NI	LS/M+	LS/M+	LS-

NOTES:

*The Proposed Project impacts on greenhouse gas emissions (GHG) and traffic would be less than significant. Alternatives 2 and 3 would generate more traffic than the Proposed Project, and have the potential to exceed the GHG and traffic thresholds. A project-specific analysis would be required to determine the severity of these impacts; however, due to the size of these alternatives, it is anticipated that mitigation would be available to reduce any significant impacts on GHG or traffic to a less-than-significant level.
LS=All impacts less than significant, requiring no mitigation.
LS/M=All impacts would be less than significant after mitigation.
SU/M=One or more impacts would be significant and/or potentially significant after mitigation (or no feasible mitigation is available).
NI=No Impact
+=More severe impacts than the Proposed Project
-=Less severe impacts than the Proposed Project

3. PROJECT DESCRIPTION

PROJECT LOCATION

The project site is located in the City of Rocklin in Placer County (see Figure 3-1). The project site is located in the eastern portion of the City on the southeast quadrant of the intersection of Pacific Street and Grove Street, at 4545 Pacific Street (see Figure 3-2). The project site contains approximately 7.4 acres, and is comprised of six parcels, Placer County Assessor's Parcel Numbers (APNs) 045-031-001 through -004, 045-031-005-510, and 045-031-047.

EXISTING ENVIRONMENT

Project Site

The project site is relatively flat with elevations ranging between approximately 280 and 290 feet above sea level. The project site consists of a developed commercial structure and associated unimproved dirt/gravel parking area, annual grassland and a few small to medium diameter oak trees. The project site is bound on the northwest by Pacific Street, on the west by Grove Street, and on the south and east by single family residences (see Figure 3-3).

The building on the project site is the former "Pleasure Hall", now known as Coker Plaza. The building was originally constructed in the 1930s as a dance hall and performance venue. In the 1950s it became the Stardust skating rink. The building has been altered since originally constructed, and the current occupant is primarily a dance studio.

The City General Plan designates 1.6+/- acres of the project site Mixed Use and 5.8+/- acres High Density Residential. The 1.6+/- acre portion contains the existing building. The entire project site is zoned C-2, which is a retail commercial district.

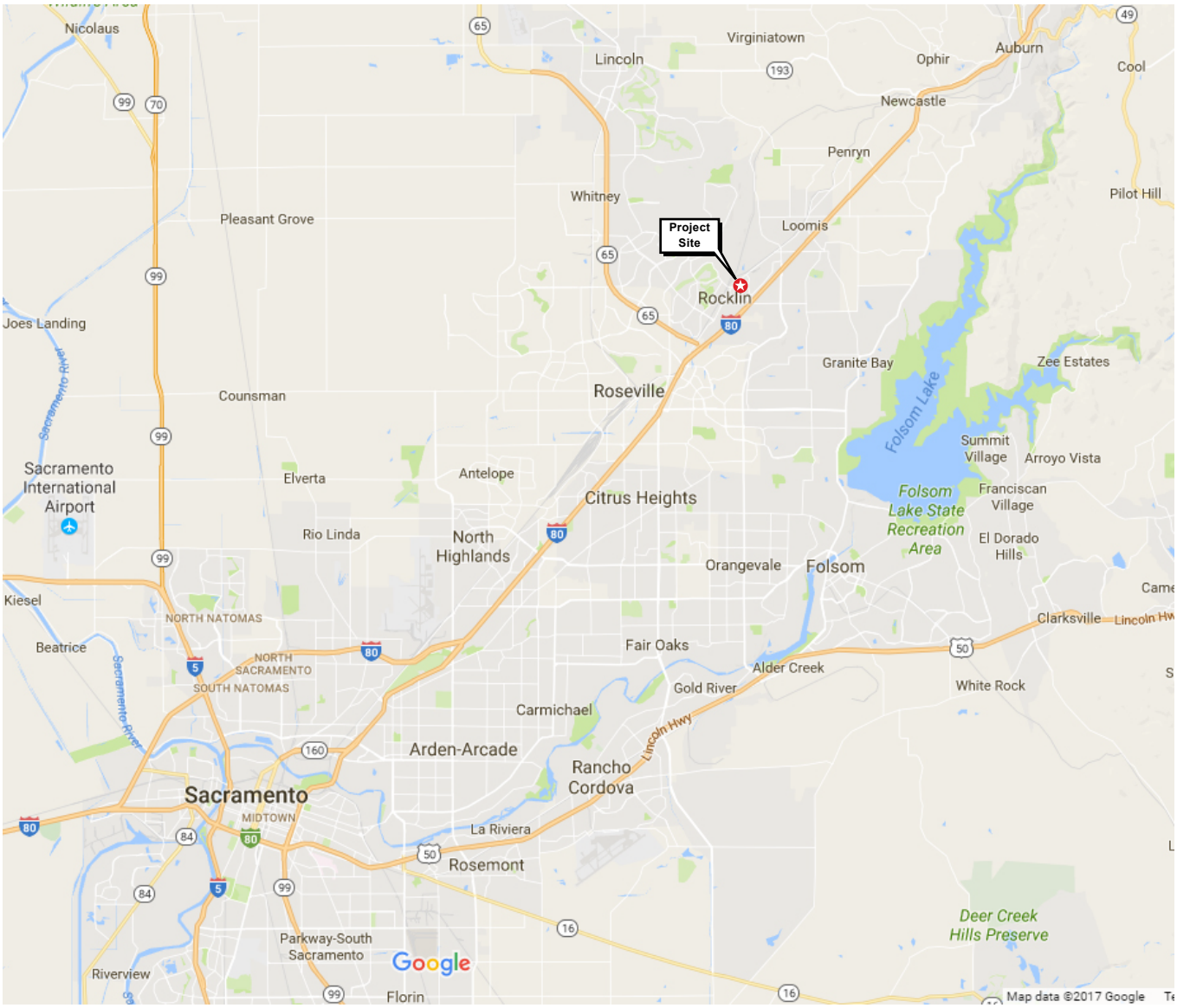
Surrounding Land Uses

The surrounding area is mostly developed with light industrial, retail commercial and residential uses (see Figure 3-3). To the north of the project site are Pacific Street, Yankee Hill Road and light industrial and retail commercial uses. To the east of the project site are single-family residences along Jamerson Drive and Winners Circle and several retail commercial uses along Pacific Street. To the south of the project site are single-family residences along Tuttle Drive, and to the west of the project site is Grove Street, a mobile home park and several retail commercial uses along Pacific Street.

PROJECT OBJECTIVES

The proposed objectives are:

- Make efficient use of an under-utilized infill parcel;
- Maximize development on a parcel with minimal natural resources;



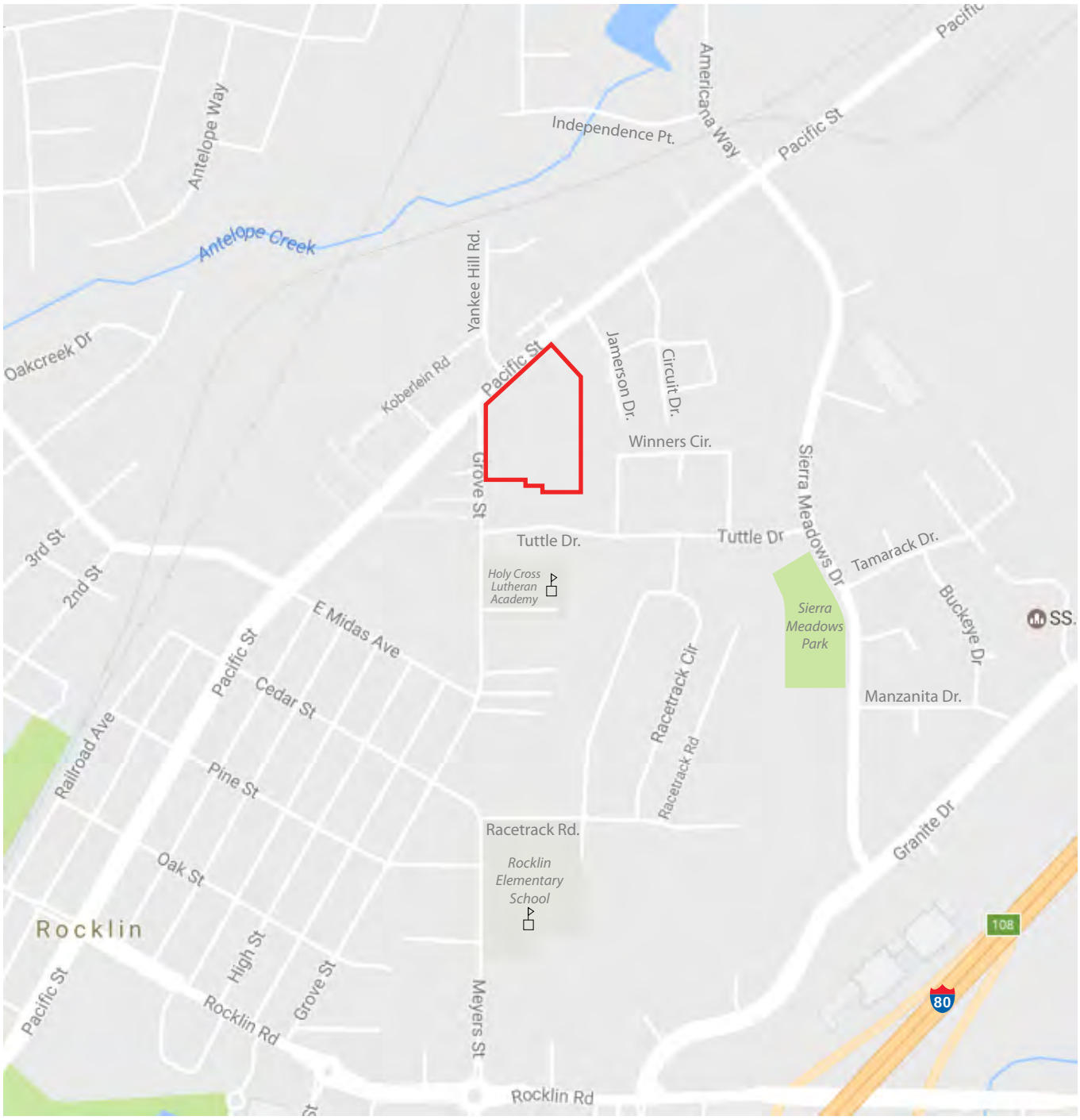
Project Location

No Scale

SOURCE: Google Maps, April 2017.

Figure 3-1

Regional Location



Project Boundary

N No Scale

SOURCE: Google Maps, April 2017.

Figure 3-2

Project Location

Project Boundary

N No Scale

SOURCE: Google Earth, April 2017.

Figure 3-3

Project Site

- Develop housing in proximity to and compatible with other residential development;

- Provide housing opportunities consistent with General Plan Land Use policies encouraging a variety of residential densities, infill and the location of Medium- High and High Density residential development near major arterial and collector streets;

- Develop a high-quality, viable project that responds to market conditions;

- Provide Medium-High Density Residential housing within walking and bicycling distance of downtown Rocklin and nearby retail commercial uses, and within a short driving distance to the City's commercial centers at Sierra College Boulevard and Interstate 80 to promote walkable communities and reduce vehicle trips and traffic congestion;

- Develop an economically viable project that can fund infrastructure and public services needed to meet the demand of future project residents without adversely affecting existing residents;

- Provide a project that is consistent with the Sacramento Area Council of Governments (SACOG) 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy, including its guiding principles and strategies as they relate to smart land use, access and mobility and compact development; and

- Create and maintain a permanent record of historical features and associated events that contribute to the historical significance of the Pleasure Hall/Stardust Skating Rink.

PROJECT ELEMENTS

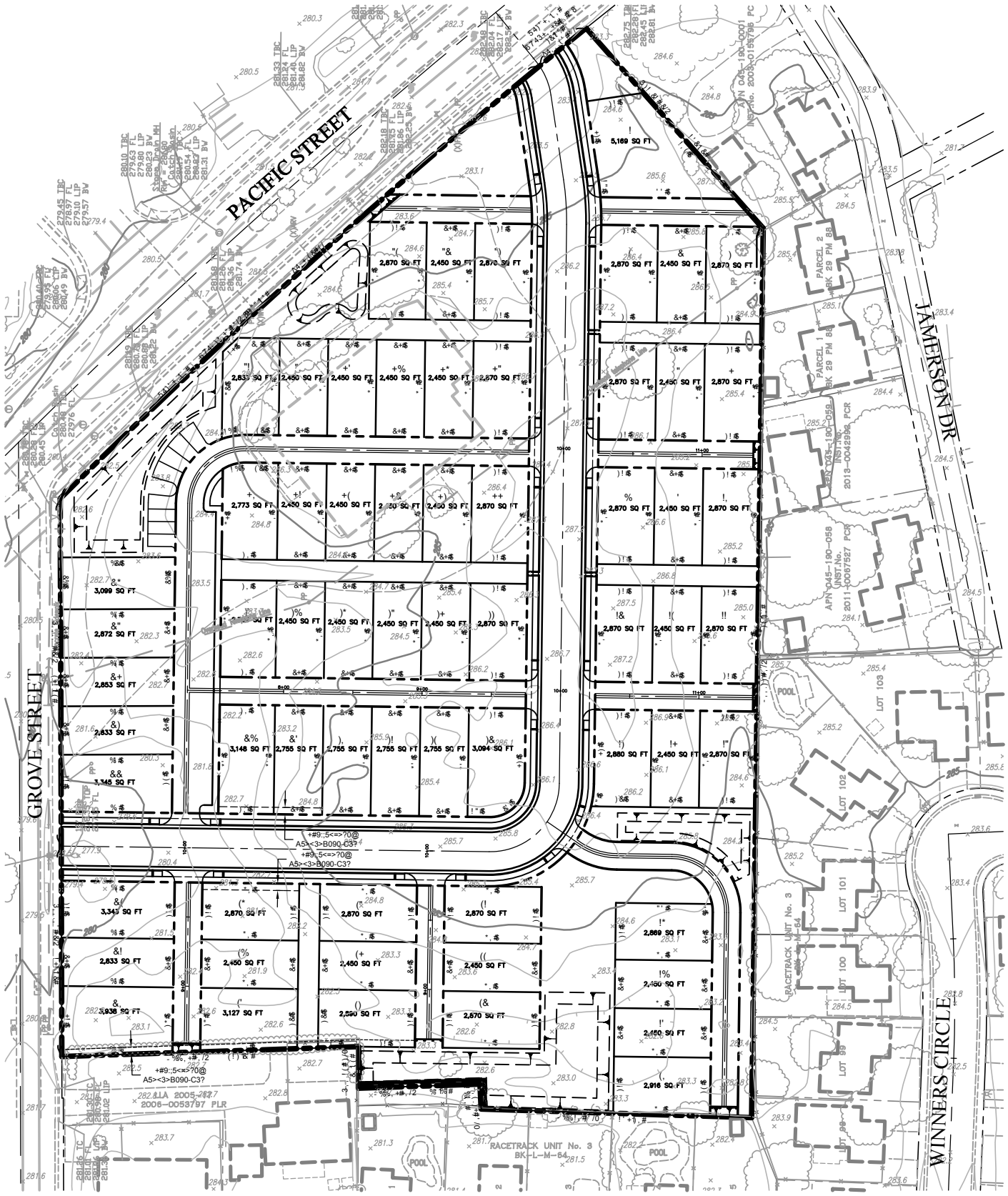
The Quarry Row Subdivision project (Proposed Project) consists of the demolition of an existing commercial structure and the development of a 64-unit, single-family residential subdivision. Minimum lot sizes would be 35 feet by 70 feet for a total minimum lot area of 2,450 square feet, with the maximum lot size being 5,304 square feet, and an average lot size of 2,829 square feet. The vehicular entrance to each lot would be from an alley at the rear of the home. The alley would be loaded on both sides with home sites, and occupants would share the alley for access to their respective two car garages.

Access to the subdivision would be from Pacific Street and Grove Street.

The proposed site plan is shown in Figure 3-4.

Each residence is proposed to be two stories. Architectural styles would consist of Farmhouse, Bungalow and Craftsman.

The project proposes to change the General Plan land use designation to Medium High Density Residential (MHDR) and the zoning designation to Planned Development Residential, 9 dwelling units per acre (PD-9).



SOURCE: TLA Engineering & Planning, Inc., March 2016.

Figure 3-4

Site Plan

Utilities

Water for the Proposed Project would be supplied by the Placer County Water Agency (PCWA) through connections to existing water mains along Pacific Street and Grove Street. On-site water lines would range from 6 to 8 inches in diameter and would provide both domestic and fire suppression water.

Sewer service for the Proposed Project would be provided from the South Placer Municipal Utility District (SPMUD) via connections to an existing sewer line in Pacific Street. The proposed sewer design would use gravity lines.

Onsite drainage facilities would include the use of Best Management Practices and/or Low Impact Development features to provide treatment of storm water pursuant to City of Rocklin standards. The existing drainage pattern and watershed boundaries are proposed to remain essentially the same with no significant areas being diverted to other drainage watersheds.

Electrical and gas service for the Proposed Project would be provided by Pacific Gas and Electric via connections to existing electrical and gas services in Pacific Street and Grove Street.

Telephone and cable service for the Proposed Project would be provided by AT&T and Wave Cable, respectively, via connections to existing facilities in Pacific Street and Grove Street.

Public Services

The City of Rocklin Police Department would provide law enforcement services.

Fire protection services would be provided by the City of Rocklin Fire Department. The closest station is Fire Station #1 on Rocklin Road, approximately 0.64 road miles away.

The project site is located within the Rocklin Unified School District. The project site is in the service areas of Rocklin Elementary School, Spring View Middle School and Rocklin High School.

The Proposed Project provides several small open space areas along Pacific Street and in the southeast corner of the site.

Off-site Improvements

The Proposed Project would require the modification of an existing center median landscape island on Pacific Street to provide access to the site and minor extensions of utility lines (e.g., water, sewer, electrical) to connect to existing facilities.

Construction and Phasing

The Proposed Project would be constructed in one phase, anticipated to last 12 to 24 months.

The site is anticipated to balance with respect to cut and fill grading operations.

PROJECT REVIEW AND APPROVAL

Lead Agency

In conformance with Sections 15050 and 15367 of the CEQA Guidelines, the City of Rocklin has been designated the "lead agency", which is defined as the "public agency which has the principal responsibility for carrying out or disapproving a project."

City Approvals

The following actions would be taken by the City in order to approve the Proposed Project:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Plan;
- General Plan Amendment to re-designate the project site's General Plan land use designations of Mixed Use (MU) and High Density Residential (HDR) to Medium High Density Residential (MHDR);
- Rezone from Retail Business (C-2) to Planned Development Residential, 9 dwelling units per acre (PD-9);
- General Development Plan to establish allowed land uses and development standards for PD-9 zoning district;
- Tentative Subdivision Map to subdivide the six existing parcels into 64 lots;
- Design Review;
- Oak Tree Preservation Plan Permit;
- City of Rocklin Engineering Division approval of Improvement Plans; and
- City of Rocklin Building Inspections Division issuance of Building Permits.

Other Agency Actions

In order to carry out the Proposed Project, several other agencies would need to take the following actions:

- Placer County Water Agency: will serve letter and construction of water facilities;
- South Placer Municipal Utility District: will serve letter and construction of sewer facilities; and
- Placer County Air Pollution Control District: approval of dust control plan.

4.0 INTRODUCTION TO THE ANALYSIS

TOPICS ADDRESSED

This chapter contains the technical analysis of environmental impacts of the Proposed Project. An Initial Study/Environmental Checklist was prepared to focus the analysis of the Draft EIR on those impacts that could remain significant even with identified mitigation and/or that required additional study. Based on that analysis, Chapter 4 addresses Cultural Resources, including the following topics:

- Archaeological Resources,
- Historic Resources, and
- Paleontological Resources.

All impacts in other technical areas (e.g., air quality, biological resources) were found to be less than significant, in some cases with the application of City and other regulations, standard conditions of approval and/or standard or project-specific mitigation measures, as discussed in more detail in Chapter 2, Summary, and in the Initial Study (see Appendix A).

Chapter 2, Summary, summarizes the impacts, both significant and less than significant, identified in Chapter 4 along with identified mitigation measures, and significance before and after mitigation. In addition, impacts requiring mitigation and the mitigation measures identified in the Initial Study are summarized in Chapter 2. Alternatives are also summarized in Chapter 2, and a full analysis of alternatives appears in Chapter 5.

DETERMINATION OF SIGNIFICANCE

Under CEQA, a significant effect is defined as a substantial or potentially substantial adverse change in the environment (Public Resources Code section 21068). The Guidelines implementing CEQA direct that this information be based on scientific and factual data. The specific criteria for determining the significance of a particular impact are identified within the impact discussion in each section and are consistent with significance criteria set forth in the CEQA Guidelines.

DEFINITIONS OF TERMS USED IN THE EIR

This Draft EIR uses a number of terms that have specific meaning under CEQA. Among the most important of terms used in the EIR are those that refer to the significance of environmental impacts. The following terms are used to describe environmental effects of the Proposed Project:

- **Standard of Significance**: A set of criteria used by the lead agency to determine at what level or threshold an impact would be considered significant. The standards of significance used in this EIR include those standards provided by the City of Rocklin and are based on Appendix G of the CEQA Guidelines. In determining the level of significance, the analysis assumes that the Proposed Project would comply with relevant federal, state, and local regulations and ordinances.

- **Significant Impact**: An impact is considered significant if the Proposed Project would result in a substantial adverse change in the physical conditions of the environment. Significant impacts are identified by the evaluation of physical changes resulting from the Proposed Project, and whether those changes would exceed the identified standard of significance. Per CEQA Guidelines section 15382, a significant impact is defined as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."

- **Potentially Significant Impact**: A potentially significant impact is identified where the Proposed Project might cause a substantial adverse change in the environment, depending on certain unknown conditions related to the project or the affected environment. For CEQA purposes, a potentially significant impact is treated as if it were a significant impact.

- **Less than Significant Impact**: A project impact is considered to be less than significant when the physical change caused by the Proposed Project would not exceed the applicable standard of significance criterion.

- **Significant and Unavoidable Impact**: A project impact is considered significant and unavoidable if it would result in a substantial adverse physical change in the environment that cannot be feasibly avoided or mitigated to a less-than-significant level.

- **Cumulative Impact**: Per CEQA Guidelines section 15355, a cumulative impact refers to "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts." Like any other significant impact, a significant cumulative impact is one in which the cumulative adverse physical change would exceed the applicable standard of significance criterion and the Proposed Project's contribution is considered to be "cumulatively considerable".

- **Mitigation Measure**: A mitigation measure is an action that could be taken to avoid or reduce the magnitude of a significant impact, and that would be feasible to implement. CEQA Guidelines section 15370 defines mitigation as:

  a. Avoiding the impact altogether by not taking a certain action or parts of an action;

  b. Minimizing impacts by limiting the degree of magnitude of the action and its implementation;

  c. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

  d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and

  e. Compensating for the impact by replacing or providing substitute resources or environments.

SECTION FORMAT

Chapter 4, Cultural Resources, begins with a description of the project **environmental setting** and a **regulatory setting** as it pertains to archaeological, historic and paleontological resources. The environmental setting provides a point of reference for assessing the environmental impacts of the Proposed Project and alternatives. The setting description is followed by an **impacts** and **mitigation** discussion, which includes a brief description of the **methods of analysis** and identifies the **standards of significance** used to determine whether each impact would be significant. The impact and mitigation portion of each section includes impact statements, which are prefaced by a number in bold-faced type. An explanation of each impact and an analysis of its significance follow each impact statement. Mitigation measures pertinent to each individual impact appear after the impact section. The degree of relief provided by identified mitigation measures is also evaluated. The degree to which the identified mitigation measure(s) would reduce the impact is also identified.

An example of the format is shown below.

4.X-1 Statement of impact for the Proposed Project in bold type.

A summary statement of the impact is provided, including the **level of significance** in bold type.

Explanation and Analysis

A discussion of the impacts of development of the Proposed Project is presented in paragraph form. The impacts associated with the Proposed Project are evaluated and compared to the threshold of significance for the particular impact. The analysis discusses the applicable local, State, and federal laws, ordinances and regulations that would reduce impacts, and assumes that the project would comply with applicable laws, ordinances and regulations, and that the project applicant would obtain all necessary permits and comply with all required conditions of those permits.

Mitigation Measure

4.X-x *Statement of what, if any, mitigation measures are required.*

Level of Significance after Mitigation

An explanation is provided of how the mitigation measure would reduce the impact. The impact analysis concludes with a determination of the impact's significance after mitigation in ***bold, italic type***.

Cumulative Impacts

An analysis of cumulative impacts follows the evaluation of project impacts and mitigation measures under existing conditions in each section. As defined in CEQA Guidelines section 15355, a cumulative impact consists of an impact that is created as a result of the combination of the project evaluated in the EIR together with other past, present and reasonably foreseeable projects causing related impacts. An introductory statement that defines the cumulative analysis methodology and the cumulative context being analyzed for respective impacts is included. In some instances a project-specific impact may be considered less than significant by itself, but would be considered significant in combination with other development within the

surrounding area. Or, in some instances, a potentially significant impact could result on a project level, but would not result in a cumulatively considerable impact. The cumulative impacts analysis is formatted the same as the impact format, shown above.

4.1 CULTURAL RESOURCES

4.1 CULTURAL RESOURCES

INTRODUCTION

This section addresses the potential effects of the Proposed Project on cultural resources, including prehistoric, historic and paleontological resources. Issues specifically addressed in this section include the potential for archaeological and paleontological resources to occur within the project site, and a historic building, formerly known as Pleasure Hall. Although this name is no longer used, the building is called Pleasure Hall in this analysis. The potential effects of the Proposed Project on these resources are evaluated.

The analysis included in this section is based upon the Cultural Resource Assessment (CRA) prepared by Ric Windmiller, M.A., Archaeologist, Dana Supernowicz, M.A., Architectural Historian, and Kenneth L. Finger, Ph.D., Paleontologist (July 2015). City staff has reviewed the documentation and is also aware that the report preparers have 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 Cultural Resource Assessment, which are summarized below.

Comments were received in response to the Notice of Preparation outlining the processes for consultation with tribes required by AB 52 and SB 18 (see Appendices A and B). These requirements are discussed in the Regulatory Setting, below.

ENVIRONMENTAL SETTING

Paleontological Resources

Paleontological resources are any fossilized remains, traces, or imprints of organisms preserved in or on the earth's crust, that provide information about the history of life on earth and its evolution, except that the term does not include:

(A) any materials associated with an archaeological resource (as defined in section 3(1) of the Archaeological Resources Protection Act of 1979 (16 U.S.C. 470bb(1)); or

(B) any cultural item (as defined in section 2 of the Native American Graves Protection and Repatriation Act (25 U.S.C. 3001)).

The Society of Vertebrate Paleontology (SVP) has established guidelines for the identification, assessment, and mitigation of adverse impacts on paleontological resources.[1]

Most of the project site geology does not support paleontological resources. The project site is underlain primarily by Penryn Pluton, which are plutonic rocks that slowly crystalize from magma deep beneath the earth's surface. These rocks do not contain fossils. The southeast corner of the project site could contain Pleistocene alluvium, which could contain Pleistocene vertebrates. The Mehrten and Valley Springs formations have been mapped in the general vicinity of the project site. These are Tertiary units that have yielded fossils. The University of California Museum of Paleontology database lists 13 plant and 43 vertebrate localities for the Mehrten

1 Society of Vertebrate Paleontology, Impact Mitigation Guidelines Revision Committee, *Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontologic Resources,* 2010, page *2.*

formation, and five plant localities for the Valley Springs formation.[2]

Ethnography/Ethnohistory

The Rocklin area was originally inhabited by the foothill Nisenan, which were loosely organized into tribelets that controlled specific districts, usually bounded by major stream or river drainages. They did not have large year-round villages as the Valley Nisenan people did, because the foothill resource base required greater mobility. Instead, there were many small camp and village sites located throughout the foothills and mountains. These small camps and village sites would be within two days travel by foot from a central or winter village. There were central winter villages located at Auburn and Roseville.[3] The Roseville people and possibly those that lived in the Rocklin area and along Secret Ravine may have been Valley Nisenan.[4]

During the winter, the foothill Nisenan would hunt elk, deer, antelope and bear, which would move into natural levee areas and the foothills to avoid winter floods. Steelhead and salmon ran in most major streams during fall, winter and spring, providing an additional food source. In late winter or early spring, the foothill Nisenan would leave their winter villages and travel to the edge of the Sacramento Valley where fish, migratory waterfowl, rabbits, salt springs and the first green plants would be available.[5]

History

Placer County was established in 1851, three years after the discovery of gold in California. The town of Rocklin was laid out in 1866, and incorporated in 1893. Gold mining was the major industry initially in Placer County. Gold was found early in Secret Ravine, which is located within two-thirds of a mile of the project site. Initially, mining occurred within the streambed, and then the banks and slopes of the ravine. By the 1860's, the gold industry was focused on underground quartz mining. The placers were worked for most of the remaining years of the 19th century, and revived along Secret Ravine and other drainages during the Great Depression. [6]

The arrival of the Central Pacific Railroad was a major factor in the growth of trade centers. Granite quarries were believed to be opened in Rocklin in 1863 in anticipation of the railroad.[7] By 1910, there were 22 quarries operating in Rocklin. Rocklin granite was highly desired as building stone, and used in the construction of the State Capitol in Sacramento, as well as buildings in San Francisco and elsewhere.[8]

Pleasure Hall

The history of the building on the project site extends back to the 1920s and 1930s, when "Owl

2 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 4.
3 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 6.
4 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 6.
5 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, pages 6 and 7.
6 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, pages 7 and 8.
7 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 7.
8 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, pages 7 and 8.

Hall" was constructed by Steve Subotich in 1926. The building was a dance pavilion then located at the edge of town, next to the Lincoln Transcontinental Highway (present-day Pacific Street). It burned down in 1930, but was rebuilt that year and reopened under the name "Pleasure Hall". A baseball diamond was located behind Pleasure Hall, and the Rocklin Owls played there in the 1900s. Pleasure Hall was reported to be the finest ballroom between Sacramento and Reno. By the 1950s it became the Stardust Skating Rink. Today it is called Coker Plaza, and is primarily occupied by the Conservatory of Dance and Performing Arts.

Project Site Resources

As part of the Cultural Resource Assessment, a records search was performed by the North Central Information Center (NCIC) in May 2015 for the project site and a one-quarter mile radius. There are no records in the NCIC files of any cultural resources being located on the project site, nor of any previous cultural resource studies of the project site.[9] There were no listings in other databases, including the Caltrans Bridge Survey, the California Inventory of Historic Resources, or the California Office of Historic Preservation's Archaeological Determination of Eligibility for Placer County.

As discussed below, no tribal or other resources of concern to interested Native American tribes were identified during consultation by the archaeologist and/or the City during SB 18 and AB 52 consultation efforts.

A field survey was conducted by Ric Windmiller, a qualified archaeologist. Ground visibility varied between 95 percent to approximately 50 percent. No visible surface remains were found associated with any of the prior buildings. Two historic resources were identified. The first was a quarried granite slab apparently used as a fence post along with fencing wire and an attached wooden post (Field No. PS-15-1). The quarried post displays drill holes that were used to split the post away from other quarry stone. The fence post did not meet any of the criteria for listing as a historic resource on the California Register of Historic Places.[10] No evidence of historic or prehistoric archaeological resources, such as privy pit depressions, trash deposits, lithic scatters, milling stations or tribal cultural resources were identified.[11]

The second resource is Pleasure Hall, located at 4545 Pacific Street (Field No. PS-15-2), which consists of a single-story, board-formed concrete building with several wood or stick-frame additions along its northern and eastern elevations. The building is sited on a level parcel surrounded by a large graveled driveway and parking area. The southern half of the building dates to 1930. An addition to the south dates to the 1960s. Character-defining architectural features include a dome-shaped roof along the southern half of the building, a parapet roof along the northern end, painted board-formed concrete walls on the southern half of the building and stucco-clad wall surfaces along the southern half of the building.[12]

According to one individual, during the 1920s and 1930s, there were dances, pageants and other entertainment at the Owl Hall (later Pleasure Hall), and it remained popular as a dance hall and

9 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 8.
10 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, pages 11 and 13.
11 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 15.
12 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 11.

skating rink into the 1960s.[13] Pleasure Hall provided not only recreation and entertainment, but also an escape from work, the Depression and insecurities created by World War II.[14] Pleasure Hall was a "community-based" or regional entertainment venue that could support big-name acts, such as Johnny Cash and Merle Haggard. By virtue of being located on the Lincoln Transcontinental Highway, Pleasure Hall had a wide range of patrons, including truckers, tourists and migrants.[15]

The Cultural Resources Evaluation concludes that the Pleasure Hall building retains its integrity of location, setting and association, but has somewhat diminished integrity of design, materials, workmanship and feeling due to additions after 1967 and alterations to windows and doors in the past 20 to 30 years. The building was found to be eligible for the California Register of Historical Resources under Criterion 1 due to its association with the history of social-cultural events, recreation and entertainment in Rocklin and Placer County from the 1930s through the 1960s.

The building was not found to be eligible under any other criteria, because individuals originally associated with the building were not considered persons of importance in history (Criterion 2), the building design is primarily functional (Criterion 3), and it is not a primary or sole source of information on method of construction or use of construction materials (Criterion 4).[16]

The City of Rocklin General Plan lists Pleasure Hall (aka Rocklin Skating Rink) as a point of interest, and describes the building as the finest ballroom between Sacramento and Reno in the early 1900s.[17]

Native American/Tribal Consultation

During preparation of the Cultural Resource Assessment, based on a list provided by the Native American Heritage Commission, 13 individuals from several different tribes were contacted to inquire whether they had further information about Native American tribal resources that could be affected by the Proposed Project. One response was received, from Daniel Fonseca, stating that the Shingle Springs Band was not aware of any known cultural resources on the project site. Mr. Fonseca also requested the records searches and surveys prepared for the project site, and asked to be notified if human remains were discovered. A second individual, Ms. Rose Enos, also expressed concern about discovery of human burials during construction, but was not aware of any sites in the project area. A third individual, Mr. Grayson Coney, stated that he had no issue with the Proposed Project.[18]

As required by SB 18 and AB 52, described below, the City contacted representatives of tribes that are traditionally or culturally affiliated with the geographic area to inform them that the City was considering approval of the Proposed Project, and to ask if the respective tribes wished to consult on the Proposed Project. None of the three tribes contacted pursuant to AB 52 responded within the required 30-day period. The United Auburn Indian Community (UAIC) did respond to SB 18 notification and requested consultation. On three separate occasions, the City

13 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, Appendix F, Record Forms, page 3 of the Department of Parks and Recreation (DPR) form.
14 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, Appendix F, Record Forms, page 7 of the Department of Parks and Recreation (DPR) form.
15 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, Appendix F, Record Forms, page73 of the Department of Parks and Recreation (DPR) form.
16 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 14.
17 City of Rocklin, *City of Rocklin General Plan*, October 2012, page 4B-14, Table 4-5.
18 Windmiller, Supernowicz and Finger, *Pacific Street Housing Project, Cultural Resource Assessment*, July 2015, page 10.

sent the UAIC representative possible dates and times for an initial consultation meeting, but did not receive any response.[19]

REGULATORY SETTING

Federal, State and local governments have developed laws and regulations designed to protect significant cultural resources from development activities. The National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA), and CEQA are the basic federal and State laws governing preservation of historic resources of national, regional, State and local significance.

Federal

Federal regulations for cultural resources are governed primarily by Section 106 of the NHPA, which applies to any project that is subject to federal approval or receives federal funding. The goal of the Section 106 review process is to offer a measure of protection to sites that are determined eligible for listing on the National Register of Historic Places (National Register). The definition of historic property includes any prehistoric or historic district, site, building, structure or object included in, or eligible for inclusion in, the National Register. The criteria for listing on the National Register are:

> The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that:
>
> A. are associated with events that have made a significant contribution to the broad patterns of our history; or
>
> B. are associated with the lives of persons significant in our past; or
>
> C. embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
>
> D. have yielded, or may be likely to yield, information important in prehistory or history.

The Proposed Project does not require federal funding or federal approvals, so it is not subject to Section 106.

State

California Register of Historical Resources

The California Register of Historical Resources (CRHR) is "an authoritative listing and guide to be used by State and local agencies, private groups, and citizens in identifying the existing historical resources of the State and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (PRC Section 5024.1[a]). The criteria for eligibility for the California Register are based upon National Register criteria (PRC

19 David Mohlenbrok, Environmental Services Operation Manager, Public Services Department, City of Rocklin, electronic communication, April 17, 2017.

Section 5024.1[b]).

Similar to the National Register, to be eligible for the California Register, a cultural resource must be significant at the local, State, and/or federal level under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A resource eligible for the California Register must be of sufficient age, and retain enough of its historic character or appearance (integrity) to convey the reason for its significance.

Additionally, the California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register and those formally Determined Eligible for the National Register;
- California Registered Historical Landmarks from No. 770 onward; and
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation and have been recommended to the State Historical Commission for inclusion on the California Register.

Senate Bill 18

Senate Bill (SB) 18 (Chapter 905, Statutes of 2004) requires cities and counties to notify and consult with California Native American Tribes about proposed local land use planning decisions for the purpose of protecting tribal cultural resources. SB 18 applies to the adoption or substantial amendment of general plans and specific plans, and requires that the Lead Agency consult with California Native American Tribes that are on the Native American Heritage Commission (NAHC) contact list and have traditional lands located within the agency's jurisdiction.

Assembly Bill 52

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) added provisions to the Public Resources Code regarding the evaluation of impacts on tribal cultural resources under CEQA and consultation requirements with California Native American tribes. In particular, AB 52 now requires lead agencies to analyze project impacts on "tribal cultural resources," separately from archaeological resources (PRC § 21074; 21083.09), in recognition that archaeological resources have cultural values beyond their ability to yield data important to prehistory or history (Criterion 4/D). "Tribal cultural resources" are defined in PRC Section 21074. AB 52 also requires lead agencies to engage in additional consultation procedures with respect to California Native American tribes (PRC § 21080.3.1, 21080.3.2, 21082.3).

Health and Safety Code, Sections 7052 and 7050.5

Section 7052 of the Health and Safety Code states that the disturbance of Native American cemeteries is a felony. Section 7050.5 requires that construction or excavation be stopped in the vicinity of discovered human remains until the coroner can determine whether the remains are those of a Native American. If determined to be Native American, the coroner must contact the NAHC.

Public Resources Code, Section 5097.98

Public Resources Code (PRC) Section 5097 specifies the procedures to be followed in the event of the unexpected discovery of human remains on nonfederal land. The disposition of Native American burial falls within the jurisdiction of the NAHC. Section 5097.98 of the Code requires that, upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity is not damaged or disturbed by further development activity until the landowner has consulted with the most likely descendants regarding their recommendations. The Code also provides possible options for treating Native American remains, procedures for identifying and conferring with the most likely descendant, and steps to be taken to protect sites covered by the Code.

California Environmental Quality Act

In general, a significant effect under CEQA would occur if a project results in a substantial adverse change in the significance of a historical resource as defined in in CEQA Guidelines Section 15064.5(a). Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource *or its immediate surroundings* [emphasis added] such that the significance of a historical resource would be materially impaired" (CEQA Guidelines Section 15064.5(b)(1)). According to CEQA Guidelines Section 15064.5(b)(2), the significance of a historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics that:

A. Convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

B. Account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

C Convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a Lead Agency for purposes of CEQA.

In general, a project that complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards) is considered to have mitigated its impacts to historical resources to a less-than-significant level (CEQA Guidelines Section 15064.5(b)(3)).

If a lead agency determines that an archaeological site is an historical resource, it must implement the provisions of Section 21084.1 of the Public Resources Code.

Impacts on resources that do not qualify as historical resources or "unique" archaeological sites are not considered significant, and need not be considered further in the CEQA process (Public

Resources Code (PRC) Section 21083.2).

Local

The City, at this time, does not have an ordinance or specific standards addressing cultural resources. However, the General Plan does include policies intended to protect archaeological, historic and paleontological resources:

> **GOAL FOR THE CONSERVATION AND PROTECTION OF HISTORIC, GEOLOGIC AND CULTURAL RESOURCES:** Conserve and protect unique community features such as geologic, historic and culturally significant sites.
>
> OCR-62 Preserve historically significant resources in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery or other appropriate measures) prior to further disturbance.
>
> OCR-63 Encourage preservation and incorporation of existing rock quarries and major rock outcroppings and geologically unique areas in future development projects.
>
> OCR-64 Encourage reuse rather than demolition/replacement of historic structures where feasible.
>
> OCR-65 Preserve significant archaeological resources (including Native American remains) and paleontological resources in place if feasible, or provide mitigation (avoidance, excavation, documentation, curation, data recovery, or other appropriate measures) prior to further disturbance.
>
> Land Use Policy
>
> LU-41 Encourage development of vacant lands and rehabilitation of existing buildings within the Historical District of Rocklin along Front Street between Rocklin Road and Farron Street.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

The Proposed Project would have a significant impact if it could:

- Cause a substantial change in the significance of an archaeological resource as defined in CEQA Guidelines Section 15064.5;
- Cause a substantial change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5;
- Directly or indirectly destroy a unique paleontological resource or unique geologic feature; or
- Disturb any human remains, including those interred outside of formal cemeteries.

Method of Analysis

The setting for the cultural resource analysis is based on the Cultural Resources Assessment

prepared by Windmiller, Supernowicz and Finger (2015). Preparation of the CRA included records searches, a field survey and an evaluation of the historic significance of Pleasure Hall. Department of Parks and Recreation (DPR) forms were prepared for the two historic resources that were identified, and both resources were evaluated for eligibility for listing on the CRHR. This information forms the basis of the following analysis.

Project-Specific Impacts and Mitigation Measures

4.1-1 Loss of archaeological resources.

The Proposed Project could result in the loss of or damage to previously undiscovered archaeological resources, which would be a **potentially significant impact.**

Explanation and Analysis

No prehistoric resources have been recorded in the project site or surrounding vicinity. No sacred lands have been recorded in the project site, and Native American representatives who were contacted by the City and archaeologist did not indicate that there were tribal cultural resources present on the project site. Therefore, it is not anticipated that archaeological resources are present, or would be discovered during excavation and construction. Nonetheless, because the project site is located in an area previously inhabited by Native Americans and the onsite building is of historical interest, such archaeological resources could be present. Therefore, there is some potential for project development to encounter previously unknown historic or prehistoric resources, particularly where deeper excavations would occur (e.g., utility lines). Although unlikely, the possible damage to or destruction of such resources, if present, would be a potentially significant impact.

Mitigation Measures

To address the potentially significant impact on archaeological resources, if present, the following mitigation measure is being applied to the Proposed Project and shall be incorporated as notes on the grading and/or improvement plans.

4.1-1(a) *If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is a historical resource or a unique archaeological resource (as defined by CEQA) 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 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.*

(b) *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, to request the names of the 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 AB 2641 (2006).*

Level of Significance after Mitigation

Mitigation Measure 4.1-1 would ensure that archaeological resources, if present, would be identified prior to disturbance, and treated appropriately. State law requires that if human remains are discovered, the County Coroner must be notified, as indicated in Mitigation Measure 4.1-1(b). If the Coroner determines that the remains are Native American, the most likely descendent must be consulted regarding appropriate re-interment. Mitigation Measure 4.1-1(a) would ensure that archaeological resources, if unexpectedly encountered during construction, are identified before they can be damaged or disturbed by construction activities, and that they are treated appropriately after discovery. Therefore, the impact on archaeological resources would be ***less than significant*** with mitigation***.***

4.1-2 Loss of a historic building.

The Proposed Project would require demolition of Pleasure Hall, which is of local historical interest and eligible for listing on the CRHR. This would be a **significant impact**.

Explanation and Analysis

Construction of the Proposed Project would necessitate the removal of the existing structures and facilities, including Pleasure Hall and the quarried fence post and associated remnants. The removal of the fence post would not be a significant impact, because it is not considered eligible for listing on the CRHR. The Pleasure Hall building is considered a feature "of local interest" in the City's General Plan, and has been evaluated for historic significance and found to be eligible for listing on the California Register of Historic Resources under Criterion 1, because of its association with local history. The property retains its integrity of location, setting and association, but has somewhat diminished integrity of design, materials, workmanship and feeling due to alterations to the property after 1967, including additions to the building and changes to windows and door openings.

By demolishing Pleasure Hall, the Proposed Project would alter those characteristics that account for the building being eligible for listing on the CRHR, because the removal of the building would eliminate the physical evidence of the building and its historic use. This would be a significant impact.

It should be noted that while Pleasure Hall is presently occupied by a dance and performing arts conservatory, there have been changes in its setting and use. The Lincoln Transcontinental Highway has become Pacific Street, which is a local facility, no longer a long-distance highway. While the conservancy does offer ballet and other dance performances, it is not a public venue for musical performances and dances where the public can participate. Nor does it draw its audience from travelers.

Mitigation Measure

To address the significant impact on historic resources, the following mitigation measure is being applied to the Proposed Project.

4.1-2 *Prior to demolition of Pleasure Hall, the building's use and history shall be documented in a Historic American Building Survey (HABS), including photographs, plans, drawings, interviews and written documentation, to preserve a definitive history of the building and its uses. The HABS report shall be provided to the appropriate depository or depositories (e.g., the Rocklin Historical Society).*

Level of Significance After Mitigation

Recordation of the building using HABS standards would ensure that the history and use of the Pleasure Hall building is well documented. Nonetheless, the building would no longer be eligible for listing on the CRHR, because it would be demolished. Therefore, the impact would be ***significant and unavoidable***.

The Cultural Resource Assessment recommends that two additional mitigation measures be considered—preserving the building in place and moving the building to a similar setting. The City considered these measures, but found them to be infeasible. The project as proposed precludes retention of the building in place, so preservation as mitigation would require substantial revisions to the Proposed Project. However, preservation in place is considered as an alternative in Chapter 5, Alternatives. Relocation of the building would enable the development of the project as proposed. However, the City is not aware of an appropriate location that would both be available and sized to accommodate the building, and would have a similar setting and ties to the historic period. Further, due to its age and construction, it would not be feasible to relocate the building without extensive damage.[20]

4.1-3 Loss of paleontological resources.

The Proposed Project could result in loss of or damage to paleontological resources, if present, which would be a **potentially significant impact**.

Explanation and Analysis

Because most of the project site overlays a geologic formation that does not support fossils and the site has been heavily disturbed, it is not likely that paleontological resource would be uncovered during excavation and grading. A small portion of the project site might contain Pleistocene alluvium, which could contain fossils. The type of development that would be undertaken would not, for the most part, require extensive excavation, because most buildings would be only two stories tall. Nonetheless, excavation would be required for utility lines and other features. Although unlikely, if paleontological resources are present in the project site, they

20 Bill Delgado, Delgado and Fonseca, Inc., *Coker Plaza Building, 4561 Pacific Street, Rocklin, CA,* July 28, 2017.

could be damaged or destroyed during excavation. This would be a potentially significant impact.

Mitigation Measure

To address the potentially significant impact on paleontological resources, the following mitigation measure is being applied to the Proposed Project and shall be incorporated as notes on the grading and/or improvement plans.

4.1-3 If paleontological resources (e.g., fossils) are discovered during construction, the contractor shall immediately cease all work activities in the vicinity (within approximately 100 feet) of the discovery. After cessation of excavation the contractor shall immediately contact a qualified paleontologist and the City of Rocklin Environmental Services Manager. The potential paleontological resource(s) discovered during construction shall be evaluated by the qualified paleontologist. If it is determined that the project could damage a unique paleontological resource (as defined pursuant to the CEQA Guidelines), mitigation shall be implemented in accordance with PRC Section 21083.2 and Section 15126.4 of the CEQA Guidelines. If avoidance is not feasible, the paleontologist shall develop a treatment plan in consultation with the City's Environmental Services Manager. If determined appropriate by the paleontologist, the find shall be deposited at an appropriate repository, such as Sierra College or the University of California Museum of Paleontology. The contractor shall not resume work until authorization is received from the City's Environmental Services Manager.

Level of Significance After Mitigation

Mitigation Measure 4.1-3 would ensure that if paleontological resources are uncovered during construction, all work would cease until the resource could be evaluated by a qualified paleontologist, and provisions made for the appropriate disposition of the resource. The measure would protect such resources from destruction, so the impact would be ***less than significant*** with mitigation.

Cumulative Impacts and Mitigation Measures

The cumulative setting for cultural resources includes the City of Rocklin and Placer County for historic period resources, and the portions of Sacramento Valley identified as the territory of the local Native American community for prehistoric archaeological resources. Historic resources tend to be more highly concentrated within cities and urban communities. However, even within these urbanized areas, many historic resources have not been surveyed for significance under local, State, or federal criteria. The cumulative setting for paleontological resources is Placer County and the Central Valley, particularly those areas with geologic formations that could contain fossils.

4.1-4 Cumulative loss of archaeological resources.

If present, the Proposed Project could contribute to the cumulative loss of archaeological resources in the City of Rocklin and Placer County**.** This would be a **potentially significant cumulative impact.**

Explanation and Analysis

Placer County and the greater region have been inhabited by the foothill and Valley Nisenan and

their ancestors for thousands of years. Evidence of this habitation has been found throughout the region, including seasonal camp sites, village sites and milling stations. In addition, there remain buildings and sites associated with gold mining, early agricultural development and other historic periods. Development within the region, including the City of Rocklin and Placer County, could be located in areas that have the potential to contain both prehistoric and historic archaeological resources that would be vulnerable to damage or destruction from construction activities. This would be a potentially significant cumulative impact.

As discussed in Impact 4.1-1, no evidence of archaeological resources was identified during a field survey of the project site. Nonetheless, it is possible that there could be subsurface resources. If any such resources are present, they could be damaged or destroyed during project construction, which would be a considerable contribution to the cumulative loss of archaeological resources.

Mitigation Measures

To address the project's potential contribution to cumulative impacts on archaeological resources, if present, the following mitigation measure is being applied to the Proposed Project and shall be incorporated as notes on the grading and/or improvement plans.

4.1-4 *Implement Mitigation Measure 4.1-1.*

Level of Significance After Mitigation

The contribution of the Proposed Project to the loss of archaeological resources would be reduced by Mitigation Measure 4.1-1, which requires that if archaeological resources are unexpectedly encountered during construction, they are identified before they can be damaged or disturbed by construction activities, and that they are treated appropriately after discovery. With these protections, the contribution of the Proposed Project to the cumulative loss of archaeological resources would be less than cumulatively considerable, so this impact would be ***less than significant***.

4.1-5 Cumulative loss of historic resources.

The Proposed Project would result in the removal of Pleasure Hall, which is of local historical interest and eligible for listing on the CRHR, and therefore could contribute to the cumulative loss of historic resources in the City of Rocklin and Placer County. This would be a **significant cumulative impact.**

Explanation and Analysis

Development pressure throughout Placer County has resulted in infill and redevelopment of downtown areas, and the conversion of rural and agricultural properties to urban and suburban uses. In some cases, older buildings have been demolished, or the areas around them have been developed, so that their original context is altered. As development continues, historic resources will continue to be destroyed or altered. As a result, information about the history of the Placer County, including Rocklin and other cities, could be irretrievably lost, and the character of historic areas will continue to change. The City of Rocklin has adopted General Plan policies to minimize the loss of historic resources. For example, Policy LU-41 encourages development of vacant lands and rehabilitation of existing buildings within Rocklin's Historic District. Policy OCR-62 calls for preservation of historically significant resources in place if

feasible, and provision of appropriate mitigation for those resources that cannot be preserved. These and other General Plan policies and regulations would provide protection to historic resources. However, there could be cases where historic buildings or other features are removed to accommodate development. This is a significant cumulative impact.

The Proposed Project would contribute to the regional cumulative loss of and alteration to historic resources by demolishing the Pleasure Hall building, which is of local historical interest and eligible for listing on the CRHR. This would be a considerable contribution to the cumulative loss of historic resources.

Mitigation Measures

To address the project's contribution to cumulative impacts on historic resources, the following mitigation measure is being applied to the Proposed Project.

4.1-5 *Implement Mitigation Measure 4.1-2.*

Level of Significance After Mitigation

Recordation of the building using HABS standards would ensure that the history and use of the Pleasure Hall building are well documented. Nonetheless, the building would no longer be eligible for listing on the CRHR, because it would be demolished. Therefore, the contribution to the cumulative loss of historic resources is considered ***significant and unavoidable***.

4.1-6 Cumulative loss of paleontological resources.

If present, the Proposed Project could contribute to the cumulative loss of paleontological resources in Placer County and the Sacramento Valley. This would be a **potentially significant cumulative impact.**

Explanation and Analysis

Paleontological resources are known to occur on certain geologic formations that occur within Placer County, and elsewhere in the Sacramento Valley. Those areas where fossils have been found in the past are considered most likely to contain paleontological resources, but there is potential for such resources to occur wherever these formations are present. Excavation and grading in areas with geologic formations that are able to contain paleontological resources could result in the damage or destruction of fossils and related resources, including fossils of large vertebrates. This would be a potentially significant cumulative impact.

As discussed in Impact 4.1-3, the majority of the project site does not contain geologic formations that have yielded paleontological resources elsewhere in the region. Nonetheless, it is possible that fossils could be present, particularly in the small portion of the project site that could contain Pleistocene alluvium. If paleontological resources are present, then construction of the Proposed Project could damage or destroy such resources, which would be a considerable contribution to the cumulative loss of paleontological resources.

Mitigation Measures

To address the project's contribution to cumulative impacts on paleontological resources, if present, the following mitigation measure is being applied to the Proposed Project and shall be

incorporated as notes on the grading and/or improvement plans.

4.1-6 *Implement Mitigation Measure 4.1-3.*

Level of Significance After Mitigation

The contribution of the Proposed Project to the loss of paleontological resources would be reduced by Mitigation Measure 4.1-3, which requires that if paleontological resources are uncovered during construction, all work would cease until the resource could be evaluated by a qualified paleontologist, and provisions made for the appropriate disposition of the resource. With these protections, the contribution of the Proposed Project to the cumulative loss of paleontological resources would be less than cumulatively considerable, so this impact would be ***less than significant***.

5. ALTERNATIVES ANALYSIS

INTRODUCTION

The primary purpose of the alternatives evaluation in an EIR, as stated in Section 15126.6(a) of the CEQA Guidelines, is to "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives." Further, the Guidelines state that "the discussion of alternatives shall focus on alternatives capable of eliminating any significant adverse environmental effects or reducing them to a level of insignificance, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly [Section 15126.6(a)]. An EIR must describe a range of reasonable alternatives to the proposed project that could feasibly attain most of the basic objectives of the project.

The following alternatives are evaluated in this chapter:

1. **No Action/No Development:** Assumes that the project site would not be developed. The existing Pleasure Hall building would remain in use, and the remainder of the project site would remain vacant.

2. **No Project/No Action:** Assumes development of the project site under the existing land use designations of Mixed Use and High Density Residential. Consistent with those land use designations, it is assumed that a single-story, 17,400 square foot commercial building would be constructed along with 128 multifamily dwelling units. The existing Pleasure Hall building would be removed.

3. **Retain Pleasure Hall Building/Increased Density:** Assumes that the existing Pleasure Hall building would be retained and continue to house commercial uses. Similar to the Proposed Project, 64 dwelling units would be constructed on the remaining acreage.

4. **Reduced Density with Similar Footprint:** Under this alternative, the project would be reconfigured to avoid trees located on the site, and densities would be reduced to accommodate single-family homes on 6,000 to 7,000 square foot lots. A total of 40 homes would be constructed. The existing Pleasure Hall building would be removed.

In addition to the description provided for each alternative, this chapter provides a comparative analysis of the potential environmental effects resulting from each alternative, and the extent to which each alternative would support the project objectives of the Proposed Project.

GUIDELINES FOR SELECTION OF ALTERNATIVES

The requirement that an EIR evaluate alternatives to a proposed project or alternatives to the location of a proposed project is a broad one, since the primary intent of the alternatives analysis is to disclose other ways that the objectives of the project could be attained while reducing the magnitude of, or avoiding entirely, the environmental impacts of the proposed project. Alternatives that are included and evaluated in the EIR must be feasible alternatives. Further, the Public Resources Code and the CEQA Guidelines direct that the EIR need "set

forth only those alternatives necessary to permit a reasoned choice." The CEQA Guidelines provide definition for "a range of reasonable alternatives" and, thus, limit the number and type of alternatives that may need to be evaluated in a given EIR. According to the CEQA Guidelines:

> The alternatives shall be limited to ones that would avoid or substantially lessen any of the significant effects of the project. Of those alternatives, the EIR need examine in detail only the ones that the lead agency determined could feasibly attain most of the basic objectives of the project.[1]

In the context of CEQA, "feasible" is defined as:

> Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.[2]

Further, the following factors may be taken into consideration in the assessment of the feasibility of alternatives: site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and the ability of the proponent to attain site control.[3] Finally, an EIR is not required to analyze alternatives when the effects of the alternative "cannot be reasonably ascertained and whose implementation is remote and speculative."[4]

Significant Impacts

The following significant and unavoidable impacts could result from development of the Proposed Project:

- Loss of a historic building (Pleasure Hall) (Impact 4.1-2)
- Cumulative loss of historic resources in the City of Rocklin and Placer County (Impact 4.1-5)

In addition to the above significant and unavoidable impacts, the Initial Study and Chapter 4 of this Draft EIR identified several potential impacts that would require mitigation to be reduced to a less-than-significant level:

- Loss of archaeological resources (Impact 4.1-1)
- Loss of paleontological resources (Impact 4.1-3)
- Cumulative loss of archaeological resources (Impact 4.1-4)
- Cumulative loss of paleontological resources (Impact 4.1-6)
- Effect on protected species (Initial Study Checklist Item IV.a)
- Conflict with local policies or ordinances, such as a tree preservation ordinance (Initial Study Checklist Item IV.e)
- Exposure to noise; increases in noise (Initial Study Checklist Items XII.a, b, c and d)

1 State of California, CEQA Guidelines, Section 15126.6(f).
2 State of California, Public Resources Code, Section 21061.1.
3 State of California, CEQA Guidelines, Section 15126.6(f)(1).
4 State of California, CEQA Guidelines, Section 15126.6(d)(f)(3).

The selection of alternatives is intended to reduce or avoid one or more of the above impacts while achieving most of the project objectives.

Project Objectives

The objectives of the Proposed Project are used to effectively evaluate the reasonableness and feasibility of each alternative. The project objectives are:

- Make efficient use of an under-utilized infill parcel;
- Maximize development on a parcel with minimal natural resources;
- Develop housing in proximity to and compatible with other residential development;
- Provide housing opportunities consistent with General Plan Land Use policies encouraging a variety of residential densities, infill and the location of Medium-High and High Density residential development near major arterial and collector streets;
- Develop a high-quality, viable project that responds to market conditions;
- Provide Medium-High Density Residential housing within walking and bicycling distance of downtown Rocklin and nearby retail commercial uses, and within a short driving distance to the City's commercial centers at Sierra College Boulevard and Interstate 80 to promote walkable communities and reduce vehicle trips and traffic congestion;
- Develop an economically viable project that can fund infrastructure and public services needed to meet the demand of future project residents without adversely affecting existing residents;
- Provide a project that is consistent with the Sacramento Area Council of Governments (SACOG) 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy, including its guiding principles and strategies as they relate to smart land use, access and mobility and compact development; and
- Create and maintain a permanent record of historical features and associated events that contribute to the historical significance of the Pleasure Hall/Stardust Skating Rink.

ALTERNATIVES CONSIDERED AND ELIMINATED FROM FURTHER ANALYSIS

The following alternatives were considered briefly, but were not evaluated in detail because they would not achieve most of the project objectives and/or reduce impacts of the Proposed Project.

All Non-Residential Development

The Proposed Project is intended to develop the project site with housing consistent with the policy direction of the General Plan while being sensitive to surrounding residences. Developing the entire project site with non-residential uses would not achieve the objectives of developing Medium High Density Residential housing in proximity to and compatible with surrounding residential uses, and in proximity to downtown Rocklin, retail commercial uses and transportation corridors. Furthermore, full commercial development is not likely to reduce

project impacts. Therefore, an all non-residential project is not evaluated further.

Off-Site Alternative

The project site has been identified as a site for higher density housing in the General Plan Land Use Map and Housing Element. While there are other locations that are designated for such housing, the project applicant lacks ownership or control of any alternative sites. Further, an off-site alternative may not meet the following project objectives: 1) making efficient use of an under-utilized infill parcel; 2) maximizing development on a parcel with minimal natural resources, and 3) providing Medium-High Density Residential housing within walking and bicycling distance of downtown Rocklin and nearby retail commercial uses, and within a short driving distance to the City's commercial centers at Sierra College Boulevard and Interstate 80 to promote walkable communities and reduce vehicle trips and traffic congestion. Depending on the location, an offsite alternative could have greater impacts on natural resources and/or traffic and traffic-related air emissions and noise. For these reasons, an offsite alternative is not considered further.

Relocate Pleasure Hall Building

As indicated above, the removal of the historic Pleasure Hall building located on the project site would be a significant and unavoidable impact of the Proposed Project. In certain circumstances, relocation of a historic structure can serve as mitigation. In this case, the City is not aware of an appropriate location that would both be available and sized to accommodate the building, and would have a similar setting and ties to the historic period. Furthermore, due to its age and construction, it would not be possible to relocate the building without extensive damage.[5]

ALTERNATIVES TO THE PROPOSED PROJECT

Each of the four alternatives is described below, followed by a discussion of the extent to which the impacts of the alternative would be similar to, more severe than or less severe than the impacts of the Proposed Project. As allowed by CEQA, only significant impacts and those that require mitigation to be less than significant are addressed, and the analysis is less detailed than the analysis of Proposed Project impacts found in Chapter 4 and the Initial Study.

Alternative 1: No Project/No Development

Description

Under the No Project/No Development Alternative, no additional development would occur on the project site and no future construction would occur.

Relationship of Alternative 1 to Project Objectives

Alternative 1 would not achieve any of the project objectives. Because no development would occur, this alternative would not make efficient use of an under-utilized infill parcel, maximize development on a parcel with minimal natural resources, provide housing opportunities, or promote the provision of a range of housing types.

5 Bill Delgado, Delgado and Fonseca, Inc., *Coker Plaza Building, 4561 Pacific Street, Rocklin, CA,* July 28, 2017.

Environmental Analysis

Impacts Identified as Being the Same or Similar to the Proposed Project

Alternative 1 would not have any impacts that would be the same or similar to the Proposed Project.

Impacts Identified as Being Less Severe than the Proposed Project

Alternative 1 would avoid all of the significant or potentially significant impacts of the Proposed Project, including the loss of the Pleasure Hall building (DEIR Impacts 4.1-2 and 4.1-5), the potential loss of archaeological and paleontological resources (DEIR Impacts 4.1-1, 4.1-3, 4.1-4 and 4.1-6), effects on protected species and oak trees (Initial Study Items IV.a and IV.e), and exposure to traffic noise and increases in noise levels (Initial Study Items XII.a ,b, c and d).

Impacts Identified as Being More Severe than the Proposed Project

Alternative 1 would not have any impacts that are more severe than the Proposed Project.

Alternative 2: No Project/No Action

CEQA requires that a second type of "No Project" alternative be evaluated, herein called the "No Project/No Action" alternative. The purpose of the No Project/No Action alternative is to allow decision makers to compare the impacts of the Proposed Project with the impacts of not approving the project [CEQA Guidelines Section 15126.6(e)(1)]. In the case of a revision to an existing land use plan, such as the General Plan, the No Project/No Action alternative is the continuation of the existing plan [CEQA Guidelines Section 15126.6(e)(3)(A)]. For the purposes of this EIR, the No Project/No Action alternative is the development that would occur under the existing General Plan designations for Mixed Use and High Density Residential.

Description

In defining the type and intensity of uses for the No Project/No Action alternative, the City must determine what would be reasonably foreseeable if the project site were to develop under the existing General Plan designations. At present, 1.6+/- acres are designated Mixed Use and 5.8+/- acres are designated High Density Residential.

For the Mixed Use designation, it was assumed that the site would develop a retail commercial use at a floor area ratio of 0.25, in keeping with proximate commercial uses, resulting in 17,400 square feet of retail or other commercial uses. The building or buildings would be a single story, and would be set back a minimum of 5 feet from the Pacific Street right-of-way, a minimum of 10 feet from the Grove Street right of way, and a minimum of 10 feet from the southern and eastern property boundaries. A driveway would provide access to Pacific Street. Approximately 87 surface parking spaces would be provided.

The existing Pleasure Hall building would be removed in order to provide adequate space for the commercial development and associated parking and infrastructure.

For the residential portion of Alternative 2, it is assumed that 22 units per acre would be developed, consistent with the General Plan Housing Element assumptions in the Available Sites Table. As a result, there would be 128 units constructed on the project site. These units

are assumed to be subject to the development standards for the R-3 zone. Because of the higher density and coverage and setback requirements, it is assumed that two-story apartment buildings would be constructed with a combination of one-, two- and three-bedroom units. Lot coverage would be limited to 60 percent. Front setbacks would be a minimum of 20 feet. Rear and street-side setbacks would be a minimum of 15 feet. The interior side setback would be at least 10 feet. Parking would be provided at the minimums specified in the Zoning Code, resulting in an estimated 320 spaces for residents and guests, of which a minimum of 120 would be covered. Access to the project site would be provided by two entrances—one connecting to Pacific Street and the other to Grove Street.

Relationship of Alternative 2 to Project Objectives

Alternative 2 would achieve the project objectives by providing additional housing in proximity to other housing and nearby commercial uses. In particular, Alternative 2 would provide housing at densities and on a site identified in the Housing Element. However, Alternative 2 would not meet the project objective related to providing Medium-High Density Residential housing.

Environmental Analysis

Impacts Identified as Being the Same or Similar to the Proposed Project

Those impacts associated with clearing the project site would be the same as or similar to the impacts of the Proposed Project, because most of the site would require grading and/or excavation for building pads, roads, parking, landscaping and utilities. Alternative 2 would result in the loss of the historic Pleasure Hall building (DEIR Impacts 4.1-2 and 4.1-5), and would have the same potential to result in the loss of archaeological and paleontological resources (DEIR Impacts 4.1-1, 4.1-3, 4.1-4 and 4.1-6). Similarly, the effects on protected species and oak trees would be similar (Initial Study Checklist Items IV.a and e).

Impacts Identified as Being Less Severe than the Proposed Project

None of the impacts would be less severe under Alternative 2.

Impacts Identified as Being More Severe than the Proposed Project

Alternative 2 would generate almost four times as many vehicle trips as the Proposed Project.[6] Therefore, increases in traffic noise and the potential exposure to noise and would be greater because Alternative 2 would generate more traffic on local roads (Initial Study Checklist Item XII).

Because it would generate substantially more vehicle trips than the Proposed Project, Alternative 2 could have a more severe impact on traffic congestion. Traffic impacts under the Proposed Project would be less than significant because all intersections would operate at acceptable levels under existing and cumulative conditions. Alternative 2 could have the potential to cause one or more intersections to operate below LOS C, resulting in the need for mitigation.

Alternative 2 might exceed the screening threshold for greenhouse gas emissions. The

6 KD Anderson & Associates, Inc., *Traffic Impact Analysis for Quarry Row Subdivision*, January 16, 2017, Table 4, page 18.

PCAPCD has determined that GHG emissions below 1,100 $MTCO_2e$ per year is "de minimis", and does not require additional analysis or mitigation. The Proposed Project is estimated to generate 953.35 $MTCO_2e$ per year (see Initial Study page 40), which would be about 13 percent below the screening threshold. With twice as many housing units and new commercial space, Alternative 2 would likely exceed the screening threshold, would require additional analysis to determine if its GHG emissions would be significant, and may require mitigation.

Alternative 3: Retain Pleasure Hall Building/Increased Density

Description

Under this alternative, the existing historic Pleasure Hall building would be retained on site. The same number of residential units would be developed as for the Proposed Project, but they would be located within the 5.8-acre portion of the project site that is currently zoned for High Density Residential uses. A total of 64 single-family residences would be developed, resulting in a density of 11 units per acre, which would be consistent with the proposed Medium-High Density Residential designation. Every home would be two stories tall. Access would be provided by connections to Pacific Street and Grove Street. The layout of units would be similar to the Proposed Project, but lots and units would be somewhat smaller due to the higher density, and no residential units would be located adjacent to Pacific Street. Internal alleys would provide access to individual units.

Relationship of Alternative 3 to Project Objectives

This alternative would achieve most of the project objectives, because it would develop the same number of homes on the project site, although at a higher density than the Proposed Project.

Environmental Analysis

Impacts Identified as Being the Same or Similar to the Proposed Project

There are five oak trees on the 5.8-acre portion of the project site that would be removed under both Alternative 3 and the Proposed Project (Initial Study Item IV.e), so impacts on protected oak trees would be similar.

Impacts Identified as Being Less Severe than the Proposed Project

Under this alternative, the Pleasure Hall building would not be removed, so DEIR Impacts 4.1-2 and 4.1-5 would not occur. Impacts resulting from grading and excavation would be less severe, because the area of disturbance would be limited to the 5.8-acre portion of the project site. Therefore, the potential loss of archaeological and paleontological resources (DEIR Impacts 4.1-1, 4.1-3, 4.1-4 and 4.1-5) and effects on protected bird species (Initial Study Item IV.a) would be reduced. However, because the majority of the project site would still be subject to grading and excavation, mitigation measures would still be required to protect these resources. The impact on protected bat species would not occur, because the existing Pleasure Hall building would not be demolished. Therefore, Initial Study Mitigation Measure IV-1(b) would not apply to Alternative 3.

Impacts Identified as Being More Severe than the Proposed Project

Alternative 3 would generate more traffic than the Proposed Project, because the 64 residential units would be in addition to the existing traffic generated by the commercial uses in the Pleasure Hall building. Assuming the trip generation rates provided in Table 3 of the traffic study, the approximately 13,000 square foot building could generate approximately 455 daily trips, 13 a.m. peak hour trips and 34 p.m. peak hour trips. When added to the traffic associated with the 64 residential units, the total number of trips under Alternative 3 would be 1,064 daily trips, 61 a.m. peak hour trips and 98 p.m. peak hour trips. As shown in the service level tables on pages 65, 66, 68 and 69 of the Initial Study, all intersections would operate at acceptable levels with the addition of project traffic, and there would be some capacity remaining at those intersections operating at LOS C. Alternative 3 would increase traffic levels at these intersections, and, depending on the distribution of trips, might cause one or more intersection to operate at LOS D, which would be a significant effect that would not occur under the Proposed Project, and would require mitigation.

Because of the increase in trips under Alternative 3, the traffic noise impacts would be more severe (Initial Study Checklist Item XII). Initial Study Mitigation Measures XII-1, -2 and -3 would be required of Alternative 3, as would additional analysis to determine if those measures alone would ensure that interior noise levels met City standards. If not, Alternative 3 would require some additional noise-attenuation to reduce the noise impact to a less-than-significant level.

Alternative 4: Reduced Density with Similar Footprint

Description

Under this alternative, the project site would be developed at a lower density than the Proposed Project, resulting in a total of 40 single-family homes. At 5.4 units per acre, these units would be considered Medium Density Residential. Individual lots would be 6,000 to 7,000 square feet, and there would be a mixture of one- and two-stories homes. Lot coverage would be limited to 40 percent. Each residence would have two parking spaces, either both in a garage or one in a garage and the other in a carport or paved space.

The street system would be similar to the Proposed Project, except that existing oak trees would attempt to be avoided.

The existing Pleasure Hall building would be removed, but the existing trees surrounding the building would attempt to be retained in undeveloped areas. In addition, no residential lots would front Pacific Street.

Relationship of Alternative 4 to Project Objectives

Alternative 4 would achieve most of the project objectives, but to a lesser degree than the Proposed Project, because fewer units would be constructed and the housing density would be decreased.

Environmental Analysis

Impacts Identified as Being the Same or Similar to the Proposed Project

Alternative 4 would remove the Pleasure Hall building, so the impact on historic resources (DEIR Impacts 4.1-2 and 4.1-5) would be identical to the Proposed Project. Alternative 4 would have similar potential impacts on archaeological (DEIR Impacts 4.1-1 and 4.1-4) and

paleontological resources (DEIR Impacts 4.1-3 and 4.1-6) because the acreage that would be disturbed would be the same as the Proposed Project. Impacts on protected bat species would also be similar (Initial Study Item IV.a), because the existing Pleasure Hall building would be removed.

Impacts Identified as Being Less Severe than the Proposed Project

Alternative 4 would generate fewer vehicle trips than the Proposed Project, because fewer units would be developed. Consequently, traffic noise levels would be reduced. However, project trips are only a small portion of total traffic volumes on Pacific Street, so under Alternative 4 homes along Pacific Street could still be subjected to interior noise levels that exceed City standards (Initial Study Item XII). Therefore, Initial Study Mitigation Measures XII-1, -2 and -3 would still be required as would additional analysis to determine if the new subdivision configuration would meet the City's interior noise level standards.

Impacts on oak trees (Item IV.e) would likely be avoided or reduced because of increased opportunities to locate improvements in areas away from the trees, so Initial Study Mitigation Measure IV-2 may not be required. Impacts on protected bird species (Initial Study Item IV.a) would be reduced due to the attempted retention of oak trees, although birds nesting near construction areas could still be disturbed. Therefore, Initial Study Mitigation Measure IV-1(a) would still be required.

Impacts Identified as Being More Severe than the Proposed Project

None of the impacts of Alternative 4 would be more severe than the Proposed Project impacts.

ENVIRONMENTALLY SUPERIOR ALTERNATIVE

An EIR is required to identify the environmentally superior alternative from among the range of reasonable alternatives that are evaluated. CEQA Section 15126.6(e)(2) states that if the environmentally superior alternative is the No Project Alternative, the EIR shall also identify an environmentally superior alternative from among the other alternatives.

Alternative 1, the No Project/No Development alternative, would be environmentally superior, because it would not remove the Pleasure Hall building, or have any impacts on cultural or biological resources, or result in exposure of residents to excessive noise. Of the other project alternatives, Alternative 3 would be environmentally superior to Alternatives 2 and 4 because it would retain the Pleasure Hall building, avoiding the only significant and unavoidable impact of the Proposed Project. The impacts on biological and other cultural resources would also be less severe due to the reduction in grading.

It should be noted that environmental considerations are one portion of the factors that must be considered by the public and the decision makers in deliberations on the projects. Other factors of importance include urban design, economics, social factors, and fiscal considerations.

6. CEQA CONSIDERATIONS

6.1 CUMULATIVE IMPACTS

Background

CEQA requires the analysis of impacts due to cumulative development that would occur independent of, but during the same timeframe as, the project under consideration, or in the foreseeable future. By requiring an evaluation of cumulative impacts, CEQA attempts to minimize the potential that large-scale environmental impacts would be ignored due to the project-by-project nature of project-level analyses contained in EIRs.

Cumulative analyses need not be undertaken in the same manner as those aimed at evaluating the project under consideration. According to Section 15130(b) of the CEQA Guidelines:

> The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as provided of the effects attributable to the project alone. The discussion should be guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact. The following elements are necessary to an adequate discussion of cumulative impacts:
>
> (1) Either:
>
> (A) A list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency, or
>
> (B) A summary of projections contained in an adopted general plan or related planning document or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the Lead Agency…

Cumulative Context

Cumulative analyses included in this Draft Environmental Impact Report (DEIR) are based on an understanding of anticipated growth within the region that would affect the severity of project impacts, typically based on adopted plans (e.g., General Plans). Different analyses use different cumulative development scenarios, because the location of future growth that affects cumulative impacts differs by the type of resource. As an example, the appropriate cumulative development base for ozone precursors would be growth throughout the Sacramento Valley air basin, because growth throughout the air basin contributes to air pollution. For each impact, the cumulative development base must be determined after consideration of the way in which cumulative impacts are created.

Summary of Cumulative Impacts

The cumulative analysis focuses on those impacts that would be made more severe by development of the Proposed Project. Cumulative impacts that would be unaffected by the

Proposed Project are not considered, because there would be no project contribution. For example, there are no agricultural or forestry resources on the project site, so the Proposed Project would have "no impact" in these areas (see Item II. of the Initial Study in Appendix A). According to the Initial Study, other impacts that would not occur as the result of the Proposed Project include adverse effects on riparian habitat or other sensitive natural communities or wetlands; conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other habitat conservation plans; effects due to installation of septic systems, safety hazards due to proximity to a public airport or private airstrip; exposure to risk of wildland fires; physical division of an established community; loss of mineral resources; exposure to excessive noise from a public airport or private airstrip; conflict with a congestion management plan; adverse change in tribal cultural resources; or significant environmental effects of constructing new or expanded water, wastewater treatment or drainage facilities. Because no impact would occur, the Proposed Project would not contribute to cumulative impacts in these areas. Therefore, these impacts are not considered further.

As discussed throughout the Initial Study, the Proposed Project would have a number of less-than-significant impacts, including impacts on oak trees and exposure of residents to noise, which would require mitigation. The Initial Study addresses the potential for the Proposed Project to contribute to the cumulative effects in these areas (pages 19 through 22, 36 through 40, 53 and 54, 69 through 71, and 79 and 80). In addition, cumulative impacts are summarized below.

Aesthetics

The cumulative setting for the analysis of aesthetic impacts is the City of Rocklin and the South Placer County region. Development in the City and the South Placer County 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 mostly vacant land area that was analyzed in the General Plan EIR. As discussed on page 11 of the Initial Study, the Proposed Project would be similar in scale and size to existing and anticipated future buildings in the vicinity, so it would be visually compatible with existing and future cumulative development. Further, all development in the Rocklin planning area is subject to City development standards. Therefore, the Proposed Project's contribution to cumulative changes in visual quality, including generation of new sources of light and glare, and scenic resources would not be considerable.

Air Quality

The cumulative context for the analysis of criteria air pollutants is the Sacramento Valley Air Basin (SVAB). As discussed on page 19 of the Initial Study, the Proposed 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. To aid in determining an individual project's cumulative contribution to regional air quality, the PCAPCD suggests a cumulative threshold of significance for operational emissions of 55 pounds per day for ROG and NOx[1]. The Proposed Project would result in 7.62 pounds per day

1 Placer County Air Pollution Control District, *CEQA Air Quality Handbook*, page 21, Table 2-1, August 2017.

of ROG and 4.77 pounds per day of NOx, which would be below the cumulative thresholds (see Initial Study page 19)[2]. Therefore, the Proposed Project would not contribute considerably to cumulative air quality impacts.

As discussed on page 22 of the Initial Study, if a project would degrade an intersection in the project vicinity from an acceptable Level of Service (LOS) (e.g., LOS A, B, C, or D) to an unacceptable LOS (e.g., LOS E or F), or if the project will substantially worsen an already existing LOS F, then the project has the potential to cause a potential a CO intersection hotspot. All study intersections would operate at acceptable levels under cumulative conditions, even with the addition of project traffic. Therefore, there would not be a significant cumulative impact for localized pollutants, and the project would not contribute considerably to these impacts.

The Proposed Project is not anticipated to generate substantial odors (see page 23 of the Initial Study), and is not in an area where other uses produce unusual amounts of odor. Therefore, there would not be a cumulatively significant impact related to odor.

Biological Resources

The cumulative setting for the analysis of biological resources impacts is the City of Rocklin and the South Placer County region. Development in the City and the South Placer County 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. The project site has been heavily disturbed, so it contains only minimal biological resources. As discussed on pages 26 and 27 of the Initial Study, the only protected species that could be affected by the Proposed Project are raptors and migratory birds that might nest in trees onsite and bats that might roost in the existing building. Initial Study Mitigation Measure IV-1 would ensure that nesting birds and roosting bats would be protected from harm during project construction. The Proposed Project would also remove five native oak trees, which would contribute to the cumulative loss of oak trees within Placer County and the South Placer region. However, the trees that would be removed are not part of a larger oak woodland, and Initial Study Mitigation Measure IV-2 requires that the project compensate for the loss of oak trees as specified in the City's Oak Tree Preservation Ordinance (see page 29 of the Initial Study). For these reasons, the Proposed Project's contribution to cumulative impacts on wildlife species and oak trees would not be considerable.

Cultural Resources

The cumulative setting for cultural resources includes the City of Rocklin and Placer County for historic period resources, and the portions of Sacramento Valley identified as the territory of the local Native American community for prehistoric archaeological resources. Historic resources tend to be more highly concentrated within cities and urban communities. However, even within the urbanized areas, many historic resources have not been surveyed for significance under local, State, or federal criteria. The cumulative setting for paleontological resources is the Central Valley, particularly those areas with geologic formations that could contain fossils.

2 At the time the Initial Study was prepared, the most recent version of the CEQA Air Quality Handbook had not yet been adopted. Therefore, the Initial Study refers to the previous thresholds recommended by the PCAPCD of 10 lbs per day of ROG or NOx. The August 2017 thresholds are higher, and in either case the Proposed Project emissions would be below the cumulative thresholds.

As discussed on page 4.1-12 (DEIR Impact 4.1-4), there is no evidence of archaeological resources on the project site. Nonetheless, it is possible that there could be subsurface resources. The contribution of the Proposed Project to the loss of archaeological resources would be reduced by DEIR Mitigation Measure 4.1-1, which requires that if archaeological resources are unexpectedly encountered during construction, they are identified before they can be damaged or disturbed by construction activities, and that they are treated appropriately after discovery. With these protections, the contribution of the Proposed Project to the cumulative loss of archaeological resources would not be considerable, so the cumulative impact would be less than significant.

As discussed on page 4.1-13 (DEIR Impact 4.1-5) the Proposed Project would contribute to the regional cumulative loss of and alteration to historic resources by demolishing Pleasure Hall, which is of local historical interest and eligible for listing on the California Register of Historic Resources (CRHR). DEIR Mitigation Measure 4.1-2 requires that the building be recorded using Historic American Building Survey (HABS) standards, which would ensure that the history and use of Pleasure Hall are well documented. Nonetheless, the building would no longer be eligible for listing on the CRHR, because it would be demolished. Therefore, the Proposed Project's contribution to the cumulative loss of historic resources would remain significant and unavoidable.

As discussed on page 4.1-14 (DEIR Impact 4.1-6), the majority of the project site does not contain geologic formations that have yielded paleontological resources elsewhere in the region. Nonetheless, it is possible that fossils could be present, particularly in the small portion of the project site that could contain Pleistocene alluvium. If paleontological resources are present, then construction of the Proposed Project could damage or destroy such resources. The contribution of the Proposed Project to the loss of paleontological resources would be reduced by DEIR Mitigation Measure 4.1-3, which requires that if paleontological resources are uncovered during construction, all work would cease until the resource could be evaluated by a qualified paleontologist, and provisions made for the appropriate disposition of the find. With these protections, the contribution of the Proposed Project to the cumulative loss of paleontological resources would not be considerable.

Geology and Soils

Geological and soils constraints are site specific, so they do not contribute to a cumulative effect. For example, as discussed on pages 34 and 35 of the Initial Study, the project site is in an area that is subject to seismic hazards. Compliance with building code requirements would ensure that the seismic hazards are not significant for project residents. Construction of the project would not make seismic events more likely, or increase seismic risks outside of the project site.

Greenhouse Gas Emissions

As discussed on page 36 of the Initial Study, global climate change is by definition a cumulative impact. A project contributes to this potential cumulative impact through its incremental contribution to the emissions of all other sources of greenhouse gases (GHG). The annual GHG emissions associated with the Proposed Project by year 2020 would be lower than the significance threshold established by the Placer County Air Pollution Control District. 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. Therefore, the Proposed Project's contribution to cumulative global climate change would not be considerable.

Hazards and Hazardous Materials

The cumulative setting for the analysis of hazards and hazardous materials impacts is the City of Rocklin. As discussed on pages 42 and 43 of the Initial Study, as a residential development, the Proposed Project would not generate hazardous materials, and would use only small amounts of those hazardous materials associated with households (e.g., cleaning materials). The use, storage and transportation of hazardous materials are well-regulated, so the cumulative household use of such materials is not a significant cumulative impact, and the Proposed Project's contribution would not be considerable.

The Proposed Project would occur in an area served by the Rocklin Fire Department. The project itself is designed with adequate emergency access (see page 43 of the Initial Study), and would not interfere with emergency evacuation. The General Plan assumes development of the project site, so future planning for emergency services would take into consideration development of the project site. For these reasons, the Proposed Project would not contribute considerably to cumulative impacts on emergency services.

Hydrology and Water Quality

The cumulative setting for the analysis of hydrology and water quality impacts encompasses the City's drainage system, the Dry Creek watershed and ultimately the Sacramento River watershed. The City's storm drain system maintains the necessary capacity to support existing and planned development, including the Proposed Project. As discussed on page 46 of the Initial Study, the Proposed Project drainage system must be designed to maintain runoff rates at pre-construction levels. Therefore, the Proposed Project's increase in runoff would not contribute considerably to cumulative impacts on the drainage system.

All new development, including the Proposed Project, must comply with City requirements for water quality treatment, including the use of Best Management Practices (BMP) and/or Low Impact Development (LID) features. The purpose of the BMP/LID features is to ensure that potential pollutants are filtered out before they enter the storm drain system. Compliance with these requirements will ensure that the cumulative impacts on water quality are not significant, and that the Proposed Project's contribution would not be considerable.

Land Use

There are no cumulative impacts associated with land use compatibility and plan consistency. The analysis of land use compatibility addresses the effects of locating different uses adjacent to or near each other. That analysis considers existing and future uses, so there are no additional impacts to consider under the cumulative scenario. Plan consistency is a project-specific analysis that is unaffected by cumulative conditions.

Noise

The cumulative setting for the analysis of noise impacts is the City of Rocklin and the South Placer County region. Development in the City and the South Placer County 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 mostly vacant land area that was analyzed in the General Plan EIR, but the Proposed Project would result in less vehicle trip generation than analyzed in the General Plan EIR. Consequently, the Proposed Project would result in lower noise traffic noise levels in the project vicinity under cumulative conditions, so the Proposed Project's contribution to cumulative traffic noise would not be considerable.

Project construction noise would cease with buildout of the project site. Therefore, it would not contribute to cumulative noise levels.

Population and Housing

The cumulative setting for the analysis of population and housing impacts is growth within the City of Rocklin and the South Placer County region. As discussed on page 57 of the Initial Study, the Proposed Project would not remove any housing or displace residents, and would contribute to the City's housing inventory. The Proposed Project would construct 64 units, a small fraction of the units anticipated under the City's General Plan. Furthermore, as discussed below, the Proposed Project would not remove any obstacles to growth (e.g., undersized infrastructure). For these reasons, the Proposed Project would not induce substantial population growth for the City, and the Proposed Project would not contribute considerably to cumulative impacts on population and housing within the City of Rocklin or the South Placer County region.

Public Services

The cumulative setting for the analysis of public services is the City of Rocklin and the South Placer County region. As discussed above, development of the project site with urban uses was anticipated in the City's General Plan, so development of the project site has been anticipated in the City's planning for fire protection, law enforcement and other public services. Therefore, the Proposed Project would not contribute considerably to cumulative impacts on public services.

Recreation

The cumulative setting for the analysis of recreation impacts is the City of Rocklin. As discussed on pages 60 and 61 of the Initial Study, the Proposed Project would result in additional residents that would be expected to utilize City of Rocklin recreational facilities, but impacts to recreational facilities were determined to be less than significant as the project will contribute to City park impact fees and residents will pay recreation fees as applicable when obtaining services. Therefore, the Proposed Project would not contribute considerably to cumulative impacts on recreation within the City of Rocklin.

Transportation

The cumulative setting for the analysis of transportation impacts is the City of Rocklin and the South Placer County region. As discussed on pages 69 and 70 of the Initial Study, the Proposed Project would increase traffic at most study intersections, but even with the additional project traffic, those intersections would continue to operate at acceptable levels under

cumulative conditions. Therefore the Proposed Project's contribution to cumulative traffic levels would not be considerable.

Tribal Cultural Resources

As discussed above, under cultural resources, there is no evidence of prehistoric resources on the project site. No tribes have requested consultation on the Proposed Project, and the project is not anticipated to cause a substantial adverse change in the significance of a tribal cultural resource (see page 74 of the Initial Study). Due to the lack of known tribal cultural resources on the project site, the Proposed Project would not be anticipated contribute to the cumulative loss of such resources. Furthermore, if any subsurface tribal resources were encountered during construction, DEIR Mitigation Measure 4.1-1 would ensure that they are identified before they can be damaged or disturbed by construction activities, and that they are treated appropriately after discovery.

Utilities

As discussed on pages 76 and 77 of the Initial Study, the water, wastewater and solid waste providers can meet project demand and have planned for future growth within the City of Rocklin. Because the Proposed Project is within the existing service areas of the utility and service providers and the project site has long been identified for development of urban uses in the City of Rocklin General Plan, project demand would be within the planned capacities of the Placer County Water Agency (for water supply), the wastewater treatment facilities and the Western Regional landfill. Therefore, the Proposed Project would not contribute considerably to the cumulative demand for these utility services.

See Hydrology and Water Quality, above, for a discussion of storm drainage.

6.2 GROWTH INDUCING IMPACTS

Introduction

An EIR must discuss the ways in which a proposed project could foster economic or population growth or the construction of additional housing, either directly or indirectly, in the vicinity of the project and how that growth would in turn, affect the surrounding environment (see CEQA Guidelines Section 15126 [d]). Growth can be induced in a number of ways, including through the elimination of obstacles to growth, through the stimulation of economic activity within the region, or through the establishment of policies or other precedents that directly or indirectly encourage additional growth. The discussion of the removal of obstacles to growth relates directly to the removal of infrastructure limitations or regulatory constraints that could result in growth unforeseen at the time of project approval.

Several factors must be considered when assessing the growth-inducing effects of a project. These include the following:

> **Elimination of Obstacles to Growth:** The extent to which infrastructure capacity provided to the project site or a change in regulatory structure would allow additional development in the community; and
>
> **Promotion of Economic Expansion:** The extent to which development of the Proposed

Project could cause increased activity in the local or regional economy. Economic effects can include such effects as:

- **Increased Indirect Demand:** The extent to which the Proposed Project could generate secondary or indirect effects on other employment industries in the region.

- **Increased Pressure on Land Use Intensification:** The extent to which the Proposed Project could increase pressure on the City of Rocklin and/or cities or other counties in the region to re-designate the land to higher land use intensities.

Elimination of Obstacles to Growth

The elimination of either physical or regulatory obstacles to growth is considered to be a growth-inducing effect. A physical obstacle to growth typically involves the lack of public service infrastructure. The extension of public service infrastructure, including roadways, water mains, and sewer lines, into areas that are not currently provided with these services would be expected to support new development. Similarly, the elimination or change to a regulatory obstacle, including existing growth and development policies, could result in new growth.

This is an infill project. The Proposed Project would connect to existing water, sewer, drainage and dry utility lines in adjacent streets. These facilities can accommodate the Proposed Project as currently sized. The Proposed Project would not require the extension of these facilities beyond the project site, and would not remove an obstacle to development of nearby parcels. For these reasons, the Proposed Project would not induce growth through the increased availability of infrastructure.

Economic Effects

New residential development typically generates a secondary or indirect demand for other services, such as grocery stores, dry cleaners, banking, and communications. This demand can lead to unforeseen future development if located in areas that are currently lacking a full spectrum of economic activity. The Proposed Project is located in an area that has a wide range of commercial services, and the City's General Plan provides for additional commercial development in the community, which will provide goods and services to the City's expanding population. Therefore, the Proposed Project would not induce unanticipated commercial growth.

6.3 SIGNIFICANT AND UNAVOIDABLE IMPACTS

According to CEQA Guidelines [Section 15126, subd. (b); Section 21000, subd. (b).], a Draft EIR must include a description of those impacts identified as significant and unavoidable should the proposed action be implemented. These impacts are unavoidable because it has been determined that either no mitigation, or only partial mitigation, is feasible. The final determination of significance of impacts and of the feasibility of mitigation measures would be made by the Planning Commission and/or City Council as part of certification action.

The potential environmental impacts that would result from Proposed Project are summarized in Table 2-1. The only project impacts that would be significant and unavoidable would be the removal of the existing Pleasure Hall building which is of local historical interest and eligible for listing on the CRHR:

- 4.1-2 Loss of a historically significant building, and
- 4.1-5 Cumulative loss of historic resources.

These significant and unavoidable impacts are addressed in more detail in Section 4.1, Cultural Resources.

6.4 SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

Under CEQA, an EIR must analyze the extent to which a project's primary and secondary effects would commit resources to uses that future generations will probably be unable to reverse [CEQA Guidelines Section 15126.2(c); 15127].

Generally, a project would result in significant irreversible environmental changes if:

- The project would involve a large commitment of non-renewable resources;
- The primary and secondary impacts of a project would generally commit future generations to similar uses;
- The project involves uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The phasing of the proposed consumption of resources is not justified (e.g., the project involves a wasteful use of energy).

Implementation of the Proposed Project would result in the long-term commitment of resources to residential development. Specific long-term effects of the Proposed Project could include:

- Increased ambient noise;
- Irreversible commitment of municipal resources to the provision of service and infrastructure for future urban and suburban development;
- Irreversible consumption of goods and services associated with urban development;
- Increased traffic volumes on existing roadways;
- Irreversible consumption of natural resources;
- Contribution to global climate change through the generation of greenhouse gases, and
- Conversion of existing partially developed land to medium-high density residential uses.

As discussed in the Initial Study (see Appendix A), none of the above impacts would be significant.

Development of the Proposed Project would result in the dedication of the project site to residential development, thereby precluding other uses for the lifespan of the project.

Restoration of the project site to pre-development conditions would not be feasible given the degree of disturbance, the urbanization of the site, and the level of capital investment.

CEQA Guidelines also require a discussion of the potential for irreversible environmental damage caused by an accident associated with the Proposed Project. While the Proposed Project could result in the use, transport, storage and disposal of hazardous materials during construction and operation, as described in the Initial Study, Section VIII. "Hazards and Hazardous Materials", all activities will comply with applicant federal, state, and local laws and regulations related to hazardous materials, which significantly reduces the likelihood and severity of accidents that could result in irreversible damage.

Implementation of the Proposed Project would result in the long-term commitment of resources to development of the site into a medium-high density residential subdivision. The most notable significant irreversible impacts are a reduction in the natural vegetation, increased generation of pollutants, and the commitment of non-renewable and/or slowly renewable natural and energy resources, such as lumber and other forest products, mineral resources, and water resources during construction activities. Operations associated with future uses would also consume natural gas and electrical energy. These irreversible impacts are, as of yet, unavoidable consequences of urban growth.

6.5 ENERGY

Appendix F of the CEQA Guidelines states that an EIR should consider the potentially significant energy implications of a project. These impacts could include:

1. The project's energy requirements and its energy use efficiencies by amount and fuel type for each stage of the project's life cycle including construction, operation, maintenance and/or removal. If appropriate, the energy intensiveness of materials may be discussed.
2. The effects of the project on local and regional energy supplies and on requirements for additional capacity.
3. The effects of the project on peak and base period demands for electricity and other forms of energy.
4. The degree to which the project complies with existing energy standards.
5. The effects of the project on energy resources.
6. The project's projected transportation energy use requirements and its overall use of efficient transportation alternatives.

The Proposed Project would use energy resources for the operation of project buildings (i.e., electricity and natural gas), for on-road vehicle trips (i.e. gasoline and diesel fuel) generated by the Proposed Project, and from off-road vehicles generated by and associated with the Proposed Project (i.e., diesel fuel). Each of these activities would require the use of energy resources. The Proposed Project would be responsible for conserving energy, to the extent feasible.

PG&E provides both electrical and natural gas service within the City. The Proposed Project is estimated to require approximately 2.0 million kBTUs (thousand British thermal units, or 20,000

therms) per year and approximately 476,000 kWh (kilowatt hours per year).[3] In 2015, Placer County used a total of 2,902 million kWh.[4] The Proposed Project would therefore increase electricity use in the county by less than 1/10th of 1 percent. PG&E's electrical service area extends far beyond Placer County, and draws on a variety of sources for electricity, including hydroelectric, natural gas, nuclear and renewable resources.[5]

Natural gas use in Placer County totaled approximately 78.8 million therms in 2015.[6] Similar to electricity, the Proposed Project's natural gas use would represent an increase of less than 1/10th of 1 percent of gas use within the county, and a smaller portion of PG&E's total natural gas service.

PG&E would be able to absorb the additional demand for electricity and natural gas that would result from the Proposed Project, because it would represent a very minimal increase compared to PG&E's current demand and supply, and because PG&E plans for additional development within its service area, including the City of Rocklin.

Project construction and operation would comply with CalGreen energy efficiency requirements, which would ensure that electricity use would not be wasteful or inefficient.

Once constructed, the Proposed Project would also increase the annual use of transportation fuel by an estimated 74,500 gallons of gasoline and 14,600 gallons of diesel fuel.[7] The Proposed Project is located in proximity to commercial services and transit, pedestrian and bicycle facilities, which could reduce vehicle use and the associated fuel consumption. The Proposed Project does not include any elements that would result in an unusually high use of transportation fuel.

The Proposed Project would be in compliance with all applicable Federal, State, and local regulations regulating energy usage. In addition, energy providers are actively implementing measures to reduce reliance on fossil fuels and to improve energy efficiency. For example, PG&E is responsible for the mix of energy resources used to provide electricity for its customers, and it is in the process of implementing the Statewide Renewable Portfolio Standard (RPS) to increase the proportion of renewable energy (e.g. solar and wind) within its energy portfolio. Based on this requirement, PG&E is expected to procure at least 50% of its electricity resources from renewable energy resources by 2030. In 2016, renewable resources provided 33% of PG&E's electricity supply. Other Statewide measures, including those intended to improve the energy efficiency of the statewide passenger and heavy-duty truck vehicle fleet (e.g. the Pavley Bill and the Low Carbon Fuel Standard), would improve vehicle fuel economies, thereby conserving gasoline and diesel fuel. These energy savings would continue to accrue over time.

For the above reasons, the Proposed Project would not result in any significant adverse impacts

3 KD Anderson & Associates, Inc., *Quarry Row Subdivision Project Energy Analysis*, June 23, 2017, page 1.

4 California Energy Commission, Energy Reports, *Electricity Consumption by County*, *Placer,* accessed at http://ecdms.energy.ca.gov/elecbycounty.aspx, August 15, 2017.

5 PG&E, *Exploring Clean Energy Solutions,* accessed at https://www.pge.com/en_US/about-pge/environment/what-we-are-doing/clean-energy-solutions/clean-energy-solutions.page, August 15, 2017.

6 California Energy Commission, Energy Reports, *Gas Consumption by County*, *Placer,* accessed at http://ecdms.energy.ca.gov/gasbycounty.aspx, August 15, 2017.

7 KD Anderson & Associates, Inc., *Quarry Row Subdivision Project Energy Analysis*, June 23, 2017, page 3.

related to Project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for each stage of the Project including construction, operations, maintenance, and/or removal. PG&E, the electricity and natural gas provider to the site, maintains sufficient capacity to serve the Proposed Project. The Proposed Project would comply with all existing energy standards, including those established by the City of Rocklin, and would not result in significant adverse impacts on energy resources. Although improvements to City's pedestrian, bicycle, and public transit systems would provide further opportunities for alternative transit, the Proposed Project would be linked closely with existing networks that, in large part, are sufficient for most residents of the Proposed Project and the City of Rocklin as a whole. For these reasons, and others (as described previously), the Proposed Project would not be expected to cause an inefficient, wasteful, or unnecessary use of energy resources nor cause a significant impact on any of the thresholds as described by Appendix F of the CEQA Guidelines.

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Persons Consulted

David Mohlenbrok, Environmental Services Operation Manager, Public Services Department, City of Rocklin

8. REPORT PREPARATION

City of Rocklin

David Mohlenbrok, Environmental Services Operation Manager

Project Manager

Adrienne L. Graham, AICP

Report Preparation

Adrienne L. Graham, AICP
Mark Biegaj, Graphics