

### *Public Services*

Under Option 3, access would be provided by a paved multi-use trail through the open space area adjacent to the creek. Although the potential for wildland fires would be similar to Options 1, 1a, and 2, access to the area for fire vehicles would be greatly improved due to the presence of a paved trail. Providing adequate access through this area would enable city firefighters access in the event of a wildfire. This impact would be considered less than significant. (Draft EIR, p. Q-71.)

### **Council Reasons for Choosing Option 3**

As noted earlier, the Council believes that public ownership of the 12.15+/- acre Parcel J open space within the project area, with a trail built to City standard, will provide the widest possible public benefit by making the area accessible to the greatest number of Rocklin residents. Although a Homeowners Association or private conservancy might choose to invite the general public onto the property, City residents would have a right to use the property if it is owned by the City. The City also believes itself more qualified, in the long term, to provide effective maintenance and policing of the open space areas. Furthermore, a trail built to City standards would allow for bicycling and will be safer for persons of limited mobility than a trail to lesser standards would be.

## **XI. STATEMENT OF OVERRIDING CONSIDERATIONS**

As set forth in the preceding sections, the City's approval of the Granite Lakes Estates Project will result in several impacts which remain significant and unavoidable. Despite these impacts, however, the City Council has chosen to approve the Project (as mitigated). To do so, the Council must first adopt this Statement of Overriding Considerations.

Any one of the reasons for approval cited below is sufficient to justify approval of the Project. Thus, even if a Court were to conclude that not every reason is supported by substantial evidence, the City Council would stand by its determination that each individual reason is sufficient. The substantial evidence supporting the various benefits can be found in the preceding findings, which are incorporated by reference into this Section (XI), and in the documents found in the Record of Proceedings, as defined in Section V.

The City finds that the Granite Lakes Estates Project would have the following economic, social, or other benefits:

**Provision of Needed Housing Units; Consistency with, and Implementation of, the City's General Plan.** The Granite Lakes Estates Project is consistent with the General Plan with respect to its land use designation. The land uses contemplated by the Project are fully consistent with the growth policies embodied in the City of Rocklin General

Plan. The General Plan identified the Project area as a Low Density Residential, signifying the City's intent to encourage and allow development of the area with the types of urban uses proposed by the Project's proponents. Furthermore, the residential focus of the Project serves to accommodate the projected need for 28,839 housing units in the City by the year 2026. (General Plan, Land Use Element) The Council's approval of the Project, with the proposed 119 units, fully complies with and implements the policy decisions of the City of Rocklin General Plan. (Draft EIR, p. F-2.)

**Permanent Preservation of, and Public Access to, Open Space Areas, including Those Adjacent to Secret Ravine Creek, and the Provision of a Trail.** The Project was designed in a way that largely preserves the biological values of Secret Ravine, and makes it available to the public as public open space areas accessible by trails. A different approach to development might have led to harm to those resources, and might have kept these natural resources in private ownership, precluding public access in the absence of unlawful trespass. Overall, the Project will provide for public access to pedestrians and bicyclists to 25.88 acres of open space areas, including a paved multi-use trail that parallels the Secret Ravine Creek.

**Provision of Permanent and Temporary Construction Jobs.** Implementation of the Project would provide construction-related employment that will provide income and work experience for City residents and other workers and their families.

**Bridge Construction; Improvement to Roadways.** The approval and implementation of the Granite Lakes Estates Project will improve planned roadways as specified in the City's Circulation Element Update - Southeast Rocklin Area. The Monument Springs Road Bridge would take traffic away from other roadways in the area, and would cause a shift of vehicles from El Don Drive to China Garden Road and Aguilar Road. This shift would also cause decreases in the peak hour volumes at the intersection of El Don Drive and Rocklin Road. Because the project proponent will build the bridge at its own expense, subject to later reimbursement from other new development, the City will obtain the bridge without any expense to City taxpayers.

**Economic Benefits from Taxes.** The Project will generate positive financial benefits to the City, local schools and other public agencies. The Project will generate increased real estate taxes. Retail sales generated by the Project and by Project-related employment will contribute significant revenues to the City from sales taxes. The Project will generate other revenues to the City and other governmental entities, including development fees. These monies will benefit the City and other governmental agencies, and their residents and constituencies, by providing needed revenue for the provision of required services and amenities.