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**Northwest Rocklin Annexation
(Sunset Ranchos)
Draft Environmental Impact Report**

SCH No. 99102012

Prepared for
City of Rocklin



Prepared by
EIP
ASSOCIATES
Sacramento, California

October 2001



City of Rocklin

October 9, 2001

3970 Rocklin Road
Rocklin, CA 95677-2720
916-632-4000
TDD 916-632-4013

To: INTERESTED PERSONS AND AGENCIES:

Subject: NOTICE OF PUBLIC REVIEW AND AVAILABILITY
**DRAFT EIR FOR NORTH WEST ROCKLIN ANNEXATION /
SUNSET RANCHOS (SCH# 99102012)**

The Rocklin Planning Department is announcing the availability of the Draft Environmental Impact Report (EIR) for the North West Rocklin Annexation/Sunset Ranchos project and has forwarded this document for review and comment to all agencies and organizations indicated in the Draft EIR distribution list (Appendix C). The State Clearinghouse has also distributed this document to numerous state agencies. Reviewers should focus on the comprehensiveness and accuracy of the Draft EIR in discussing possible impacts upon the environment and measures that might mitigate adverse impacts.

Project Description: The project request is for approval of a General Plan Amendment redesignating the site from "Planning Reserve" to Low, Medium, and High Density Residential, Retail Commercial, Business Professional, Light Industrial, Recreation/Conservation, and Public/Quasi Public. The General Plan Amendment will also involve minor technical revisions to the Rocklin Circulation Element to change the number of lanes anticipated on North Whitney Boulevard between the SR 65 interchange and Sioux Street from 4 to 6 lanes, and amendment of Figure 10 to reflect changes to the bikeway system, specifically the inclusion of Class I facilities through the site. The proposed project also involves approval of a General Development Plan that will Prezone the site consistent with the proposed General Plan land uses. The final component will be eventual annexation of the 1,874 acre area to the City of Rocklin. (See attached General Plan Land Use and Zoning Diagrams).

Project Location: The project site is located within the unincorporated portion of Placer County that is within the Sphere of Influence (SOI) of the City of Rocklin. The site is contiguous with the Twelve Bridges plan area in the City of Lincoln on the north, State Route 65 on the west, Sunset West and Stanford Ranch in the City of Rocklin to the south, and Whitney Oaks in the City of Rocklin to the east. (See attached Vicinity Map).

Notice of Pubic Review Period: This document is being circulated for public review and comment. Written comments should be received by the Rocklin Planning Department **NO LATER THAN 5:00 P.M. on Monday, November 26, 2001.** This Draft EIR and all written comments submitted before the close of the public review period will be incorporated into the Final EIR that is prepared. Notice of Availability of the Final EIR, including all comments and replies, will be sent to those electing to comment on the Draft EIR. Therefore, the City requests that all agencies and individuals who comment on this Draft EIR keep the document for reference.

For individuals receiving only the Notice of Availability for the Draft EIR at this time, a copy of the document is available for public review at the following libraries: Placer County Library at 5460 Fifth Street, Rocklin, and Sierra College Library at 5000 Rocklin Road, Rocklin. In addition, the Draft EIR and all other reference documents are available for review or loan at the Rocklin Planning Department during normal business days from 8:00 a.m. to 5:00 p.m.

Please send your written comments to Sherri Abbas, Planning Services Manager, at the address shown above. We would appreciate the name of the contact person in your organization and/or agency.

Public Hearing Notification: The Rocklin City Council and Planning Commission will conduct a joint public hearing to receive comments on this Draft EIR on November 14, 2001 at 7:30 p.m. in the Rocklin Administration Building Council Chambers, 3970 Rocklin Road in Rocklin, CA. Public hearings to consider certification of the environmental document and a decision on the project will be scheduled and noticed as appropriate in the future. The public hearing scheduled for November 14, 2001 is an opportunity to directly comment on the Draft EIR only. Although the formal public review period does not close until November 26, 2001, persons desiring to submit written comments for inclusion in the November 14, 2001 City Council/Planning Commission informational packet, must provide the material to the Rocklin Planning Department, 3970 Rocklin Road, Rocklin, CA 95677 by November 6, 2001.

Listing of Potential Significant Environmental Effects: As listed in the Draft EIR, the project would result in the following significant unavoidable adverse impacts –

- Violation of the level of service standards from increased traffic on City of Roseville intersections and roadways in the vicinity of the project.
- Cumulative contribution to congestion on local roadways, resulting in unacceptable traffic levels of service.
- Replacement of the undeveloped nature of the site with an urban setting and introduction of light and glare.
- Contribution to the cumulative change in visual character of the region.
- Contribution to cumulative light and glare in the region.
- Damage or destruction of previously unidentified cultural resources.
- Short-term loss of native oak trees.
- Contribution to cumulative loss of wetlands, and habitat for plants and wildlife resources in the region.
- Noise and glare from the proposed high school and community park site facilities could effect some future residents in the project area.
- Increased use of water would reduce overall PCWA supplies by approximately one percent.
- Cumulative increase in urban contaminant loading associated with increased impervious surfacing could adversely affect water quality.

Interested Persons

October 9, 2001

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- Generation of criteria air pollutants from construction emissions (short-term) in excess of Placer County APCD thresholds.
- Generation of vehicle and area source pollutants
- Cumulative contribution of air pollutants that would hinder the availability of the air district to achieve attainment for O₃ and PM₁₀.
- Incremental cumulative contribution to the regional loss of cultural resources in Placer County.

Please contact Laura Webster or myself if you have any questions regarding the project or the environmental review process.

Sincerely,

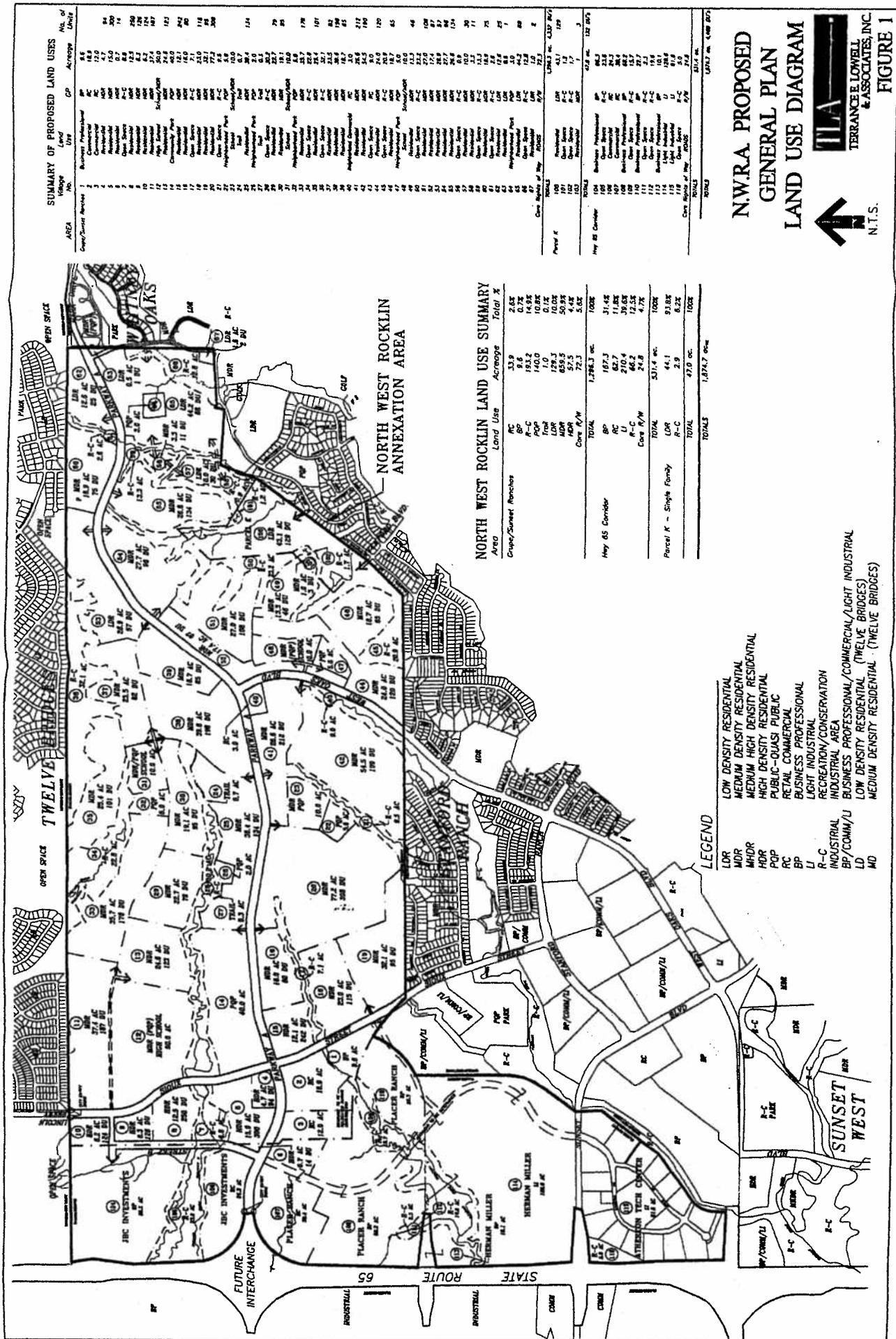


Sherri Abbas, AICP
Planning Services Manager

Enclosures

LW:fm

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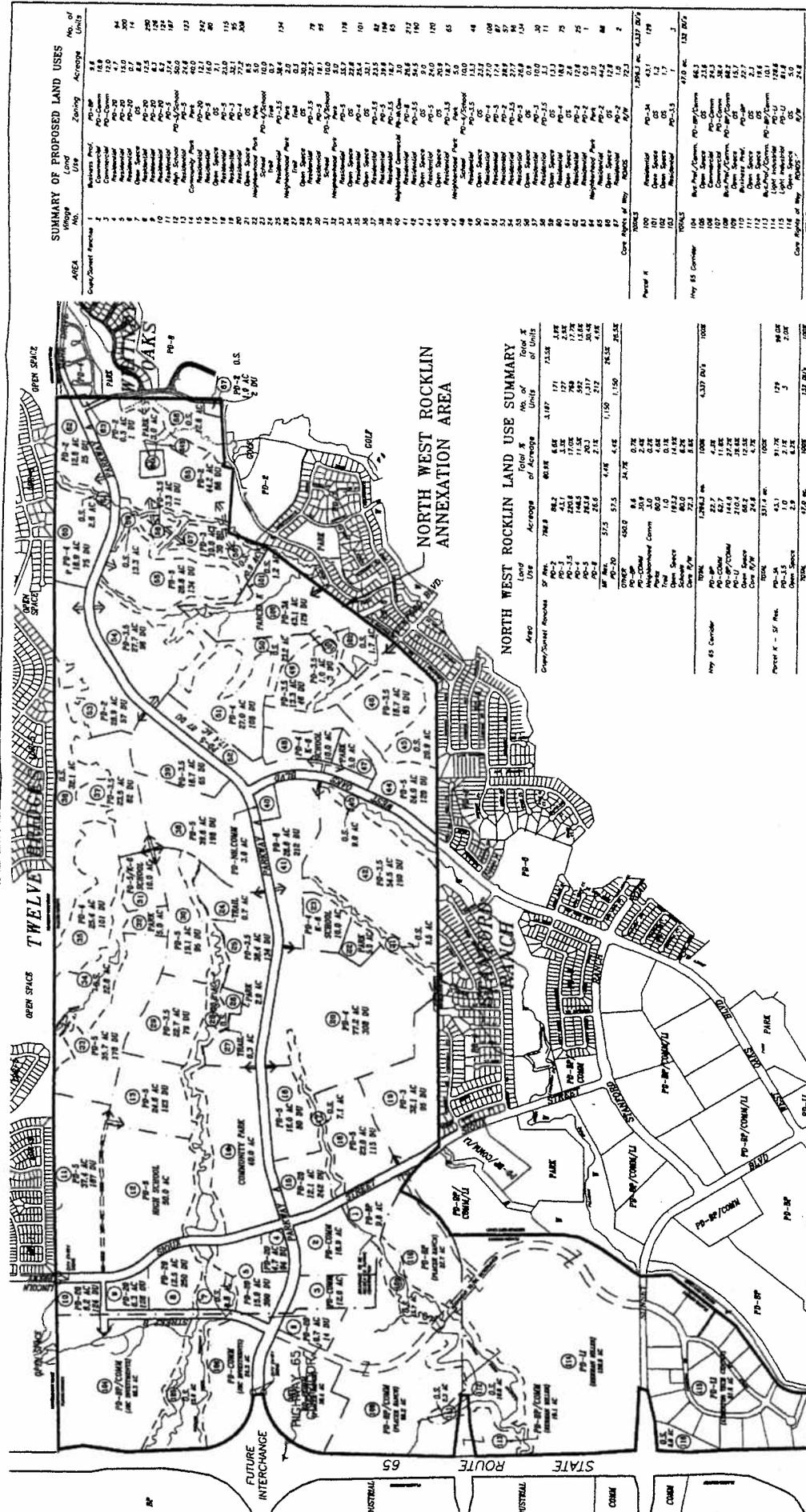


**N.W.R.A. PROPOSED
GENERAL PLAN
LAND USE DIAGRAM**

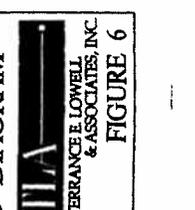
TERRANCE LOWELL & ASSOCIATES, INC.

FIGURE 1

N.T.S.



N.W.R.A. GENERAL DEVELOPMENT PLAN ZONING DIAGRAM



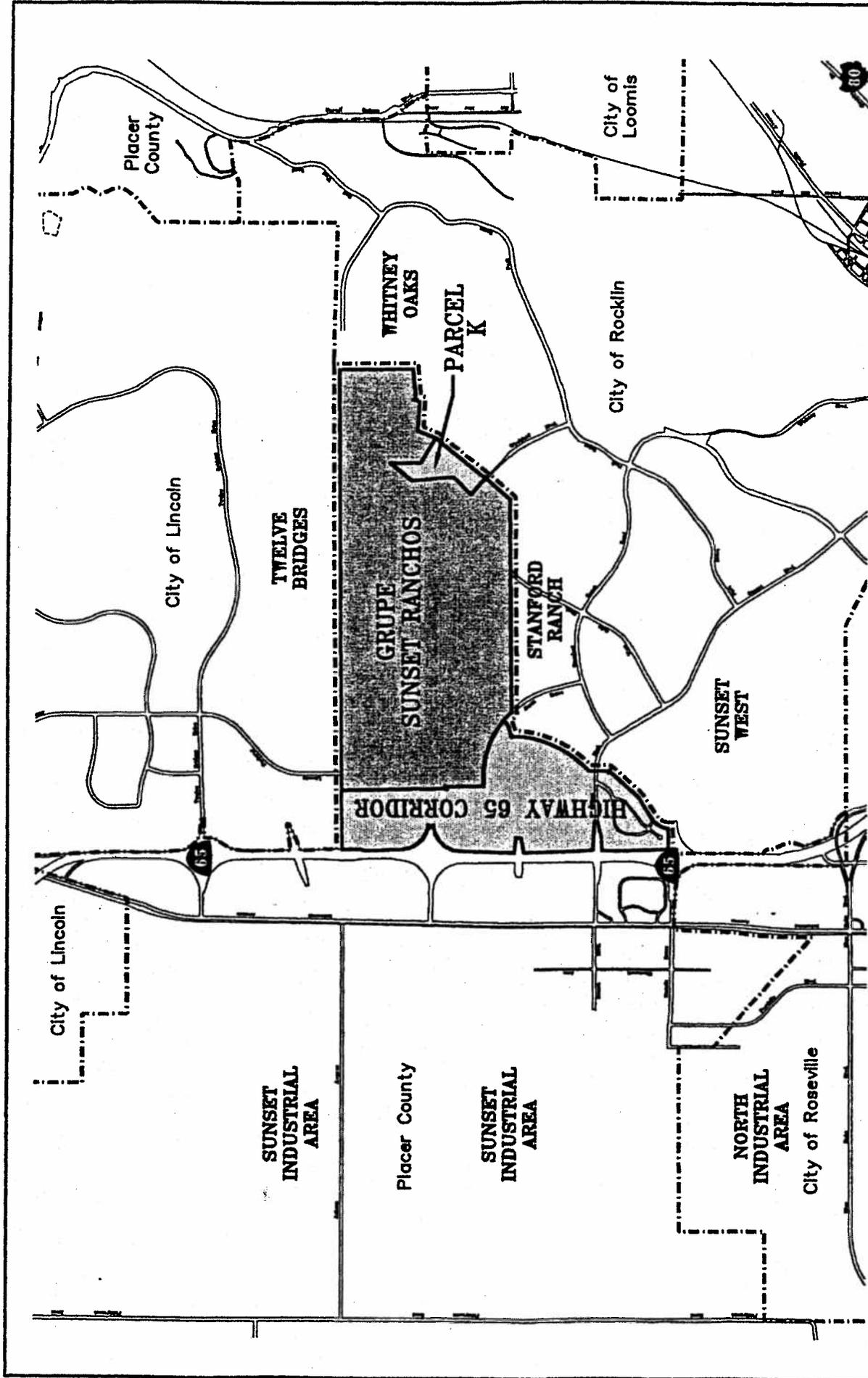
TERRANCE E. LOWELL
& ASSOCIATES, INC.
N.T.S. **FIGURE 6**

SUMMARY OF PROPOSED LAND USES

Wedge No.	AREA	Land Use	Zoning	Acreage	No. of Units
1	1	Residential	PD-1	8.8	84
2	2	Residential	PD-2	12.0	114
3	3	Residential	PD-3	17.7	168
4	4	Residential	PD-4	27.7	264
5	5	Residential	PD-5	42.3	402
6	6	Residential	PD-6	63.9	610
7	7	Residential	PD-7	95.8	914
8	8	Residential	PD-8	143.7	1374
9	9	Residential	PD-9	215.5	2061
10	10	Residential	PD-10	323.3	3091
11	11	Residential	PD-11	484.9	4626
12	12	Residential	PD-12	727.3	6968
13	13	Residential	PD-13	1091.0	10374
14	14	Residential	PD-14	1636.5	15546
15	15	Residential	PD-15	2454.8	23320
16	16	Residential	PD-16	3682.2	35161
17	17	Residential	PD-17	5523.3	52671
18	18	Residential	PD-18	8285.0	79008
19	19	Residential	PD-19	12427.5	118710
20	20	Residential	PD-20	18641.3	178086
21	21	Residential	PD-21	27962.0	267648
22	22	Residential	PD-22	41943.0	399960
23	23	Residential	PD-23	62914.5	602130
24	24	Residential	PD-24	94371.8	900351
25	25	Residential	PD-25	141557.7	1351808
26	26	Residential	PD-26	212336.6	2027206
27	27	Residential	PD-27	318504.9	3058809
28	28	Residential	PD-28	477757.4	4548696
29	29	Residential	PD-29	716636.1	6852048
30	30	Residential	PD-30	1074954.2	10217064
31	31	Residential	PD-31	1612431.3	15318096
32	32	Residential	PD-32	2418647.0	22971648
33	33	Residential	PD-33	3627970.5	34507464
34	34	Residential	PD-34	5441955.8	51761296
35	35	Residential	PD-35	8162933.7	77641938
36	36	Residential	PD-36	12244400.6	116462904
37	37	Residential	PD-37	18366600.9	174694368
38	38	Residential	PD-38	27549901.4	262041536
39	39	Residential	PD-39	41324852.1	393062304
40	40	Residential	PD-40	61987278.2	589274208
41	41	Residential	PD-41	92980917.3	883910368
42	42	Residential	PD-42	139471376.0	1325865600
43	43	Residential	PD-43	209207064.0	1988793600
44	44	Residential	PD-44	313810656.0	2983072000
45	45	Residential	PD-45	470715984.0	4474608000
46	46	Residential	PD-46	706073952.0	6691209600
47	47	Residential	PD-47	1069110976.0	10126816000
48	48	Residential	PD-48	1603666464.0	15160224000
49	49	Residential	PD-49	2405500736.0	22740336000
50	50	Residential	PD-50	3608335008.0	34110504000
51	51	Residential	PD-51	5412169280.0	51165760000
52	52	Residential	PD-52	8116003552.0	76748608000
53	53	Residential	PD-53	12174406400.0	114122944000
54	54	Residential	PD-54	18261609600.0	171184416000
55	55	Residential	PD-55	27392422400.0	256776640000
56	56	Residential	PD-56	41078435200.0	385164960000
57	57	Residential	PD-57	61617648000.0	577247360000
58	58	Residential	PD-58	91920000000.0	865831040000
59	59	Residential	PD-59	137880000000.0	1298745600000
60	60	Residential	PD-60	207840000000.0	1955104000000
61	61	Residential	PD-61	311760000000.0	2832656000000
62	62	Residential	PD-62	467640000000.0	4308984000000
63	63	Residential	PD-63	701460000000.0	6563472000000
64	64	Residential	PD-64	1052190000000.0	9845208000000
65	65	Residential	PD-65	1578285000000.0	14782752000000
66	66	Residential	PD-66	2367427500000.0	22174080000000
67	67	Residential	PD-67	3550641250000.0	33261120000000
68	68	Residential	PD-68	5325961750000.0	49881600000000
69	69	Residential	PD-69	7991442500000.0	74822400000000
70	70	Residential	PD-70	11987163750000.0	111753600000000
71	71	Residential	PD-71	17980745000000.0	166630400000000
72	72	Residential	PD-72	26971117500000.0	251744000000000
73	73	Residential	PD-73	40456676250000.0	377616000000000
74	74	Residential	PD-74	60685012500000.0	565420800000000
75	75	Residential	PD-75	90913350000000.0	848128000000000
76	76	Residential	PD-76	136370025000000.0	1264192000000000
77	77	Residential	PD-77	204555037500000.0	1881216000000000
78	78	Residential	PD-78	306840050000000.0	2821824000000000
79	79	Residential	PD-79	460225062500000.0	4232736000000000
80	80	Residential	PD-80	684337575000000.0	6307200000000000
81	81	Residential	PD-81	1026502500000000.0	9460800000000000
82	82	Residential	PD-82	1539753750000000.0	14190720000000000
83	83	Residential	PD-83	2309625000000000.0	21283200000000000
84	84	Residential	PD-84	3464437500000000.0	31924800000000000
85	85	Residential	PD-85	5196650000000000.0	47635200000000000
86	86	Residential	PD-86	7744925000000000.0	71452800000000000
87	87	Residential	PD-87	11617387500000000.0	106636800000000000
88	88	Residential	PD-88	17426081250000000.0	159904000000000000
89	89	Residential	PD-89	26139122500000000.0	236851200000000000
90	90	Residential	PD-90	39207250000000000.0	355296000000000000
91	91	Residential	PD-91	58110875000000000.0	530784000000000000
92	92	Residential	PD-92	86666250000000000.0	796176000000000000
93	93	Residential	PD-93	129999375000000000.0	1179264000000000000
94	94	Residential	PD-94	194999062500000000.0	1768896000000000000
95	95	Residential	PD-95	292498750000000000.0	2653344000000000000
96	96	Residential	PD-96	438748125000000000.0	3979968000000000000
97	97	Residential	PD-97	658122500000000000.0	5967936000000000000
98	98	Residential	PD-98	987183750000000000.0	8951904000000000000
99	99	Residential	PD-99	1480775000000000000.0	13327360000000000000
100	100	Residential	PD-100	2221162500000000000.0	19990400000000000000

NORTH WEST ROCKLIN LAND USE SUMMARY

Area	Land Use	Acreage	Total % of Acreage	Total # of Units
PD-1	Residential	8.8	0.04	84
PD-2	Residential	12.0	0.06	114
PD-3	Residential	17.7	0.09	168
PD-4	Residential	27.7	0.14	264
PD-5	Residential	42.3	0.22	402
PD-6	Residential	63.9	0.33	610
PD-7	Residential	95.8	0.50	914
PD-8	Residential	143.7	0.75	1374
PD-9	Residential	215.5	1.13	2061
PD-10	Residential	323.3	1.70	3091
PD-11	Residential	484.9	2.55	4626
PD-12	Residential	727.3	3.85	6968
PD-13	Residential	1091.0	5.75	10374
PD-14	Residential	1636.5	8.60	15546
PD-15	Residential	2454.8	12.80	23320
PD-16	Residential	3682.2	19.50	35161
PD-17	Residential	5523.3	29.00	52671
PD-18	Residential	8285.0	43.50	79008
PD-19	Residential	12427.5	65.50	118710
PD-20	Residential	18641.3	98.00	178086
PD-21	Residential	27962.0	147.00	267648
PD-22	Residential	41943.0	221.00	399960
PD-23	Residential	62914.5	333.00	602130
PD-24	Residential	94371.8	500.00	900351
PD-25	Residential	141557.7	747.00	1351808
PD-26	Residential	212336.6	1120.00	2027206
PD-27	Residential	318504.9	1680.00	3058809
PD-28	Residential	477757.4	2530.00	4548696
PD-29	Residential	716636.1	3800.00	6852048
PD-30	Residential	1074954.2	5650.00	10217064
PD-31	Residential	1612431.3	8500.00	15318096
PD-32	Residential	2418647.0	12700.00	22971648
PD-33	Residential	3627970.5	19200.00	34507464
PD-34	Residential	5441955.8	28700.00	51761296
PD-35	Residential	8162933.7	43000.00	77641938
PD-36	Residential	12244400.6	64500.00	116462904
PD-37	Residential	18366600.9	96500.00	174694368
PD-38	Residential	27549901.4	145000.00	262041536
PD-39	Residential	41324852.1	217000.00	393062304
PD-40	Residential	61987278.2	327000.00	589274208
PD-41	Residential	92980917.3	493000.00	883910368
PD-42	Residential	139471376.0	733000.00	1325865600
PD-43	Residential	209207064.0	1100000.00	1988793600
PD-44	Residential	313810656.0	1650000.00	2983072000
PD-45	Residential	470715984.0	2470000.00	4474608000
PD-46	Residential	706073952.0	3700000.00	6691209600
PD-47	Residential	1069110976.0	5500000.00	10126816000
PD-48	Residential	1603666464.0	8300000.00	15160224000
PD-49	Residential	2405500736.0	12400000.00	22740336000
PD-50	Residential	3608335008.0	18500000.00	34110504000
PD-51	Residential	5412169280.0	27800000.00	51165760000
PD-52	Residential	8116003552.0	42500000.00	76748608000
PD-53	Residential	12174406400.0	64000000.00	114122944000
PD-54	Residential	18261609600.0	95000000.00	171184416000
PD-55	Residential	27392422400.0	143000000.00	256776640000
PD-56	Residential	41078435200.0	216000000.00	385164960000
PD-57	Residential	61617648000.0	325000000.00	577247360000
PD-58	Residential	91920000000.0	488000000.00	865831040000
PD-59	Residential	137880000000.0	730000000.00	1298745600000
PD-60	Residential	207840000000.0	1100000000.00	1955104000000
PD-61	Residential	311760000000.0	1650000000.00	2832656000000
PD-62	Residential	467640000000.0	2480000000.00	4308984000000
PD-63	Residential	701460000000.0	3700000000.00	6563472000000
PD-64	Residential	1052190000000.0	5500000000.00	9845208000000
PD-65	Residential	1578285000000.0	8200000000.00	14782752000000
PD-66	Residential	2367427500000.0	12300000000.00	22174080000000
PD-67	Residential	3550641250000.0	18500000000.00	33261120000000
PD-68	Residential	5325961750000.0	28000000000.00	49881600000000
PD-69	Residential	7991442500000.0	42000000000.00	74822400000000
PD-70	Residential	11987163750000.0	63000000000.00	111753600000000
PD-71	Residential	17980745000000.0	93000000000.00	166630400000000
PD-72	Residential	26971117500000.0	140000000000.0	



LEGEND

- - - - - CITY LIMITS
- NORTH WEST ROCKLIN ANNEXATION AREA



N.T.S.



TERRANCE E. LOWELL & ASSOCIATES, INC.

N.W.R.A. VICINITY MAP

FIGURE 2

**Northwest Rocklin Annexation (Sunset Ranchos)
Draft Environmental Impact Report**

SCH # 99102012

Prepared for:

The City of Rocklin

Prepared by:

EIP Associates
Sacramento, California

October 2001

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A. INTRODUCTION

PURPOSE

This Programmatic Draft Environmental Impact Report (EIR) has been prepared for the City of Rocklin in accordance with requirements of the California Environmental Quality Act (CEQA).

A Program EIR assesses the impacts of a series of actions that can be characterized as one large project and are related in one of the four ways described in Section 15168(a) of the CEQA Guidelines:

- geographically;
- as logical parts in a chain of contemplated actions;
- in connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
- as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

The City of Rocklin is acting as the lead agency for preparation of the environmental documentation for the Northwest Rocklin Annexation (Sunset Ranchos) project (Proposed Project). One of the basic purposes of CEQA is to “inform governmental decision-makers and the public about the potential significant environmental effects of proposed activities” (Section 15001(a)(1)).

The Proposed Project site is located in an unincorporated portion of southern Placer County. The project proposes to annex approximately 1,874 acres of land, located within the City of Rocklin’s Sphere of Influence (SOI) from Placer County. The annexed land would be developed and managed in accordance with a General Development Plan (GDP) which applies to the geographic areas listed below:

- Sunset Ranchos master community plan,
- SR 65 corridor planning area, and
- Parcel K.

The Sunset Ranchos community would consist of residential development with parks, school sites, open space, commercial, and business professional areas. The Sunset Ranchos site encompasses approximately 1,296 acres and is proposed for 3,187 single-family dwelling units, 1,150 multi-family units, one 50-acre high school site, three 10-acre elementary schools, 60 acres of parks, 193.2 acres of open space, 33.9 acres of commercial, and 9.6 acres of business professional sites.

The 531.4-acre SR 65 corridor planning area would consist of business professional, commercial, light industrial uses, and open space (66.2 acres).

Development of the 47-acre Parcel K portion of the project would consist of low and medium density residential housing (for a total of 132 single-family units), and open space.

This Draft EIR evaluates the direct, indirect, and cumulative impacts of the planning, construction and operation of the Proposed Project using the most current and available information.

This EIR will be used for the approvals identified in Chapter B, Project Description. In considering future, site-specific approvals consistent with the GDP, the City will consult this Program EIR to determine what, if any, additional environmental review, is necessary. Pursuant to CEQA Guidelines section 15168(c), the City may determine, after conducting a written analysis, that a proposed site-specific activity is "within the scope of the project covered by the program EIR". Upon making such a determination, the City would conclude that no additional site-specific negative declaration or EIR is necessary, absent grounds for preparing a subsequent or supplemental EIR.

Even where some site-specific environmental analysis is necessary, it may be limited with respect to the issues that must be addressed. Because the City's action rezoning the property would constitute a 'zoning action' for which an EIR is required, future site-specific approvals consistent with the new zoning would be able to take advantage of the streamlining provisions of Public Resources Code section 21083.3 and CEQA Guidelines section 15183. These provisions generally limit the scope of necessary environmental review for site-specific approvals following the preparation of an EIR for a zoning action. For such site-specific approvals, CEQA generally applies only to impacts that are 'peculiar to the parcel or to the project,' except where 'substantial new information' shows that previously-identified impacts will be more significant than previously assumed. Notably, impacts are considered not to be 'peculiar to the parcel or to the project' if they can be substantially mitigated pursuant to previously adopted 'uniformly applied development policies or standards.'

This 'programmatic EIR' also functions as a 'first tier' EIR. Thus, future site-specific approvals may also be narrowed pursuant to the rules for tiering set forth in CEQA Guidelines section 15152. That section provides, for example, that, where a first tier EIR has 'adequately addressed' the subject of cumulative impacts, such impacts need not be revisited in second- and/or third-tier documents. Furthermore, second- and third-tier documents may limit the examination of effects to those that "were not examined as significant effects" in the prior EIR or "[a]re susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, the imposition of conditions, or other means."

FORMAT

This report is formatted to provide easy reference and concise discussion of the various environmental issue areas examined. The EIR includes chapters that can generally be grouped into three areas: Introduction/ Project Overview, Impact Analysis, and Supporting Data.

The Introduction/Project Description includes Chapters A, B, C, and D. Chapter A is the Introduction section that provides the reader with an overview of the project and the organization of the EIR. Chapter B provides a detailed project description, while Chapter C summarizes the findings and the conclusions of the environmental analysis. Chapter D contains a discussion of General Plan, annexation, and Proposed Project land use considerations.

The Impact Analysis section provides the discussion of the environmental analysis and is presented in Chapters E through Q. Issue areas addressed include Land Use; Transportation and Circulation; Air Quality; Noise; Population, Employment and Housing; Public Utilities; Public Services; Public Safety and Hazards; Visual Resources; Cultural Resources; Geology Soils and Seismicity; Hydrology, Water Quality and Flooding; and Biological Resources. Chapter R provides a discussion of the alternatives to the Proposed Project and Chapter S includes other CEQA considerations including growth inducing, significant and unavoidable, and cumulative discussions.

Each technical chapter consists of four sections: Scope and Methodology, Environmental Setting, Regulatory Setting, Impacts and Mitigation Measures (which includes a cumulative discussion). Existing conditions, background data, or other setting information is provided in the Environmental Setting section. Current federal, State or local requirements, laws or policies are included in the Regulatory Setting section. The impact discussion, along with relevant mitigation measures, is included in the Impacts and Mitigation Measures section. Supporting documents can be viewed during business hours (8:00 a.m. –5:00 p.m. Monday – Friday) at the City of Rocklin Community Development Department, 3970 Rocklin Road, City of Rocklin.

The supporting data section includes Chapters T and U, Report Preparation and References.

SCOPE AND CONTENT

Based on the Initial Study (see Appendix A) prepared for the Proposed Project and responses received on the Notice of Preparation, the following issues were identified as having the potential to result in adverse impacts on the environment and are, therefore, addressed in this EIR.

- | | |
|--------------------------------------|-----------------------------|
| ▪ Land Use | ▪ Public Utilities |
| ▪ Transportation/Circulation | ▪ Public Services |
| ▪ Air Quality | ▪ Public Safety and Hazards |
| ▪ Noise | ▪ Visual Resources |
| ▪ Population, Employment and Housing | ▪ Cultural Resources |

- Geology, Soils and Seismicity
- Hydrology, Water Quality and Flooding
- Biological Resources

The Alternatives Chapter of the EIR is prepared in accordance with Section 15126.6 of the State CEQA Guidelines and focuses on alternatives capable of eliminating or reducing significant adverse environmental effects associated with the Proposed Project. As required by CEQA, this EIR also identifies the “environmentally superior” alternative.

CEQA PROCESS

As provided in the CEQA Guidelines, public agencies are charged with the duty to avoid or minimize significant environmental damage where feasible. In carrying out this duty, the public agency has an obligation to balance a variety of public objectives, including economic, environmental and social issues. This EIR is basically an informational document that informs public agency decision makers and the general public of the significant environmental effects of a proposed project. An EIR must identify possible means to minimize the significant effects and describe reasonable alternatives to the project. The lead agency, in this case the City of Rocklin, is required to consider the information in this EIR, along with any other available information, in making its decision. The basic information requirements for an EIR include discussions of the environmental setting, environmental impacts, mitigation measures, alternatives, significant irreversible changes, growth inducing impacts and cumulative impacts.

The Notice of Preparation (NOP) for this Draft EIR was released September 29, 1999 for a 30-day review. Copies of the NOP and comment letters received are included in Appendix A and B. This Draft EIR and all documents referenced therein are available for public review at the City of Rocklin Community Development Department, 3970 Rocklin Road. The distribution list for this Draft EIR is contained in Appendix C.

Public hearings regarding the information contained in this Draft EIR will be held during the 45-day public comment period. This DEIR was publicly circulated on October 9, 2001 for a 45-day period of public review and comment, ending on November 26, 2001.

Comments received during the public review period and the public hearings will be addressed in the Final EIR (FEIR). The FEIR (which consists of both the DEIR and FEIR) will be reviewed by the Rocklin Planning Commission and City Council for certification in accordance with CEQA. Written findings of fact for each significant environmental impact identified in the EIR will be prepared by the lead agency to:

- Find that the Proposed Project has been changed to avoid or substantially lessen its significant impacts;

- Determine whether any changes to the Proposed Project necessary to avoid or substantially lessen any significant impacts are within another agency's jurisdiction, and find that such changes have been or should be adopted by such other agency; and/or
- Find that specific economic, social, or other considerations make infeasible any mitigation measures or project alternatives that would avoid or substantially lessen any significant impacts.

The findings of fact prepared by the lead agency must be based on substantial evidence in the administrative record and must include an explanation that bridges the gap between evidence in the record and the conclusions required by CEQA.

Based on these findings, the lead agency may also prepare a Statement of Overriding Considerations (Statement) as part of the project approval process. If the decision-making body elects to proceed with a project that would have significant impacts, then a statement explaining the decision to balance the benefits of the project against unavoidable environmental impacts must be prepared.

PRESENTATION OF IMPACTS AND MITIGATION MEASURES

The level of significance for each impact analyzed in this EIR was determined by considering the predicted magnitude of the impact against a specific threshold. Thresholds were developed using information from the State CEQA Guidelines, and/or local/regional plans and ordinances. Thresholds are identified in each chapter under the title Significance Criteria. The levels of impact significance are listed below:

Significant and Unavoidable [SU] Impact - are significant impacts that, after implementation of all feasible mitigation measures, continue to exceed the defined Significance Criteria.

Significant [S] Impact - are impacts that exceed the defined Significance Criteria.

Less-than-Significant [LS] Impact - are impacts that do not exceed the defined Significance Criteria.

In some instances, the classification "potentially significant" is used. For the purposes of this EIR, a potentially significant impact is an impact that is considered, but cannot be determined for certain to be significant. A finding of "potentially significant" usually includes mitigation to reduce the impact to a less-than-significant level.

Each technical chapter begins with a description of the regional and site-specific **environmental setting** followed by the **regulatory setting** which includes any relevant regulatory background as it pertains to a particular issue. The environmental setting provides a point of reference for assessing the environmental impacts of the Proposed Project and alternatives.

The setting description in each section is followed by an **impacts** and **mitigation** discussion. The impact and mitigation portion of each section includes impact statements, which are prefaced by the letter of the chapter and a number (in consecutive order) in bold-faced type. An explanation of each impact and an analysis of its significance follows each impact statement. Compliance with any applicable federal, State or local law or ordinance is assumed, and, in many instances provides mitigation to reduce the severity of the impact to a less-than-significant level. Compliance with City of Rocklin General Plan policies is not assumed; therefore, compliance with an applicable General Plan policy may be used as mitigation. Mitigation measures and the degree of relief pertinent to each individual impact appears after the impact statement. An example of the format is shown below.

<u>Impact:</u>	X-1 Statement of Impact in bold type.
<u>Significance:</u>	Level of Significance without mitigation.
<u>Mitigation:</u>	<p>If mitigation is not required the following statement will appear - No mitigation measures are recommended or required; [or],</p> <p>If mitigation is required, recommended mitigation measures will be stated numbered in consecutive order identified as the chapter letter followed by "MM" for mitigation measure, as shown below.</p> <p>XMM-1 Text of the mitigation measure.</p> <p>In addition, required measures that would reduce an impact are listed. These include compliance with local ordinances and State and federal regulations. These required actions are distinguished from the recommended mitigation measures by the label "REQ-MM," as shown below.</p> <p>REQ-MM Text of required mitigation measure.</p>
<u>Level of Significance After Mitigation:</u>	Statement of significance after mitigation.
<u>Discussion:</u>	Discussion of impact in paragraph format.

B. PROJECT DESCRIPTION

PROJECT LOCATION AND BOUNDARIES

The Northwest Rocklin Annexation Area (Proposed Project) is approximately 1,874 acres of undeveloped and developed land in an unincorporated portion of south Placer County. The project site is located within the Sphere of Influence of the City of Rocklin and is bounded on the west by State Route 65 (SR 65), on the north by the Twelve Bridges Specific Plan area in the City of Lincoln, on the east by the Whitney Oaks master-planned community in the City of Rocklin, and on the south by the master-planned communities of Sunset West and Stanford Ranch, both within the City of Rocklin. The Sunset Industrial Area in Placer County is located to the west side of SR 65. The described regional area is shown on Figure B-1.

PROJECT SETTING

The project site lies in the transitional zone between the flat, open terrain of the Central Valley and the foothills of the Sierra Nevada. Visual features of the site include open rangeland, oak and riparian woodlands, granite-type rocks, rocky soils from the volcanic Mehrten Formation, several drainages and human-made features such as roads, buildings, and water detention ponds. The site is surrounded on the north, east and south by suburban development with SR 65 denoting the western boundary.

Nearly 70 percent of the topography of the site consists of flat areas mixed with gentle rolling hills and slopes ranging from 0 to 8 percent. The remaining 30 percent of the site has steeper slopes, generally along the ridgelines, that extend eastward at upwards of 30 percent gradients. The site topography ranges from a mean sea level (MSL) of approximately 140 feet in the west to approximately 385 feet in the east-northeast. The largest portion of the project site, the Sunset Ranchos portion, is relatively flat in the southwest quadrant then begins to become moderately steep in the northeast corner of the site. The area around SR 65 is relatively flat, averaging approximately 150 feet in elevation. The smallest area of the project, Parcel K, has more topographic relief and includes a small box canyon that extends out from the developed portions of Stanford Ranch. Elevation difference between the base of the canyon and surrounding ridgeline of the site varies from seventy to ninety feet. There are two existing homes and one cell tower located on the Sunset Ranchos portion of the project site (see Figure B-2). The southern portion of the SR 65 corridor is developed with uses, including the Herman Miller manufacturing facility and the Atherton Tech Center.

PROJECT BACKGROUND

In 1969, Placer County approved the Sunset Ranchos subdivision that comprises a large portion of the area proposed for annexation by the City of Rocklin. This approval allowed 119 residential lots and one roadway parcel. Roadway easements were also dedicated to the County and were delineated on early County maps. However, over the years, the area has remained undeveloped except for two lots that each currently have a single-family residential dwelling. Multiple ownership of separate parcels and the lack of municipal infrastructure, such as paved roads, water and sewer services have hindered development of the Sunset Ranchos area.

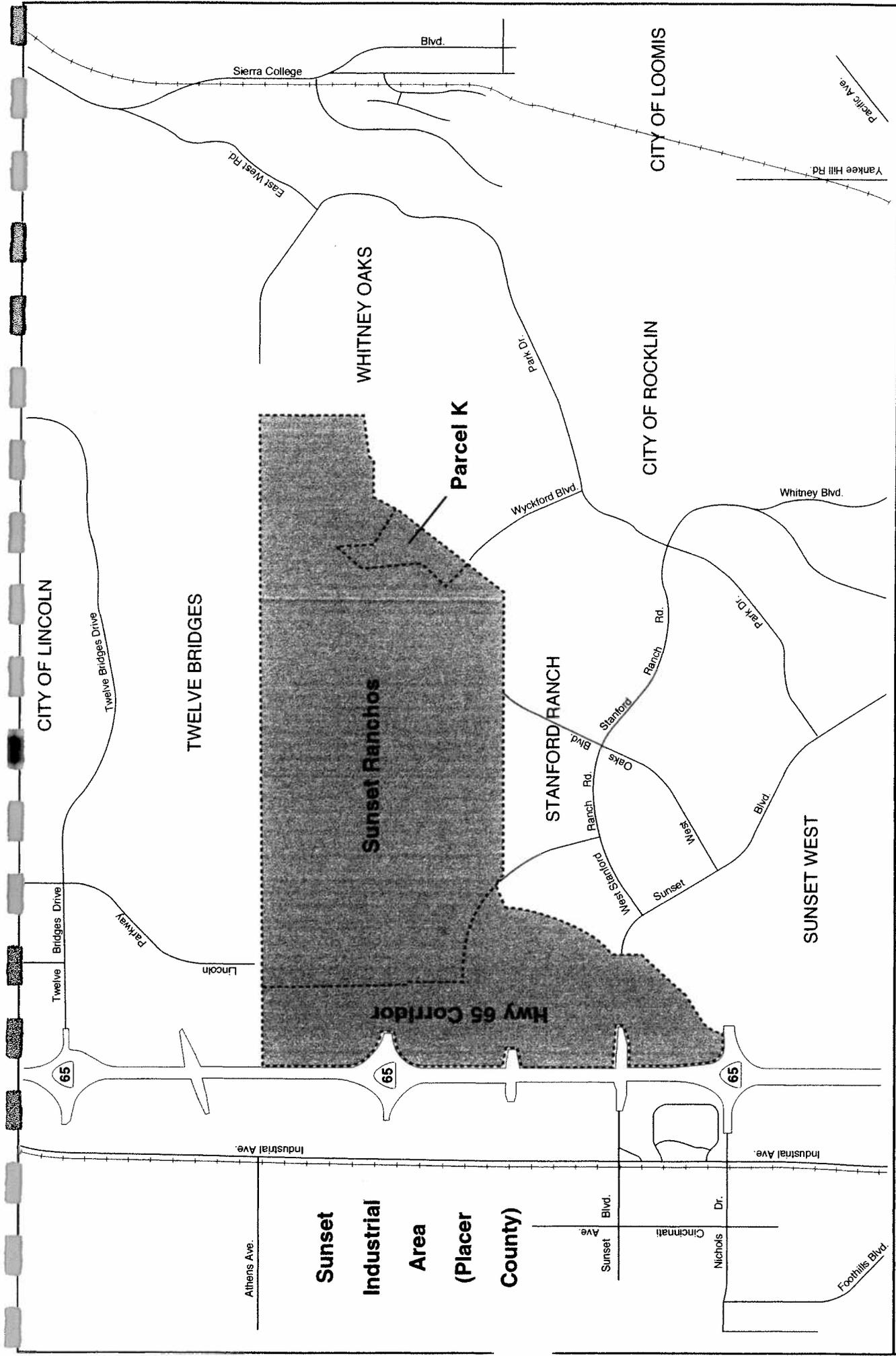


Figure B-1
Proposed Project Site

SOURCE:
 EIP Associates,
 June 2001.

104R1-Base

No
 Scale



Proposed Project Site

In 1998, the City of Rocklin received an application from the Grupe Company, a majority landowner, for the approval of an Annexation, General Plan amendment, and General Development Plan [zoning] for the 1,296-acre Sunset Ranchos area of the Proposed Project site. In response to the Sunset Ranchos application, the City of Rocklin determined that two separate but adjacent properties should also be considered for annexation at the same time that the Sunset Ranchos request was being processed. The two additional properties include the SR 65 industrial area and Parcel K, both within the City of Rocklin's Sphere of Influence (SOI). The Annexation area, General Plan Amendment and General Development Plan were expanded to include all three areas for a total annexation request of approximately 1,874 acres.

PROJECT DESCRIPTION

The Northwest Rocklin Annexation is a program that provides for the orderly and systematic development of lands around the City of Rocklin and provides the necessary public services to support the proposed suburban land uses. The project proposes to annex approximately 1,874 acres of land located within the City of Rocklin's SOI from Placer County. Implementation of the Proposed Project would result in 3,319 single-family dwelling units, 1,150 multi-family dwelling units, 32.3 acres of business professional uses, 144.6 acres of business professional/commercial uses, 210.4 acres of light industrial uses, 263.3 acres of open space, 60 acres of parks, and the designation of one high school and three elementary school sites. The annexed land would be developed and managed in accordance with a General Development Plan (GDP) which is comprised of three geographic areas (Sunset Ranchos master community plan, SR 65 Corridor Plan Area, and Parcel K) (see Figure B-1). These three areas are described below.

The Sunset Ranchos community would consist of residential development with parks, school sites, open space, and commercial areas. The Sunset Ranchos site encompasses approximately 1,296 acres and is proposed for 3,187 single-family dwelling units, 1,150 multi-family units, one 50-acre high school site, three 10-acre elementary schools, 60 acres of parks, 193.2 acres of open space, 33.9 acres of commercial sites and 9.6 acres of business professional uses. The SR 65 Corridor Plan Area would consist of business professional, commercial, light industrial and open space uses. Development of Parcel K would consist of low and medium density residential housing, and open space. The project would amend the City's General Plan to apply specific land use designations to the project area, pre-zone the area as "Planned Development", and create a General Development Plan (GDP) that would provide specific detail regarding implementation of the Planned Development consistent with the General Plan land use designations. The elements of the annexation General Plan Amendment, Pre-Zoning, and GDP are the subject of this Draft Environmental Impact Report, and are shown on Table B-1.

Elements of the Project

General Plan Amendment

The General Plan Land Use diagram will be revised to apply specific land use designations to the project area (see Figure B-2). The existing General Plan policies themselves will not be amended, but rather applied to the annexed land to ensure that that the proposed developments

TABLE B-1			
SUMMARY OF PROPOSED USES BY PLANNING AREA			
Area	Acreage	Existing Use	Proposed Use
Sunset Ranchos	1,296.3	Vacant (except for 2 single-family (SF) dwelling units and one cell tower)	Planned Development
			- 3,187 SF dwelling units
			- 1,150 multi-family dwelling (MF) units
			- 33.9 ac. (369.1 thousand square feet (ksf)) Commercial
			- 9.6 ac. (125.4 ksf) Business Professional
			- 3 Elementary Schools (30 ac.)
			- 1 High School (50 ac.)
			- 60 ac. Park sites
			- 193.2 ac. Open Space
Subtotal (ac)	1296.3 ac.		
Hwy. 65 Corridor			Planned Development (PD)
Atherton Tech	86.8 ac.	Light Industrial, Open Space	- PD/Light Industrial (81.8 ac.) ¹
			- Open Space (5 ac.) ¹
Herman Miller	158.3 ac.	Manufacturing	- PD/Light Industrial (128.6 ac.)
			- PD – Business Professional/Commercial (BP/COMM) (10.1 ac.)
			- Open Space (19.6 ac.)
Placer Ranch	147.3 ac.	Vacant	PD-BP/Comm (68.2 ac.)
			- PD/COMM (38.4 ac.)
			- PD/BP (22.7 acres)
			- Open Space (18.0 ac.)
JBC Investments	114.2 ac.	Vacant	PD-BP/Comm (66.3 ac.)
			- PD-COMM (24.3 ac.)
Core Roadways	24.8 ac.		
			- Open Space (23.6 ac.)
Subtotal (ac)	531.4 ac.		
Parcel K	47 ac.	Vacant	Planned Development (PD)
			- 132 SF Dwelling Units (44.1 ac.)
			- Open Space (2.9 ac.)
Total acres	1875 ac.		

Source: North West Rocklin General Development Plan, June 18, 2001.

1. Existing development. No additional development or modification proposed under this plan.

are implemented in a manner consistent with policies and practices exercised throughout the City. The Circulation Element of the General Plan will also be amended to reflect two additional travel lanes anticipated on the segment of North Whitney Boulevard (Parkway A) between the interchange and Sioux Street. The size of that roadway will change from four to six lanes. Figure 10 of the Circulation Element will be amended to reflect changes to the bicycle system, including the incorporation of several Class I bike paths through the project area. The following General Plan policies will be applied to the three plan areas. It is important to note that, while the Proposed Project would be generally consistent with the entire General Plan, policies not listed here are not directly applicable to this annexation.

RESIDENTIAL LAND USE POLICY 6

To provide a variety of residential land use designations that will meet the future needs of the City.

RESIDENTIAL LAND USE POLICY 7

To require that new development in or near existing residential area is compatible with those existing neighborhoods.

RESIDENTIAL LAND USE POLICY 9

To promote flexibility and innovation in residential land use through the use of planned unit developments, developer agreements, specific plans, mixed-use projects, and other innovative development and planning techniques.

RESIDENTIAL LAND USE POLICY 14

To encourage medium-high and high-density residential areas near major arterial and collector streets.

COMMERCIAL LAND USE POLICY 18

To approve designation of sufficient commercial land to meet the future needs of the City.

COMMERCIAL LAND USE POLICY 23

To promote flexibility and innovation in commercial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques.

INDUSTRIAL LAND USE POLICY 33

To designate land for industrial uses sufficient to meet future City needs, but limited to uses that will not negatively impact existing or future neighborhoods.

INDUSTRIAL LAND USE POLICY 34

To promote flexibility and innovation in industrial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques.

OPEN SPACE, CONSERVATION AND RECREATION POLICY 8

To require dedication of parkland as a condition in the early stages of the development process, including approval of rezoning, where it is necessary to ensure consistency with or implementation of the goals and policies contained in the General Plan.

OPEN SPACE, CONSERVATION AND RECREATION POLICY 15

To provide adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources.

CIRCULATION POLICY 2

To ensure that streets and highways will be available to serve new development by requiring detailed traffic studies as part of all major development proposals.

CIRCULATION POLICY 6

To promote pedestrian convenience through development conditions requiring sidewalks, walking paths, or hiking trails that connect residential areas with commercial, shopping and employment centers.

CIRCULATION POLICY 21

To encourage the design of streets that connect neighborhoods for vehicular and pedestrian use and for the efficient movement of service and emergency vehicles.

COMMUNITY SAFETY POLICY 7

To prohibit development along stream channels that would adversely reduce the stream capacity, increase erosion, or cause deterioration of the channel.

COMMUNITY SAFETY POLICY 11

To limit development in areas with severe slopes.

HOUSING POLICY 3

To ensure that existing and new neighborhoods receive an adequate level of public services, public facilities, and public protection.

Zoning Amendments

To encourage a more creative and flexible approach to the use of land in the planning area, the area will be pre-zoned Planned Development.

The Northwest Rocklin General Development Plan will use the following specific zoning categories:

PD-2 Residential – Two (2) dwelling units to the gross acre.

Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 15,000 square feet.

PD-3 Residential – Three (3) dwelling units to the gross acre.

Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 11,000 square feet.

PD-3A Residential – Three (3) dwelling units to the gross acre.

Purpose: This designation shall apply to the Parcel K area next to Stanford Ranch. It will provide for low density, single family-detached residential units, with minimum lot size of 7,500 square feet and an average lot size of 11,000 square feet.

PD-3.5 Residential – Three-and-one half (3.5) dwelling units to the gross acre.

Purpose: To provide for medium density, single family-detached residential units, with minimum lot size of 9,000 square feet.

PD-4 Residential – Four (4) dwelling units to the gross acre.

Purpose: To provide for medium density, single family-detached residential units, with minimum lot size of 7,500 square feet. See note (1).

PD-5 Residential – Five (5) dwelling units to the gross acre.

Purpose: To provide for medium density, single family detached and attached residential units, with minimum lot size of 6,000 square feet.

PD-8 Residential – Eight (8) dwelling units to the gross acre.

Purpose: To provide for medium density, single family detached or attached residential units, with the opportunity to utilize both traditional and non-traditional lot designs. A minimum lot size of 4,000 square feet will apply to traditional single family lots.

PD-20 **Residential – Twenty (20) dwelling units to the gross acre. Sixteen (16) dwelling units per acre minimum.**

Purpose: To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design. Minimum lot size of 2 acres for multi-family.

PD-BP **Business Professional**

Purpose: To provide opportunities for developing and operating professional and administrative offices.

PD-Comm **Commercial**

Purpose: To provide a large concentration and mix of retail and services to meet the needs of local residents and employees of the plan area. Note that office uses will be limited to no more than 30 percent of the total building square footage.

PD-NC **Neighborhood Commercial**

Purpose: To provide a mix of retail and services to meet the needs of local residents. Due to limited parcel size and proximity to single-family residential uses, uses in this district will be limited in types, intensity, and design compared to the community commercial district.

PD-BP/Comm **Business Professional/Commercial**

Purpose: To provide opportunities for developing and operating professional and administrative offices while allowing limited amount (maximum of 30% of site) retail commercial uses that are compatible with office uses.

PD-LI **Light Industrial**

Purpose: This district is intended primarily for light industrial uses such as manufacturing, assembly, research and development as well as limited office uses that are compatible with industrial uses and light Industrial land uses in a campus-like setting.

School **School Facilities**

Purpose: To reserve land for the construction of future school facilities. These parcels will be reserved for purchase by the Rocklin Unified School District (RUSD). See note (1).

Park **Park Facilities**

Purpose: To provide areas for passive and active recreational opportunities. These parcels will be dedicated to the City for improvements and annexed into the City of Rocklin Parks CFD. The Community park site will provide for more intense active recreation such as athletic complexes, swimming pools and lighted ball fields. The park will attract users from throughout the City. Neighborhood parks will serve the immediate neighborhood and will have less intensive recreation uses like play equipment and turf area.

OS **Open Space**

Purpose: To preserve hillsides, streams, and other natural resources and buffer them from adjacent land uses. Storm water conveyance and detention will also utilize open space area. The open space corridors will preserve natural drainage ways, link public facilities via adjacent pedestrian trail, and create a unifying element to the plan.

Note (1): All proposed elementary school parcels have been designated with an underlying designation of PD-4 and the high school PD-5. This would allow residential development to occur in the event the Rocklin Unified School District elects not to use any of the sites for future school facilities.

The permitted and conditionally permitted uses within all zones are shown in the GDP.

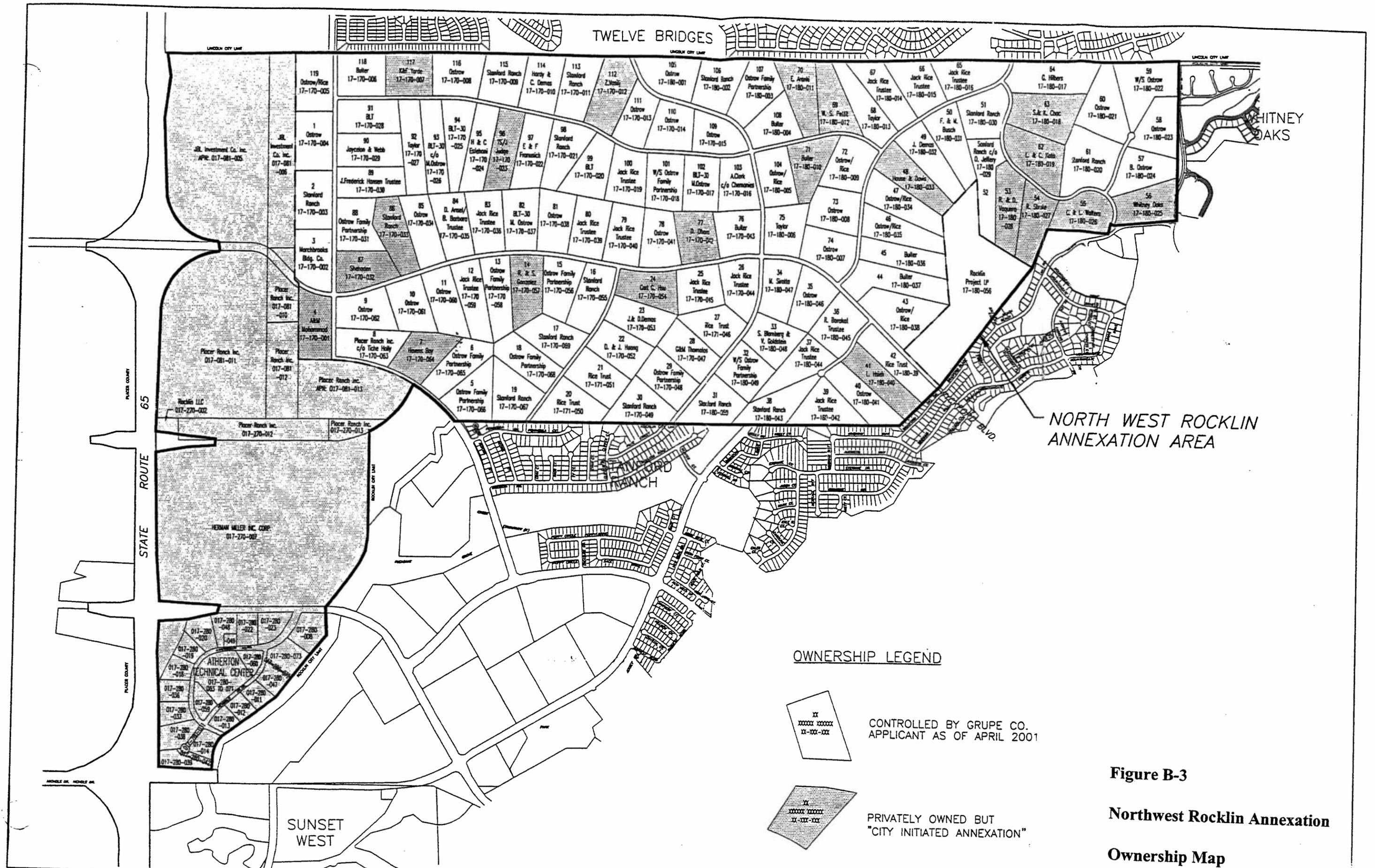
Land Ownership

The plan area is held in multiple ownerships including the Grupe Properties, Placer 115, Placer Ranch, Inc., Rocklin LLC, Herman Miller, The Rocklin Project LP, and numerous other private landowners. Land ownership for the plan area is shown in Table B-2 and presented as Figure B-3.

TABLE B-2		
PARCEL OWNERSHIP BY PLANNING AREA		
Plan Area	Assessor's Parcel #s	Owners
Sunset Ranchos	017-170-001 through 070; 017-180-001 through 050	Multiple ownership (Grupe Properties, proponent of annexation, currently owns and/or controls 100 of the 119 existing parcels and are continuing to acquire additional property in the annexation area.)
SR 65 Corridor	<ul style="list-style-type: none"> • 017-081-005 & 006 • 017-081-010 through 013; 017-270-012; 017-027-013. • 017-027-002 • 017-027-007 • 017-280-008 & 009; 017-280-011 through 014; 017-280-018 through 020; 017-280-022 & 023; 017-280-036 through 039; 017-280-042; 017-280-047 through 049; 017-280-059; and 017-280-063 through 071 	<ul style="list-style-type: none"> • JBC Investment Co., Inc. • John Reynen • Rocklin LLC • Herman Miller • Multiple ownership (Atherton Tech Center)
Parcel K	<ul style="list-style-type: none"> • 017-180-056 	<ul style="list-style-type: none"> • The Rocklin Project LP
Source: North West Rocklin General Development Plan, June 18, 2001		

Annexation from Placer County

The Placer County Local Agency Formation Commission (LAFCO) seeks to assist with the orderly formation of local governments so planned growth can occur in concert with the abilities of local governments to serve these new areas. As part of the Proposed Project, the City would apply to LAFCO to annex this portion of existing sphere of influence into City boundaries. LAFCO will use this EIR in their decision making process as they evaluate the potential impacts of the annexation. The LAFCO process is summarized in Chapter D, Planning Considerations.



Sunset Ranchos Master Plan Community

The proposed land uses for Sunset Ranchos consist of a mix of planned residential and non-residential uses, schools, parks, and open space amenities to serve this master planned community. The residential component of Sunset Ranchos includes low to medium density single-family to high-density multi-family residential uses. A total number of 4,337 dwelling units are proposed with 3,187 (approximately 73%) intended as low and medium density single-family residential dwellings. The remainder, 1,150 dwellings (approximately 27%) are proposed to be high-density multi-family dwellings. Two commercial and one neighborhood commercial site are proposed, totaling approximately 33.9 acres. Two of the commercial sites are located in the western portion of the plan area on Parkway A, and the neighborhood commercial site is located at the intersection of Parkway A and the proposed extension of West Oaks Boulevard, and would provide convenient commercial uses for future residents. One business professional site is located on the proposed extension of Sioux Street.

Three 10-acre sites have been designated for elementary schools, within easy access to the residential neighborhoods. The school sites are for future K-6 facilities within the Rocklin Unified School District. One 50-acre site has been designated for a high school, adjacent to a proposed 40-acre community park.

A total of approximately 60 acres have been designated as six public parks. The park sites consist of a 40-acre Community Park, three 5-acre Neighborhood Parks, one 3-acre Neighborhood Park, and one 2-acre Neighborhood Park. The locations of these parks are distributed throughout the plan area to be in close proximity to the residential neighborhoods and elementary school sites.

Several open space areas are proposed and consist of 193.2 acres or 14.9 percent of this portion of the project area. Open space areas are typically designated or defined by slope areas greater than 25% and the plan areas natural drainageways. All natural drainageways would be preserved within open space areas. Open space areas would be delineated at a minimum of 50 feet from the top of bank of the drainageway or from the edge of the riparian area, whichever is greater. Additional open space is proposed along the plan's northern boundary with the City of Lincoln in order to provide an open space buffer between the two cities. A summary of the land uses in this planning area is provided below in Tables B-3 and B-4.

State Route 65 Corridor Plan Area

The SR 65 Corridor is proposed for several non-residential designations. These include: Business Professional, Retail, Commercial, and Light Industrial. The SR 65 Corridor would also include open space and roadways. The specific uses permitted and development standards would be defined within the General Development Plan. A summary of the land uses in this planning area is provided below in Tables B-5 and B-6.

TABLE B-3

SUMMARY OF PROPOSED USES BY PLANNING AREA SUNSET RANCHOS (SR)

Current Area	Acreage	Existing Use	Proposed Use
SR	1,296	Vacant/ 2SF Dwellings	Planned Development (PD) -3,187 SF Dwelling Units -1,150 MF Dwelling Units -33.9 ac. (369 ksf) Commercial -9.6 ac. (125 ksf) Business Professional -3 Elementary Schools -1 High School -60 ac. Park Sites -193.2 ac. Open Space

Source: North West Rocklin General Development Plan, June 18, 2001.

TABLE B-4

SUNSET RANCHOS PROPOSED ZONING DESIGNATIONS BY ACRES

Project	Proposed Use	Acres	% Total	# of Units	KSF
SR	Single-family residential (PD-2 through PD-8)	788.8	60.9	3,187	--
	Multi-family residential (PD-20)	57.5	4.4	1,150	na
	Parks	60	4.6	na	na
	Trail	1.0	.01	na	na
	Schools	80	6.2	na	na
	Open Space	193.2	14.9	na	na
	Commercial	33.9	2.4	na	369.1
	Business Professional	9.6	0.1	na	125.4
	Core Roadways	72.3	6.8	na	na
	Subtotal	1,295.3	100.0	4,337	494.5

Source: North West Rocklin General Development Plan, June 18, 2001.

TABLE B-5

SUMMARY OF PROPOSED USES BY PLANNING AREA SR 65 CORRIDOR

Current Area	Acreage	Existing Use	Proposed Use
Atherton Tech. ¹	86.8	Light Industrial	Light Industrial and open space
Herman Miller	158.3	Light Industrial	Open Space Business Professional/Commercial Light Industrial
Placer Ranch	147.3	Vacant	Business Professional/Commercial Open Space Commercial Business Professional
JBC Investments	114.2	Vacant	Business Professional/Commercial Open Space Commercial
Core Roadways	24.8	Vacant	Core Roadways
Total	531.4		

Notes: 1 Existing development. No additional development or modification proposed under this plan.

Source: North West Rocklin General Development Plan, June 18, 2001.

Project	Zoning Designation	Acres	% Total	# of Units	Thousand Square Feet		
					BP*	C*	LI*
Atherton Tech	PD/LI	81.8	15.3	na	na	na	na
	Open Space	5.0	.09	na	na	na	na
Herman Miller	PD-LI	128.6	24.2	na	0	0	1,817
	PD-BP/COMM	10.1	1.9	na	100	43	0
Placer Ranch	Open Space	19.6	3.7	na	na	na	na
	PD-BP/COMM	68.2	12.8	na	451	193	na
	PD-COMM	38.4	7.2	na	254	109	0
	PD-BP	22.7	4.3	na	215	0	0
JBC Investment	Open Space	18.0	3.4	na	na	na	na
	PD-BP/COMM	66.3	12.5	na	447	192	0
	PD-COMM	24.3	4.6	na	70	164	0
	Open Space	23.6	4.4	na	na	na	na
	Core Roadways	24.8	4.7	na	na	na	na
	Total	531.4	100.0	na	1,537	701	1,817

* Actual square footage permitted is tied to vehicle trips and will depend on the mix of uses that is proposed.
Source: North West Rocklin General Development Plan, June 18, 2001.

Parcel K Plan Area

The Parcel K portion of the Proposed Project site would be developed as a planned development residential subdivision with low-and medium-density residential uses. A total of 132 single-family residential lots are proposed. The plan would also include open space, circulation and other residential amenities. A summary of the land uses in this planning area is provided below in Tables B-7 and B-8.

Current Area	Acreage	Existing Use	Proposed Use
Parcel K	47	Vacant	Planned Development -132 SF dwelling units Open Space (2.9 ac.)

Source: North West Rocklin General Development Plan, June 18, 2001.

Roadways and Circulation

The project site would be served by an internal road system that provides for circulation of vehicles, pedestrians, bicycles, and access to State Route 65, Stanford Ranch Road, West Oak Boulevard and Sunset Boulevard, with a new north/south roadway proposed through the Herman Miller site. The Sunset Ranchos portion of the project site currently has a number of dedicated road easements (60-foot rights-of-way) pursuant to Placer County requirements. These

unimproved roads currently provide access to the residential lots within the property. In order to implement the Proposed Project, some of the existing right-of-ways and easements may have to be abandoned and reissued.

A future interchange is also planned at SR 65 and Parkway A. This project would amend the General Plan to provide for North Whitney to be modified from a four to six lanes facility in the area from SR 65 to the future extension of Sioux Street. Recognizing that a new interchange at SR 65 and North Whitney is likely to occur in the foreseeable future, right-of-way for this improvement has been provided for in the project's GDP.

Placer County has been considering for a number of years a new regional east/west highway/arterial roadway from SR 65 to SR 99 currently known as Placer Parkway. At this time, Placer Parkway is too speculative to be considered part of this project in any detail, and therefore, is not considered nor anticipated in this EIR. This EIR also recognizes that SR 65 is a Caltrans facility outside City control.

Project	GP Designation	Acres	% Total	# of Units	Thousand Square Feet
Parcel K	R-C (open space)	2.9	6.40	na	na
	PD-3A	43.1	91.7	129	na
	PD-3.5	1	2	3	na
	Subtotal	47	100.0	132	

Source: North West Rocklin General Development Plan, June 18, 2001.

Water

The project area is within Placer County Water Agency's (PCWA's) service area for domestic water supply. Water supply facilities would be constructed to PCWA standards and would be operated and maintained by PCWA. The delivery of potable water would be provided to the project site in a manner consistent with the obligations accepted by PCWA pursuant to the Water Forum Agreement (WFA). The WFA outlines a cooperative program whereby increased water deliveries are planned in the greater Sacramento area through the year 2030. The findings of the WFA EIR are incorporated by reference in this EIR with a summary of the water delivery program presented later in the Public Utilities chapter of this document.

Sanitary Sewer

The majority of the Proposed Project site is within the service area of the South Placer Municipal Utility District (SPMUD) with the Atherton Tech Center and Herman Miller parcels located in the North Roseville-Rocklin Sewer Assessment District (District). Project area sewage would connect to existing SPMUD sewer lines on the east side of SR 65. The Project would generate

an approximate average of 2.62 million gallons per day of wastewater, excluding Atherton Tech and the developed Herman Miller site.

The Project's major sewer lines would consist, in general, of six-inch through 27-inch lines onsite and eight-inch to 27-inch lines offsite depending on location. Once constructed, SPMUD would own and maintain all the onsite and offsite sewer collection and transmission system improvement facilities.

Flood Control

The Proposed Project would construct a flood control system in accordance with City of Rocklin, Placer County Storm Water Management Manual, and where applicable, Master Plans that have been prepared for overall drainage including the "South Lincoln Master Drainage Plan: Auburn Ravine, Ingram Slough, and Orchard Creek" and the Placer County Flood Control District's "Auburn Ravine (including Orchard Creek), Coon, and Pleasant Grove Creeks Flood Mitigation."

Peak Flows

Drainage sheds that are required, per the above plans, would have detention facilities built to reduce post-project peak flows to pre-project peak flows or less.

Drainage sheds that are not required to reduce post-project peak flows per the above Master Plans, would have drainage facilities designed to convey post-project flows through the area.

The Proposed Project would generate approximately 260 acre-feet of additional (over existing conditions) stormwater runoff from an 8-day, 100-year storm event. This volume would result in an increase of approximately 0.005 feet to 0.01 feet, which would not substantially increase flooding conditions downstream for the 100-year and lesser storm events.

Schools

The Proposed Project provides for a 50-acre high school site, and three 10-acre elementary school sites. The sites are located in areas with proposed designations for residential development. Schools are an allowable use within residential areas. The proposed General Plan designation of all the school sites is Public - Quasi Public, with an underlying designation of Medium Density Residential. The high school site and one elementary school site would be zoned PD-5 (Planned Development Residential – five units per acre), and the two other elementary school sites would be zoned PD-4 (Planned Development Residential – four units per acre). Single-family residential units are proposed for both of the Planned Development Residential designations. The school sites would be reserved for purchase and development by the Rocklin Unified School District in accordance with State law. This zoning would allow residential development to occur in the event the Rocklin Unified School District chooses not to develop a school on the designated school sites and would give notice that residential development could occur.

Off-Site Infrastructure

A portion of West Oaks Boulevard adjacent to the project site currently only consists of two lanes, but is planned in the General Plan and Capital Improvement Program to be a four-lane facility. These improvements would occur in conjunction with the project.

The project also includes off-site improvements to connect the proposed new water and sewer lines to existing water and sewer lines located near the project site. Specific off-site sewer improvements would also be required at various locations to accommodate project demands. These facilities would be constructed within existing utility easements.

Specifically, offsite improvements would be required in three different areas to accommodate project demands. The areas, and in general, the improvements required in each area are as follows:

1. Near the east end of the project site, east of West Oaks Boulevard, the existing sewer pipes would be enlarged by replacing the existing pipe or placing a new pipe parallel to the existing sewer lines between manholes at three locations for a total distance of approximately 643 feet.
2. East of Sioux Street near the south side of the project site, sewer pipes would be enlarged by replacement or by adding a new pipe parallel to existing sewer lines between manholes at seven locations for a total distance of approximately 2,049 feet.
3. In existing sewer easements along the north side of Sunset Boulevard, east of Atherton Tech to the SPMUD crossing pipe on the east side of SR 65, enlarge the existing pipe by replacement or paralleling existing sewer lines with an additional pipe between manholes at fourteen locations for a total distance of approximately 4,313 feet.

These infrastructure extensions and improvements are described in Chapter J, Public Utilities.

Population of Proposed Project with Residential Development of the School Sites

There is the potential for a maximum of 380 dwelling units to be constructed on the four sites if none of the schools are constructed. Using the City's population rate of 2.6 persons per dwelling unit, the resultant population from the four sites would be approximately 988 persons. However, based on the need for schools to serve the student population generated by the Proposed Project, it is likely that at least one of the school sites would be developed. For the purposes of this EIR, it is assumed that at least two elementary school sites would be developed as elementary schools. To be conservative, the effects of the remaining two sites, one elementary and the high school, developing to their maximum potential under the proposed residential zoning classification is also evaluated. This would result in the construction of an additional 290 dwelling units and 754 residents.

OBJECTIVES OF THE PROPOSED PROJECT

The Proposed Project is a result of an application submitted by the Grupe Company. The applicant (Grupe), the City of Rocklin and LAFCO have individual interests in the Proposed Project. Each party has its own “objectives” with regard to the Proposed Project. Therefore, the objectives of each party involved with the Proposed Project are listed below.

LAFCO

- Encourage the annexation of unincorporated areas within the existing City boundaries prior to the expansion of the sphere of influence (Policy 3c[2]);
- Recognizing prior sphere of influence determinations, implement annexation proposals consistent with the statutes of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and consistent with the policies of the Placer County LAFCO;
- Ensure the efficient provision of government services (Government Code, Section 56301);
- Favor the logical formation and determination of local boundaries (Government Code, Section 56301);
- Discourage urban sprawl and encourage in-fill development (Government Code, Sections 56001, and 56301 and Policy 3c[2]);
- Require the adequate and timely provision of services (particularly water) (Government Code, Section 56668[k]) to annexing areas;
- Discourage the premature conversion of prime agricultural land and open space (Government Code, Section 56301);
- Consider and mitigate, if necessary, the fiscal consequences of annexation (Government Code, Section 56886);
- Prohibit the creation of unincorporated islands except under unique and specified circumstances (Government Code, Section 56744); and
- Consider the extent to which the fair share housing needs are met (Government Code, Sections 56668[1] and 56001).

City

- Promote the orderly, systematic and comprehensive planning of land within the City of Rocklin’s Sphere of Influence;
- Promote a sense of entry into the City of Rocklin from SR 65 as well as from North Whitney Boulevard (also known as Parkway A);
- Provide a variety of residential land use designations that will meet the future needs of the City and possibly the surrounding area (General Plan Residential Land Use Policy #6);
- Designate sufficient commercial land to meet the future needs of the City (General Plan Commercial Land Use Goal);
- Promote land uses that will provide employment opportunities for residents of the Annexation area, the City of Rocklin and surrounding communities;

- Strive to create a jobs/housing balance both within the Annexation area and adjacent neighborhoods within the City of Rocklin as well as possibly other surrounding communities;
- Provide retail/commercial, education and recreational land uses in the Annexation area for residents and adjacent neighborhoods in the City of Rocklin so that these residents reduce the need to travel outside of the Annexation area for many routine daily needs;
- Designate land for industrial uses sufficient to meet future City needs, but limited to uses that will not negatively impact existing or future neighborhoods (General Plan Industrial Land Use Policy #33);
- Participate in regional traffic improvements such as SR 65 Interchange and other streets identified as having regional significance (General Plan Circulation Policy #23);
- Promote a connection from SR 65/Whitney Boulevard through the Sunset Ranchos property generally along the Whitney Boulevard alignment and through the northern portion of Whitney Oaks property and through Clover Valley Lakes to intersect with Sierra College Boulevard (North Rocklin Circulation Element Improvement 9, Resolution No. 94-269);
- Provide public services to meet the needs of the development within the Annexation area; and
- Provide land uses that are economically beneficial to the City of Rocklin and generate property and sales tax revenues.

Grupe

- Provide a variety of housing types to help meet the housing needs of the region and to help the City of Rocklin satisfy the goals of its Housing Element. In particular, the residential component of the project area will make housing available to executives and employees working in the 8,000-acres planned for industrial, office and commercial uses both within the project area and the Sunset Industrial Area, located immediately to the west of the project site. The provision of this housing should help to reduce the need to travel outside the area, thereby reducing long-term traffic congestion and air pollution.
- Preserve and incorporate existing natural resources and open space on the site into the overall development scheme. The Sunset Ranchos portion of the project proposes to permanently preserve approximately 193 acres of open space.
- Provide a 50-acre site for a second high school in Rocklin to meet increased enrollments.
- Provide recreational opportunities for future residents of the project area by incorporating approximately 250 acres of parks and open space.
- Develop an economically viable project that provides a reasonable rate of return on investment for the landowner, is consistent with the City's General Plan policies, and can generate funds sufficient to provide infrastructure improvements as required by the City of Rocklin.

- Help implement the City's long-range circulation plan by providing key roadway components, including North Whitney Boulevard, Sioux Street extension, West Oaks extension and other links to the regional roadway system.
- Maintain consistency with the goals and objectives of the Water Forum Agreement for the provision of potable water to the Sphere of Influence annexation area.
- Provide alternative modes of transportation by providing bicycle paths/lanes and pedestrian trails in Sunset Ranchos to assist with the reduction of automobile use and improve air quality.
- Construct on- and off-site traffic improvements in sequence with Sunset Ranchos buildout demands.
- Construct off-site water and sewer lines necessary to support Sunset Ranchos.
- Construct flood control facilities in a manner consistent with City and County objectives.

PROJECT SCHEDULE

A phasing plan has not been prepared at this time but could be prepared at a later date concurrent with the submittals of Tentative Maps. At this time, it is anticipated that construction could begin as early as 2002, and that the project would be built out over an approximately ten-year time period, based on market demand.

MITIGATION MONITORING

A Mitigation Monitoring Plan Program (MMP) shall be prepared as part of the Final EIR to reflect the measures required to mitigate significant impacts of the project to less-than-significant levels.

LEAD AND RESPONSIBLE AGENCIES

In conformance with sections 15050 and 15367 of the State 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."

Lead Agency

City of Rocklin
3970 Rocklin Road
Rocklin, CA 95677

Contact: Ms. Sherri Abbas, Planning Services Manager, or
Ms. Laura Webster, Senior Planner
(916) 632-4020

Responsible/Trustee Agencies

A responsible agency is a public agency with discretionary approval over one or more actions involved with the development of a Proposed Project. The Responsible Agencies for the Proposed Project include the following:

- California Department of Fish and Game,
- California Regional Water Quality Control Board,
- State Historic Preservation Officer,
- Native American Coordination,
- Caltrans (Encroachment Permit),
- Placer County,
- Placer County LAFCO,
- Placer County Water Agency,
- Placer County Transit, and
- South Placer Municipal Utility District.

Interested Parties

The following are federal agencies that have jurisdiction, by law, over resources affected by the project.

- United States Army Corp of Engineers
- United States Fish and Wildlife Service

Discretionary Actions

The City of Rocklin and other responsible agencies would likely need to follow through with discretionary actions for project approval. The actions that would likely be necessary for project approval include, but are not limited to, the following:

- Certification that the EIR adequately identifies the significant environmental effects of the Proposed Project, pursuant to CEQA, the State CEQA Guidelines, and the City of Rocklin CEQA Guidelines.
- Placer County Grading Permit (required to vest the 404 permit from the US Army Corps of Engineers prior to processing the annexation).
- Amendment of the Rocklin General Plan for Sunset Ranchos, Placer 115, and Placer Ranch from Planning Reserve to Low Density Residential, Medium Density Residential, High Density Residential, Public Quasi Public, Recreation/Conservation, Retail, Commercial, Business Professional, Light Industrial, and rights-of-way.
- Amendment of the Rocklin Circulation Element to change the number of lanes anticipated on North Whitney Boulevard between the SR 65 interchange and Sioux Street

from 4 to 6 lanes. Amendment of Figure 10 of the Circulation Element to reflect changes to the bikeway system, specifically the inclusion of Class I facilities through the site.

- Rezoning, General Development Plan (zoning) for Sunset Ranchos, SR 65 Corridor, and Parcel K plan areas.
- Annexation of approximately 1,874 acres of unincorporated Placer County from Rocklin's SOI into the corporate boundaries of the City.
- 404 permit from the United States Army Corps of Engineers.
- 1603 Streambed Alteration Agreement from the California Department of Fish and Game.
- Storm Drain Discharge permit.
- Regional Water Quality Control Board permit.
- USFWS Section 7 or 10 permit.
- Development Agreement with Sunset Ranchos (optional).

C. SUMMARY

OVERVIEW

This chapter of the EIR provides an overview of the potential impacts associated with implementation of the Northwest Rocklin (Sunset Ranchos) Annexation Project (Proposed Project). The introductory paragraphs of this section summarize the 13 topical areas detailed later in Chapter D of this Draft EIR. The summaries presented below are separated into two groups. The first group highlights those impacts that were found to be significant and unavoidable even after applying mitigation. The second group highlights the impacts that were avoided or were reduced to less than significant after applying mitigation. Following each statement is an impact reference number that corresponds to the discussion in the DEIR and summary table. For example, "(E-1)" following a sentence advises the reader that the discussion is found in the Land Use chapter, Chapter E, as topic discussion "1". Following the summary discussions, this section will describe any areas of concern or unresolved issues associated with the Proposed Project. Lastly, the summary table found at the end of this section lists each impact of the Proposed Project, the measures recommended to mitigate that impact, and the level of impact acceptability following implementation of the mitigation measure.

IMPACT SUMMARIES

Significant and Unavoidable

Transportation and Circulation

- Development of the Proposed Project would increase traffic on some City of Roseville intersections and roadways in the vicinity of the project site. Suitable mitigation exists to reduce these impacts to acceptable levels; however, the City of Rocklin cannot impose nor enforce mitigation programs outside of their jurisdiction. Whereas the City will coordinate with Roseville to the extent practicable to reduce these impacts, this EIR assumes that these impacts will remain significant and unavoidable due to lack of implementation authority (F-2).
- Under cumulative conditions, the Proposed Project would increase traffic on City of Rocklin roadways and at roadway intersections in the vicinity of the project. Suitable mitigation exists to reduce these impacts to acceptable levels; however, the City of Rocklin cannot impose nor enforce mitigation programs outside of their jurisdiction. Whereas the City will coordinate with Roseville to the extent practicable to reduce these impacts, this EIR assumes that these impacts will remain significant and unavoidable due to lack of implementation authority (F-7).
- Under cumulative conditions, development of the Proposed Project would increase traffic on some City of Roseville intersections and roadways in the vicinity of the project site. Suitable mitigation exists to reduce these impacts to acceptable levels; however, the City of Rocklin cannot impose nor enforce mitigation programs outside of their jurisdiction.

Whereas the City will coordinate with Roseville to the extent practicable to reduce these impacts, this EIR assumes that these impacts will remain significant and unavoidable due to lack of implementation authority (F-9).

Air Quality

- Project-related construction emissions cannot be completely reduced to Placer County Air Pollution Control District (APCD) thresholds. Even though the project would be required to conform to standard construction emission reduction measures outlined by Placer County APCD, the short-term air quality impacts during this period cannot be completely reduced to below APCD thresholds (G-1).
- The Proposed Project would generate vehicle and area source emissions that cannot be completely reduced below Placer County APCD thresholds. Even though the project would be developed using emission reducing guidelines set forth by the Placer County APCD, emissions of reactive organic gases, nitrogen oxides, particulate matter of less than 10 microns and carbon monoxide cannot be completely reduced to below Placer County APCD thresholds (G-2).
- The combination of the Proposed Project and other area projects would hinder the Placer County APCD's ability to bring the region into attainment for ozone (O₃) and particulate matter of less than 10 microns (PM₁₀). Even without the project, western Placer County is currently designated by the U.S. Environmental Protection Agency as a severe non-attainment area for O₃ and non-attainment for PM₁₀. Consequently, any new source of these emissions would be unmitigable at this time (G-5).

Noise

- The operation of proposed athletic fields and recreation areas associated with the high school and community park could result in noise levels adversely affecting adjacent residents (H-5).

Public Utilities

- From a cumulative perspective, the increased use of water by the Proposed Project would reduce overall water supply in the region by approximately 1%, even after considering implementation of the Water Forum Agreement. This is considered an unmitigable impact of the project (J-4).

Visual Resources

- The Proposed Project, as well as other projects developed in the City on similar property, would replace the open character of the project site with an urban setting. This permanent change in land character cannot be completely mitigated and would remain significant (M-1 and M-4).

- New sources of light and glare from the project site, and other similar developments in the City, could substantially alter the nighttime lighting character of the area. This impact would remain significant even after mitigation. Even though light standards on commercial properties and stadiums or ball fields will be required to avoid direct illumination on residential areas, ambient light from these sources, as well as street lights and other safety lighting would be a new source of area illumination (M-3 and M-5).

Cultural Resources

- Development within the City, and outside the project boundaries could impact previously unidentified historic and/or prehistoric resources. Until there these areas are reexamined, this document assumes that this undetermined impact will remain significant (N-4).

Hydrology, Water Quality and Flooding

- Cumulative increases in stormwater runoff could contain significant volumes of stormwater runoff and significant quantities of urban contaminants that could degrade water quality (P-7 and P-9).

Biological Resources

- The project would result in the loss of native oak trees. Although these trees would be mitigated according to the City's Tree Ordinance, the impact would be significant in the short-term until the replacement trees sufficiently mature (Q-2).
- The cumulative loss of wetlands and habitat for plants and wildlife cannot be completely offset by mitigation. Even though onsite impacts can be reduced to acceptable levels, the regional loss of these resources would remain significant (Q-9).

Less than Significant

Land Use

- The project would be designed in a manner consistent with City plans, policies and ordinances (E-4).
- Changing the site from Placer County's designation of Residential-Agriculture to a City designation of Planned Development would be consistent with the City's General Plan. This was due, in part, to the land already zoned for residential development by the County and the poor agricultural value of the soils on the site (E-1).
- The Proposed Project would be designed to be compatible with existing and planned land uses around and inside the site keeping the project consistent with City General Plan policies (E-2 and E-3).

- Site planning and annexation performed in a manner consistent with the City General Plan and LAFCO policies avoids potential land fragmentation conflicts expressed by LAFCO (E-5).
- Recognizing that an interchange at North Whitney Boulevard and SR 65 could occur sometime in the future, the Proposed Project, with mitigation, provides the necessary right-of-way to accommodate this potential future improvement (E-6).

Transportation and Circulation

- Development of the Proposed Project would increase traffic on intersections in the vicinity of the project, specifically the State Route 65/Sunset Boulevard Intersection. This impact would be reduced to acceptable levels by constructing an interchange at State Route 65 and Sunset Boulevard (FMM-1(a)) and modifying the southbound Atherton Road/Sunset Boulevard approach to include a left-turn lane, a through lane, and two right-turn lanes (FMM-1(b)). The project developer shall also pay traffic impact fees for the City of Rocklin Capital Improvement Program, as established by City Council Resolution [REQ-MM] (F-1).
- Development of the Proposed Project could create demand for bicycle and pedestrian facilities. This impact would not be significant since the Proposed Project would extend the City's existing bicycle and pedestrian network through the proposed annexation area. Further, the Proposed Project would extend the bike and pedestrian trail access concept beyond the public street rights-of-way and into planned open space corridors connecting neighborhoods, schools, parks, open space, commercial, and recreational (passive and active) uses (F-3).
- Development of the Proposed Project would create a demand for transit services. This condition would be reduced to acceptable levels as the City coordinates with Placer County Transit to ensure that accommodations are in place as needed to serve transit demand from new development (F-4).
- The omission of school sites from the annexation area could result in traffic congestion in portions of the project site. In the event this occurs, this impact would be reduced to acceptable levels as the developer provides revised traffic studies to the City to reflect the final number and type of schools proposed in the annexation area. This will ensure that any change in the number of schools will not violate City service level policies. The study would indicate any necessary traffic mitigation measures in future development plans to reduce impacts to acceptable levels, where practicable (F-5).
- Development of school sites could result in on-street parking and parking in residential neighborhoods. This impact would be reduced to acceptable levels as the city works with the school district to ensure that school parking plans provide adequate parking for students, staff, faculty, and visitors to reduce on street parking and parking in residential neighborhoods to the maximum extent practicable (F-6).

- Under cumulative conditions, development of the Proposed Project would increase traffic on some City of Rocklin roadways and at roadway intersections in the vicinity of the project. This impact would be reduced to acceptable levels as the project constructs features such as additional turn lanes, and the developer pays appropriate traffic impact fees, for the City of Rocklin Capitol Improvement Program, as established by City Council Resolution (F-7).
- Under cumulative conditions, development of the Proposed Project would create a demand for transit services as phased development occurs. This impact would be reduced to acceptable levels by implementing the same coordination efforts with Placer County Transit as described earlier in F-4 (F-8).

Air Quality

- The development of new intersections in the Proposed Project, and when considered with other intersections in the project area, would create new sources of carbon monoxide (CO). However, modeling suggests that based on the projected traffic volume at the modeled intersections, in and outside the project area, standard thresholds for CO would not be exceeded by project-related impacts (G-3).
- Future residents in the project area could be exposed to new stationary sources of air contaminants. However, these emissions are considered minor and are widely spread over the entire project area (G-4).

Noise

- Project-generated traffic would result in increased noise levels on the existing street system, but not to significant levels (H-3).
- Construction noise would create temporary impacts. This impact would be reduced to acceptable levels because construction equipment would use industry-standard noise suppression devices and because the impact would only occur during construction of project improvements (H-1).
- Portions of the project, and some areas outside the project area, would be developed alongside roads that would expose residents to exterior noise levels above City Noise Compatibility Guidelines. This impact would be reduced to acceptable levels by incorporating sound barriers and using construction techniques that reduce these emissions to acceptable levels where affected (H-2 and H-6).
- The project would create stationary sources of noise that could exceed City Noise Compatibility Guidelines. This impact would be reduced to acceptable levels by using industry-standard noise suppression devices where appropriate (H-4).

Population, Employment and Housing

- The Proposed Project would increase the City's population by approximately 11,620 residents. This growth is consistent with growth projections estimated for the City and could be adequately accommodated on the project site without negatively affecting other areas of the City (I-1 and I-4).
- The Proposed Project would increase the demand for affordable housing in the City. The City's Housing Element does provide the opportunity for new and existing residential projects in the City to be developed with affordable goals in mind. The combination of these opportunities, along with other City programs, could enable the City to achieve its housing goals (I-2).
- The Proposed Project is expected to improve the current jobs housing balance in the City by adding approximately 12,874 employment opportunities in the newly created commercial, business professional, manufacturing and industrial uses. These new jobs are expected to help reverse the trend of workers commuting to the Sacramento area (I-3).

Public Utilities

Water Supply, Infrastructure and Treatment

- The Proposed Project would require approximately 8.5 million gallons per day of water. This use could be accommodated through agreements with the Placer County Water Agency (PCWA) via their planned delivery programs and participation in the Water Forum Agreement (J-1).
- The Proposed Project would require additional water conveyance infrastructure. Necessary pipelines, pump stations, water tanks and laterals would be developed as a standard condition of the project (J-2 and J-5).
- The Proposed Project would increase the demand for project-specific and cumulative water treatment. This demand would be met by the planned expansion of existing treatment facilities (J-3 and J-6).

Wastewater (Sewer)

- The Proposed Project would increase the demand for wastewater (sewer) conveyance infrastructure on the project site and would need to upsize some offsite sewer lines to meet increased capacity needs. Necessary pipelines, pump stations, and laterals would be developed in the project area as a standard condition of the project (J-7). As phased development occurs and demand warrants, offsite improvements would be made to existing pipes within existing utility easements (J-9).
- The Proposed Project would increase the demand for wastewater treatment. This demand would be met for the project site and the immediate (cumulative) surrounding area by the

planned expansion of existing treatment facilities in the area and the expected operation of the Roseville Regional Waste Water Treatment Plant in 2003 (J-8 and J-10).

Solid Waste

- The Proposed Project would generate approximately 62.9 tons of solid waste per day. This demand would be met through a combination of waste reduction in accordance with AB 939, domestic and construction conservation practices, and planned growth in the area as estimated by the Western Regional Sanitary Landfill (J-11, J-12 and J-13).

Electricity and Natural Gas

- The Proposed Project would increase the demand for electricity and natural gas infrastructure and supplies. Additional supplies of electricity and natural gas would also be needed in the area in the future. This demand would be met as PG&E continues to meet their current contract obligations and expand their delivery capabilities in a manner consistent with Public Utilities Commission regulations (J-14 and 15).

Public Services

Law Enforcement

- The project would create a demand for additional law enforcement facilities and services as the project is built out and the community grows. This demand would be accommodated by enforcement of the City of Rocklin's Construction Tax (Section 3.16 of the Rocklin Municipal Code) for the Proposed Project and other projects within the City and the overall tax base of the City, which also funds law enforcement activities (K-1 and K-2).

Fire Protection

- The Proposed Project, and other new projects in the City, would require additional fire protection/suppression and emergency service support. The demand would be adequately met by enforcement of the Uniform Fire Code and the City of Rocklin's Construction Tax (Section 3.16 of the Rocklin Municipal Code) for the Proposed Project and other projects within the City (K-3 and K-7).
- Some structures could be built greater than two road-miles from an existing fire station. This concern will be acceptably mitigated by requiring all structures greater than two road-miles from the nearest fire station to install a sprinkler system (K-4).
- Emergency radio communications could be hindered at the project site due to the range of the current system and site topography. The project would install Radio Repeater towers as needed per agreement with the Fire Department (K-6).

- The topography of the site could reduce acceptable fire access. Approved fire apparatus access shall be provided by the developer consistent with the Fire Department requirements (K-5).

Schools

- The Proposed Project would create a demand for new schools in the Rocklin Unified School District, both in and outside of the project site. This impact would be reduced to acceptable levels since the project development plan includes at least three elementary schools and a high school within the project area and the project developer shall comply with all applicable school fees (K-8 and K-9).

Parks and Recreation

- The Proposed Project, and in combination with other developments in the City, would increase the demand for park facilities. This impact would be reduced to acceptable levels as the project would include approximately 60 acres of developed parkland. This is consistent with the General Plan (K-10 and K-11).

Public Safety and Hazards

- Development of the project could result in the use, generation, storage and disposal of hazardous materials within the project site. This concern would be reduced to acceptable levels by the developer complying with all federal, state, and local laws pertaining to public safety and hazardous material management (L-1).
- Development of the project site, and other similar sites in the City, could expose construction workers and the public to contaminated soil and/or groundwater. Studies to date have not detected a specific contaminated site in the project area. However, additional studies will be conducted, as needed prior to development, to ensure that reasonable precautions have been taken to reduce the exposure of individuals to potential sources of contamination. These studies will be completed in accordance with industry standards thereby reducing impacts to acceptable levels (L-2 and L-4).
- The Proposed Project, as well as other City projects developed adjacent to open space areas, have numerous trees, shrubs and other sources of fuel for wildland fires (L-3 and L-5).

Visual Resources

- The Proposed Project could result in development that is considered visually incompatible with existing and planned residential uses. This concern would be sufficiently reduced to acceptable levels since the project would be developed in a manner comparable to similar uses around the site and would be developed in accordance with City standards and zoning policies (M-2).

Cultural Resources

- Previously unidentified historic and/or prehistoric resources could be impacted by the project. Since access to all parts of the site was not possible, there may be some unidentified resources still buried (N-1).
- The site contains an example of prehistoric rock art for which several protection options are available. Employment of any of these options would reduce the impact of disturbing the rock to acceptable levels (N-2).
- Installation of off site improvements could impact previously undiscovered historic or prehistoric resources. These improvements would occur in existing utility easements and in areas previously surveyed for cultural resources. Therefore, this potential impact would fall within acceptable limits (N-3).

Geology, Soils and Seismicity

- People and property in the project area, as well as throughout the region, could be subject to groundshaking. This impact would fall below a level of significance. While it is probable that the area could experience groundshaking in the future, the project would be built according to seismic standards outlined in the Uniform Building Code and the California Building Code (O-1 and O-4).
- Development on portions of the site would occur on soils that require special construction methods. This condition would be reduced to acceptable levels by conducting additional soil testing by a registered engineer or geologist who will develop recommendations for construction on the type of soils on the project site. These recommendations will be developed in accordance with standard engineering practices (O-2 and O-4).
- Site development would result in topographic alterations and soil disturbance, which could lead to increased erosion potential. This impact, which is common on construction sites in the area, would be reduced to acceptable levels, as the project developer will comply with the grading guidelines outlined in the proposed General Development Plan. Further, site grading would be performed in a manner consistent with City Construction Specifications, Improvement Standards, and Standard Drawings, which require the preparation and implementation of an erosion-control plan (O-3 and O-4).

Hydrology, Water Quality and Flooding

- The Proposed Project could expose people and structures to hazards associated with 100-year flood events. This impact would be adequately mitigated since no commercial or residential areas would be located in 100-year flood areas. Some features, such as the proposed roadway overcrossing at Orchard Creek and Pleasant Grove Creek, could have footings placed in the 100-year floodplain that could cause water to backup slightly upstream of the facility. However, this impact would be reduced to acceptable levels by specific studies carried out during facility design so that flood standards outlined by the

City and Placer County Flood Control and Water Conservation District (PCFCWCD) are met (P-1).

- The rate of stormwater runoff generated by the project, as well as other projects in the project area, would be increased. This impact would be reduced to acceptable levels through the incorporation of numerous detention basins placed in the project area to control project-generated stormwater in a manner consistent with guidelines set forth by the City and PCFCWCD (P-2 and P-8).
- The Proposed Project, as well as other developments in the project area, could increase the volume of stormwater runoff into downstream receiving waters contributing to localized flooding. This impact would be reduced to acceptable levels through the use of numerous detention basins throughout the site that would detain storm flows until such time that downstream systems could receive the water (P-3).
- Sediments generated during construction of the Proposed Project, as well as other similar projects in the City, could degrade water quality. This impact would be reduced to acceptable levels through the incorporation of Best Management Practices (BMPs) and Best Available Technologies (BATs) required of the project as part of the State's Stormwater Pollution Prevention Plan (SWPPP) (P-4 and P-6).
- Stormwater runoff from the Proposed Project could contain urban contaminants that could degrade water quality. This impact would be reduced to acceptable levels by the incorporation of State required construction Best Management Practices (BMPs) and Best Available Technologies (BATs) (P-5).

Biological Resources

- The Proposed Project could result in the loss of rare plant species. However, standard safeguards recommended by the resource agencies would reduce this impact to acceptable levels (Q-1).
- The Proposed Project would impact wetlands, stream channels, Valley elderberry longhorn beetles and their habitat. The project would also disturb nesting raptors and/or loss of their habitat and would impact vernal pool crustaceans and their habitat. These impacts would be reduced to acceptable levels through implementation of the 404 permit already issued for the project, and standard elderberry and vernal pool mitigation used throughout the state (Q-3, Q-4, Q-5, Q-6 and Q-7, respectively).
- The Proposed Project could conflict with an applicable habitat conservation plan (HCP). Since the project site is not part of the Placer Legacy program, impacts to this program and the HCP would be avoided (Q-8).

POTENTIAL AREAS OF CONCERN OR UNRESOLVED ISSUES

Section 15123 of the State CEQA Guidelines requires the summary section of an EIR to include areas of potential controversy known to the Lead Agency. Issues identified through the

environmental evaluation process resulting primarily from comments received on the Notice of Preparation are as follows:

- Traffic congestion at select intersections (Chapter F);
- Flooding and runoff from an increase in impervious surfaces (Chapter P);
- Availability of potable water to the site (Chapter J);

SUMMARY TABLE

This section of the EIR provides two summary tables for the purpose of simplifying the review of impact discussions. Table C-1 organizes the project alternatives described in Section R and indicates whether the impacts of the alternatives are more or less severe than those of the Proposed Project.

Additionally, Table C-2, Summary of Impacts and Mitigation Measures, has been organized to correspond with environmental issues discussed in Chapters E through Q. The summary table is arranged in four columns:

- 1) Environmental impacts (“Impact”),
- 2) Level of significance prior to mitigation,
- 3) Mitigation Measures,
- 4) The level of significance after implementation of mitigation measures (“Level of Significance after Mitigation”).

A series of mitigation measures are noted where more than one mitigation measure may be required to reduce the impact to a less-than-significant level. The Summary Table includes only the impact statement for each impact. For a full discussion of the project impact, please refer to the appropriate chapter. The Summary Table lists the mitigation measures identified in the EIR for the Proposed Northwest Rocklin Annexation. The table also includes measures that have been identified in each chapter as mitigation that the project developer would be expected to comply with under applicable ordinances, rules, or regulation (REQ-MM).

TABLE C-1

COMPARISON OF ALTERNATIVES TO THE PROPOSED PROJECT

	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 No Project/No Action	Alternative 3 Reduced Density, Option 1	Alternative 4 Reduced Density, Option 2	Alternative 5 No Herman Miller Connection/Reduced Density
Land Use	LS/MM	LS	LS/MM-	LS/MM-	LS/MM-	LS/MM-
Transportation /Circulation	SU	LS	SU+	SU+	SU+	SU+
Air Quality	SU	LS	SU-	SU-	SU-	SU-
Noise	SU	LS	LS/MM	SU-	SU-	SU-
Population, Employment and Housing	LS	LS-	Same	Same	Same	Same
Public Utilities	SU	LS	LS/MM	SU-	SU-	SU-
Public Services	LS/MM	SU	SU	LS/MM-	LS/MM-	LS/MM-
Public Safety and Hazards	LS/MM	SU	Same	Same	Same	Same
Visual Resources	SU	LS	SU+	SU-	SU-	SU-
Cultural Resources	SU	LS	Same	Same	Same	SU-
Geology, Soils and Seismicity	LS/MM	LS	LS/MM-	LS/MM-	LS/MM-	LS/MM-
Hydrology, Water Quality and Flooding	SU	LS	SU-	SU-	SU-	SU-
Biological Resources	SU	LS	SU-	SU-	SU-	SU-

NOTES:

- = Alternative impacts less severe than the Proposed Project.
- + = Alternative impacts more severe than the Proposed Project.
- LS = All impacts would be less than significant, no mitigation required.
- LS/MM = All impacts would be less than significant after mitigation.
- SU = One or more impacts would be significant and unavoidable, even after mitigation.
- Same = Proposed Project and the Alternative impacts identical or very similar.

SOURCE: EIP Associates, 2001.

TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
E. Land Use			
E-1 The Proposed Project would convert agricultural/grazing land to non-agricultural uses	LS	No mitigation measures are recommended or required for this impact.	N/A
E-2 The Proposed Project would allow development of land uses that could be incompatible with existing or planned surrounding land uses.	LS	No mitigation measures are recommended or required for this impact.	N/A
E-3 The Proposed Project could allow development of land uses that could be internally incompatible.	PS	EMM-3 Implement Mitigation Measures FMM-5, HMM-4, HMM-5 and MMM-3. These mitigation measures shall be implemented at the time of approval of the subsequent development entitlements (i.e., use permits, tentative maps, and/or design review).	LS
E-4 The Proposed Project could be inconsistent with the City's General Plan or other City plans, policies, or ordinances.	LS	No mitigation measures are recommended or required for this impact.	N/A
E-5 The Proposed Project could be inconsistent with Placer County LAFCO guidelines and policies.	LS	No mitigation measures are recommended or required for this impact.	N/A

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**TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES**

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>E-6 The Proposed Project could restrict the amount of right-of-way available for a State highway interchange at North Whitney Boulevard (Parkway A).</p>	<p>PS</p>	<p>EMM-6 If development applications are proposed in the vicinity of the future North Whitney Boulevard/State Route 65 interchange prior to construction of the interchange, development shall be limited to provide for sufficient right-of-way for the interchange, as determined by Caltrans in a Project Study Report for the interchange. The amount of land that would be needed is unknown at this time because the type and design of the interchange has not been determined. This mitigation measure shall be implemented at the time of approval of the tentative map, use permit, or design review applications.</p>	<p>LS</p>

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TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
F. Transportation/Circulation			
<p>F-1 Development of the Proposed Project would increase traffic on intersections in the vicinity of the project.</p>	S	<p><i>SR 65/Sunset Boulevard Intersection</i></p> <p>FMM-1(a) Participate in a funding mechanism to construct an interchange at SR 65 and Sunset Boulevard.</p> <p>Future construction of the interchange would result in LOS C or better conditions at this intersection.</p> <p><i>Sunset Boulevard/Atherton Road Intersection</i></p> <p>FMM-1(b) Modify the southbound Atherton Road approach to include a left-turn lane, a through lane, and two right-turn lanes.</p> <p>This would result in LOS C at this intersection.</p> <p>REQ-MM The project developer shall pay traffic impact fees, for the City of Rocklin Capital Improvement Program, as established by City Council Resolution.</p>	LS

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TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>F-2 Development of the Proposed Project would increase traffic on roadway segments in the vicinity of the project.</p>	<p>S</p>	<p><i>Stanford Ranch Road between SR 65 and Five Star Boulevard</i></p> <p>FMM-2(a) Widen the west side of Stanford Ranch Road to include a fourth southbound travel lane from Five Star Boulevard to SR 65.</p> <p>This would result in LOS D on this roadway segment.</p> <p><i>SR 65 between Stanford Ranch Road and Interstate 80</i></p> <p>FMM-2(b) Widen this segment from four to six lanes.</p> <p>This would result in LOS B on this roadway segment.</p>	<p>SU</p>
<p>F-3 Development of the Proposed Project could create demand for bicycle and pedestrian facilities.</p>	<p>LS</p>	<p>No mitigation measures are required for this impact.</p>	<p>N/A</p>
<p>F-4 The Proposed Project would create a demand for transit services.</p>	<p>PS</p>	<p>FMM-4 The City shall ensure that, as future entitlements are planned in the annexation area, the City shall coordinate with Placer County Transit (PCT) to ensure that transit services are in place as needed to serve demand from new development.</p>	<p>LS</p>

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TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>F-5 The omission of school sites from the annexation area could result in traffic congestion in portions of the project site.</p>	S	<p>FMM-5 At such time when tentative maps are proposed for sites designated with a school overlay, the City shall ensure that the developer provide revised traffic studies to ensure that the change will not violate City service level policies. The study shall indicate any necessary traffic mitigation measures in future development plans to reduce impacts to less-than-significant levels.</p>	LS
<p>F-6 Development of school sites could result in on-street parking and parking in residential neighborhoods.</p>	S	<p>FMM-6 School parking plans shall provide adequate parking for students, staff, faculty, and visitors to reduce on street parking and parking in residential neighborhoods to the maximum extent practicable.</p>	LS
<p>F-7 Development of the Proposed Project would increase traffic on City of Rocklin roadways and at roadway intersections in the vicinity of the project under cumulative conditions.</p>	S	<p><i>Sunset Boulevard/Blue Oaks Boulevard intersection</i></p> <p>FMM-7(a) Construct a second left-turn lane on the northbound Sunset Boulevard approach.</p> <p>This would result in LOS C at this intersection.</p> <p><i>Sunset Boulevard/Pacific Street intersection.</i></p> <p>FMM-7(b) Construct a "free" right-turn lane on the southbound Pacific Street approach to westbound Sunset Boulevard. This would necessitate widening the bridge over the railroad tracks.</p>	SU

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TABLE C-2

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>F-7 Development of the Proposed Project would increase traffic on City of Rocklin roadways and at roadway intersections in the vicinity of the project under cumulative conditions.</p>		<p>This would result in LOS C at this intersection.</p> <p><i>Sunset Boulevard/West Oaks Boulevard intersection.</i></p> <p>FMM-7(c) Dedicate the inside through lane on the southbound West Oaks Boulevard approach as a shared left/through lane and rephasing traffic signal.</p> <p>This would result in LOS C at this intersection.</p> <p><i>Sunset Boulevard/Atherton Drive intersection.</i></p> <p>FMM-7(d) Construct the following turn lanes at this intersection:</p> <ul style="list-style-type: none"> • Two left-turn lanes, one through lane, and two right-turn lanes on the southbound approach. • Two left-turn lanes, one through lane, and one right-turn lane on the northbound approach. • An exclusive right-turn lane on the westbound approach. <p>This would result in LOS D at this intersection.</p>	

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<p>F-7 Development of the Proposed Project would increase traffic on City of Rocklin roadways and at roadway intersections in the vicinity of the project under cumulative conditions.</p>		<p><i>Stanford Ranch Road/Five Star Boulevard intersection.</i> FMM-7(e) Construct a "free" right-turn lane on the eastbound Five Star Boulevard to southbound Stanford Ranch Road. This would result in LOS C at this intersection. REQ-MM The project developer shall pay traffic impact fees for the City of Rocklin Capital Improvement Program, as established by City Council Resolution.</p>	
<p>F-8 Under cumulative conditions, development of the Proposed Project would create a demand for transit services as phased development occurs.</p>	PS	FMM-8 Implement Mitigation Measure FMM-4.	LS
<p>F-9 Development of the Proposed Project would increase traffic on City of Roseville intersections and roadways and State highways in the vicinity of the project under cumulative conditions.</p>	S	<p><i>Foothills Boulevard/Junction Boulevard intersection</i> FMM-9(a) Construct a third left-turn lane on the northbound Foothills Boulevard approach. This would result in LOS C at this intersection.</p>	SU

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>F-9 Development of the Proposed Project would increase traffic on City of Roseville intersections and roadways and State highways in the vicinity of the project under cumulative conditions.</p>		<p><i>Washington Boulevard/Roseville Parkway intersection</i></p> <p>FMM-9(b) Convert the planned second left-turn lane on the eastbound Roseville Parkway approach to a through lane and convert the planned second left-turn lane on the westbound Roseville Parkway approach to an eastbound receiving lane.</p> <p>This would result in LOS C at this intersection.</p> <p><i>Roseville Parkway/Pleasant Grove Boulevard intersection</i></p> <p>FMM-9(c) Construct an exclusive right-turn lane on the southbound Roseville Parkway approach.</p> <p>This would result in LOS D at this intersection.</p> <p><i>Grant Street/Vernon Street intersection</i></p> <p>None available</p> <p><i>SR 65 between Stanford Ranch Road and Interstate 80</i></p> <p>None Available</p>	

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<p>F-9 Development of the Proposed Project would increase traffic on City of Roseville intersections and roadways and State highways in the vicinity of the project under cumulative conditions.</p>		<p><i>SR 65 between Pleasant Grove Boulevard and Stanford Ranch Road</i></p> <p>None Available</p> <p><i>Pleasant Grove Boulevard between SR 65 and Fairway Drive</i></p> <p>None Available</p> <p>REQ-MM The project developer shall pay traffic impact fees for the City of Rocklin Capital Improvement Program, as established by City Council Resolution.</p>	
G. Air Quality			
<p>G-1 Construction activities associated with the Proposed Project could generate criteria air pollutants that would exceed Placer County APCD thresholds.</p>	S	<p>GMM-1(a) Prior to commencement of grading, the project applicant shall submit a Construction Emission/dust control plan for approval by the City engineer and the Placer County Air Pollution Control District. This plan shall specify measures to reduce dust pollution during all phases of construction. These measures may include the following:</p> <ul style="list-style-type: none"> (i) Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less. (ii) All grading operations shall be suspended when wind speeds exceed 25 m.p.h. (iii) All trucks leaving the site shall be washed off to eliminate dust and debris. 	STSU

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TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>G-1 Construction activities associated with the Proposed Project could generate criteria air pollutants that would exceed Placer County APCD thresholds.</p>		<p>(iv) All construction equipment shall be maintained in clean condition.</p> <p>(v) All exposed surfaces shall be revegetated as quickly as feasible.</p> <p>(vi) If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.</p> <p>(vii) Water or dust palliatives shall be applied on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.</p> <p>(viii) No open burning of any kind.</p> <p>GMM-1(b) The contractor shall reduce NO_x and ROG emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD. The contractor shall include in construction contracts the following requirements or measures shown to be equally effective:</p> <p>(i) Contractors' construction equipment shall be properly maintained and tuned during construction activity.</p>	

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>G-1 Construction activities associated with the Proposed Project could generate criteria air pollutants that would exceed Placer County APCD thresholds.</p>		<p>(ii) Contractors shall use low emission mobile construction equipment where possible.</p> <p>(iii) Construction equipment exhaust emissions shall not exceed District Rule 202 <u>Visible Emission</u> limitations.</p> <p>(iv) The prime contractor shall submit to the District a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.</p>	

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TABLE C-2

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>G-1 Construction activities associated with the Proposed Project could generate criteria air pollutants that would exceed Placer County APCD thresholds.</p>		<p>(v) Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB-certified off-road engines, as follows:</p> <p>175 hp 750 hp 1996 and newer engines 100 hp 174 hp 1997 and newer engines 50 hp 99 hp 1998 and newer engines</p> <p>In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and/or particulate matter traps. The District shall be contacted to discuss this measure.</p> <p>REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's rules and regulations.</p> <p>REQ-MM The project applicant shall comply with all requirements in the Uniform Building Code.</p> <p>REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24.</p>	

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>G-2 Operation of the Proposed Project could result in the generation of both vehicle and area source air pollutants, increasing total air pollutant emissions.</p>	<p>S</p>	<p>GMM-2(a) The City shall not approve building permits for fireplaces in homes that do not have a primary heating source other than a fireplace. All fireplaces shall be plumbed for natural gas (if available).</p> <p>GMM-2(b) Tree planting programs shall include planting at least one tree per lot, for shade.</p> <p>GMM-2(c) In commercial buildings, the energy loss associated with buildings shall be improved by encouraging that the amount of energy used be reduced with automated time clocks or occupant sensors.</p> <p>GMM-2(d) The subdivider and/or developer shall make available educational material to new residents in the project area to educate them about air pollution problems and solutions. Issues identified include transportation control measures (TCM), open burning practices, and use of wood burning fireplaces and stoves.</p> <p>GMM-2(e) To reduce emissions associated with landscape management the project applicant shall landscape with native drought-resistant species, where appropriate, to reduce water consumption, emissions from lawn equipment, and to provide passive solar benefits.</p> <p>GMM-2(f) Low NO_x hot water heaters shall be installed per Air District Rule.</p>	<p>SU</p>

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>G-2 Operation of the Proposed Project could result in the generation of both vehicle and area source air pollutants, increasing total air pollutant emissions.</p>		<p>GMM-2(g) The project applicant shall install an electrical outlet at the front and back of the residences for the use of electric landscape maintenance equipment.</p> <p>REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's rules and regulations.</p> <p>REQ-MM Only U.S. EPA certified woodstoves shall be installed.</p> <p>REQ-MM The project applicant shall comply with all Environmental Protection Agency regulations to wood burning stoves.</p> <p>REQ-MM The project applicant shall comply with all requirements in the Uniform Building Code.</p> <p>REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24, and all federal EPA mandated requirements.</p>	
<p>G-3 The Proposed Project could increase CO concentrations at some intersections.</p>	<p>LS</p>	<p>No mitigation measures are recommended or required for this impact.</p>	<p>N/A</p>

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>G-4 Implementation of the Proposed Project could expose sensitive receptors to stationary source pollutants and toxic air contaminants.</p>	<p>LS</p>	<p>REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's rules and regulations.</p> <p>REQ-MM The project applicant shall comply with all Environmental Protection Agency regulations applied to wood burning stoves.</p> <p>REQ-MM The project applicant shall comply with all requirements in the Uniform Building Code.</p> <p>REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24.</p>	<p>N/A</p>
<p>G-5 The Proposed Project, in combination with other cumulative development, could hinder the PCAPCD's ability to bring the region into attainment for O₃ and PM₁₀.</p>	<p>S</p>	<p>GMM-5 Implement Mitigation Measures GMM-1, GMM-2 and GMM-4.</p>	<p>SU</p>
<p>G-6 The Proposed Project, in combination with other cumulative development, could result in increases of CO concentrations at some intersections.</p>	<p>LS</p>	<p>No mitigation measures are recommended or required for this impact</p>	<p>N/A</p>
H. Noise			
<p>H-1 Construction of the Proposed Project could temporarily increase noise levels at existing noise sensitive land uses.</p>	<p>PSST</p>	<p>HMM-1(a) All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers.</p>	<p>LS</p>

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>H-1 Construction of the Proposed Project could temporarily increase noise levels at existing noise sensitive land uses.</p>		<p>HMM-1(b) Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.</p> <p>REQ-MM The project applicant shall comply with the City of Rocklin construction Noise Compatibility Guidelines, including restricting construction-related noise generation activities within or near residential areas shall be restricted to between 7:00 am and 7:00 pm on weekdays, and between 8:00 am and 7:00 pm on weekends.</p>	
<p>H-2 The Proposed Project would result in residential development within close proximity to existing and proposed roadways. These new residential areas could be exposed to exterior traffic noise levels in excess of the City of Rocklin Noise Compatibility Guidelines.</p>	S	<p>HMM-2(a) For each tentative map with residential areas within the 60 dB contour, or greater the developer shall use setbacks, barriers, or other measures as necessary to ensure that exterior noise levels do not exceed 65 dB at first-floor outdoor activity areas, as demonstrated by a project-specific noise analysis.</p> <p>HMM-2(b) For each tentative map with residential areas within the 65 dB or greater contour, the developer shall use setbacks, building materials and systems (including heating and air conditioning) that will allow residents to keep their windows closed, and/or other construction techniques necessary to ensure interior noise levels do not exceed 45 dB.</p>	LS

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>H-3 Project generated traffic is expected to result in changes in noise levels on the existing street system in the project vicinity ranging from -0.8 dB Ldn to +5.0 dB Ldn.</p>	<p>LS</p>	<p>No mitigation measures are recommended or required for this impact.</p>	<p>N/A</p>
<p>H-4 There are a variety of stationary noise sources associated with future development within the Plan Area that have the potential to create noise levels in excess of the City of Rocklin Noise Compatibility Guidelines or result in annoyance at existing and future noise-sensitive developments within the Plan Area. Such uses/noise sources include, but are not limited to, commercial loading docks associated with such uses as grocery stores, school playgrounds, and neighborhood parks.</p>	<p>PS</p>	<p>HMM-4 Commercial loading docks, schools, playgrounds, and parks shall be sited and designed to ensure that noise levels at nearby residential areas do not exceed stationary noise standards utilized by the City. An acoustical study may be required demonstrating compliance to the City prior to approval of the entitlements for each of these projects, as determined by the City.</p>	<p>LS</p>

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>H-5 Operation of open athletic fields and recreation areas, including the assemblage of large crowds and the use of public address systems could result in noise levels that would adversely affect adjacent residents.</p>	PS	<p>HMM-5 Future development of athletic fields and recreation areas associated with the high school and community park sites shall utilize site design techniques to reduce impacts to surrounding residential development. Solid noise barriers shall be incorporated into residential improvement plans and be constructed at the interfaces of such recreation and residential areas. Prior to final design of high school and community park athletic fields and associated recreation areas, a noise analysis with recommendations shall be conducted to ensure that noise impacts from future operation of those facilities are reduced to the maximum extent feasible.</p>	PSU
<p>H-6 Project generated traffic, in conjunction with future development in the area, is expected to result in a change in noise levels on the existing street system in the project vicinity ranging from -2.5 dB Ldn to +0.5 dB Ldn.</p>	LS	<p>No mitigation measures are recommended or required for this impact.</p>	N/A
I. Population, Employment, Housing			
<p>I-1 The Proposed Project would increase the City's population over existing conditions.</p>	LS	<p>No mitigation measures are recommended or required for this impact.</p>	N/A
<p>I-2 The Proposed Project would increase demand for affordable housing.</p>	LS	<p>No mitigation measures are recommended or required for this impact.</p>	N/A
<p>I-3 The Proposed Project would change the Citywide jobs/housing ratio.</p>	LS	<p>No mitigation measures are recommended or required for this impact.</p>	N/A

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
I-4 The Proposed Project could be inconsistent with the City of Rocklin General Plan policies.	LS	No mitigation measures are recommended or required for this impact.	N/A
J. Public Utilities			
J-1 The Proposed Project would result in increased demand for water supply.	S	JMM-1 The project proponent shall participate in regional water use efficiency measures proposed by PCWA.	LS
J-2 The Proposed Project would require additional water conveyance infrastructure.	S	JMM-2 The project applicant shall adhere to standard PCWA requirements and enter into a Pipeline Extension Agreement with PCWA and provide all pipelines and facilities necessary to supply adequate amounts of water for domestic and fire protection purposes. All system improvements shall be subject to PCWA approval.	LS
J-3 The Proposed Project would increase the demand for water treatment.	LS	No mitigation measures are recommended or required for this impact.	N/A
J-4 The Proposed Project, in combination with future development in the City and PCWA service area, would increase the demand for water supply.	S	No mitigation measures are available for this impact.	SU
J-5 The Proposed Project, in combination with future development in the City and other PCWA Zone 1 service areas, would increase the demand for water conveyance facilities.	LS	No mitigation measures are recommended or required for this impact.	N/A

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<p>J-6 The Proposed Project, in combination with future development in the City and other PCWA Zone 1 service areas, would increase the demand for water treatment.</p>	<p>LS</p>	<p>No mitigation measures are recommended or required for this impact.</p>	<p>N/A</p>
<p>J-7 The Proposed Project would increase demand for wastewater conveyance.</p>	<p>S</p>	<p>JMM-7 The project applicant shall be obligated through project approval conditions at the time of tentative subdivision map, utility plans and design review approval, to fund and install infrastructure required to provide for the wastewater conveyance needs for each portion of the Proposed Project. Prior to construction of improvements outside the project boundaries, the developer shall submit to the City of Rocklin a construction plan that outlines the construction limits, construction schedule, traffic detours, noise and dust suppression, resident notification, and emergency service notification as requested by the City.</p>	<p>LS</p>
<p>J-8 The Proposed Project would increase demand for wastewater treatment.</p>	<p>LS</p>	<p>No mitigation measures are recommended or required for this impact.</p>	<p>N/A</p>
<p>J-9 The Proposed Project, in combination with future development in the City and SPMUD service area, would increase the demand for wastewater conveyance.</p>	<p>S</p>	<p>JMM-9 Implement JMM-7.</p>	<p>LS</p>

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J-10 The Proposed Project, in combination with future development in the City and SPMUD service area, would increase the demand for wastewater treatment.	LS	No mitigation measures are recommended or required for this impact.	N/A
J-11 Implementation of the Proposed Project would generate approximately 62.9 tons of solid waste per day.	LS	No mitigation measures are recommended or required for this impact.	N/A
J-12 The Proposed Project would generate construction debris.	LS	No mitigation measures are recommended or required for this impact.	N/A
J-13 The Proposed Project, in combination with future development in the City, would increase the demand for solid waste collection and disposal.	LS	No mitigation measures are recommended or required for this impact.	N/A
J-14 The Proposed Project would increase demand for electrical and natural gas facilities and supply.	LS	No mitigation measures are recommended or required for this impact.	N/A
J-15 The Proposed Project, in combination with future development in the City, would increase the demand for electrical and gas services.	LS	No mitigation measures are recommended or required for this impact.	N/A

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K. Public Services			
K-1 The Proposed Project would increase demand for law enforcement services and facilities in the City of Rocklin.	LS	REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of Building permit issuance.	N/A
K-2 The Proposed Project, in combination with future development in the City, would create demand for additional law enforcement services and facilities.	LS	REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of Building permit issuance.	N/A
K-3 The Proposed Project would increase demand for fire protection/suppression services and emergency services. The project would require approximately 12 additional fire personnel.	PS	KMM-3(a) The project applicant shall ensure that appropriate access into open spaces or undeveloped portions of the property shall be provided and maintained, per City of Rocklin Fire Department requirements.	LS

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<p>K-3 The Proposed Project would increase demand for fire protection/suppression services and emergency services. The project would require approximately 12 additional fire personnel.</p>		<p>KMM-3(b) The City and project applicant shall analyze the cost of fire protection and emergency medical response associated with the project and develop a funding mechanism to offset any shortfall.</p> <p>REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of Building permit issuance.</p> <p>REQ-MM The project applicant shall comply with the provisions of the Uniform Fire Code (adopted as Chapter 15.04 of the Rocklin Municipal Code). This mitigation measure to be implemented at the time of Building permit issuance.</p>	
<p>K-4 The Proposed Project could result in the placement of residences farther than the two road mile service area of the closest fire station.</p>	PS	<p>KMM-4 Fire sprinkler systems shall be installed in structures farther than 2-road miles from an existing fire station. This mitigation measure shall be implemented at the time of approval of the Building Permits.</p>	LS

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<p>K-5 The Proposed Project could result in residential development upon terrain where slopes reduce acceptable fire access for suppression activities.</p>	<p>PS</p>	<p>KMM-5 Where residential dwellings are developed, all portions of the exterior first floor shall be within 150 feet of the public right-of-way. Structures not capable of meeting this requirement shall be considered a special hazard and fire sprinkler systems shall be installed. This mitigation measure shall be implemented at the time of approval of the Building Permits.</p>	<p>LS</p>
<p>K-6 The Proposed Project could result in deficiencies within the City of Rocklin Fire Department current emergency Radio Communications System.</p>	<p>PS</p>	<p>KMM-6 The project applicant shall install Radio Repeater towers as needed within the project site. Specific sites will be determined by the Fire Department, in conjunction with design review approvals.</p>	<p>LS</p>
<p>K-7 The Proposed Project, in combination with future development in the City, would create demand for additional fire protection, and emergency services.</p>	<p>PS</p>	<p>KMM-7 Implement KMM-3(b). REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of Building permit issuance.</p>	<p>LS</p>

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<p>K-7 The Proposed Project, in combination with future development in the City, would create demand for additional fire protection, and emergency services.</p>		<p>REQ-MM The project applicant shall comply with the provisions of the Uniform Fire Code (adopted as Chapter 15.04 of the Rocklin Municipal Code). This mitigation measure to be implemented at the time of approval of building permit issuance.</p>	
<p>K-8 The Proposed Project would increase demand for school services in the Rocklin Unified School District.</p>	PS	<p>KMM-8 The General Development Plan shall designate at least three elementary school sites with a minimum size of 10 usable acres and one 50-acre high school site. This mitigation measure shall be implemented at the time of approval of the General Development Plan.</p>	LS
<p>K-9 The Proposed Project, in combination with future development in the RUSD, would increase demand for school services in the RUSD.</p>	LS	<p>REQ-MM The project applicant shall pay Rocklin Unified School District fees under Education Code Section 17620 and Government Code 65995, to the satisfaction of the Rocklin Unified School District at the time of Building Permit issuance.</p> <p>The above requirement shall be waived by the City Council if the applicant and the District reach an agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.</p>	N/A

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<p>K-10 The Proposed Project would increase the demand for park facilities.</p>	<p>LS</p>	<p>REQ-MM The project applicant shall comply with the provisions of the Park Development Fees (Chapters 16.28 and 17.71 of the Rocklin Municipal Code) with parkland dedication and/or payment of park development fees and turnkey park agreements. This mitigation measure to be implemented at the time of approval of the tentative subdivision maps.</p> <p>REQ-MM The project applicant shall comply with the provisions of the Community Park and Recreational Facilities Improvement Fee (Resolution No. 99-82). This mitigation measure to be implemented at the time of approval of building permit application.</p>	<p>N/A</p>
<p>K-11 The Proposed Project, in combination with other development in the City, would increase the demand for park facilities.</p>	<p>LS</p>	<p>REQ-MM The project applicant shall comply with the provisions of the Park Development Fees (Chapters 16.28 and 17.71 of the Rocklin Municipal Code) with parkland dedication and/or payment of park development fees and turnkey park agreements. This mitigation measure to be implemented at the time of approval of the tentative subdivision maps.</p>	<p>N/A</p>

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<p>K-11 The Proposed Project, in combination with other development in the City, would increase the demand for park facilities.</p>		<p>REQ-MM The project applicant shall comply with the provisions of the Community Park and Recreational Facilities Improvement Fee (Resolution No. 99-82). This mitigation measure to be implemented at the time of approval of building permit application.</p>	
<p>L. Public Safety and Hazards</p>			
<p>L-1 Development of the Proposed Project could result in the use, generation, storage, and disposal of hazardous materials within the project site.</p>	<p>LS</p>	<p>REQ-MM The project applicant shall comply, at a minimum, with the provisions of Titles 8 and 22 of the Code of California Regulations, the Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code, as well as any other applicable regulation.</p>	<p>N/A</p>
<p>L-2 Development of the project site could expose construction workers and the public to contaminated soil and/or groundwater.</p>	<p>PS</p>	<p>LMM-2(a) Prior to future development on the SR 65 Corridor Parcel, a Phase I Environmental Site Assessment shall be performed to determine the potential for site contamination.</p>	<p>LS</p>

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<p>L-2 Development of the project site could expose construction workers and the public to contaminated soil and/or groundwater.</p>		<p>LMM-2(b) If evidence of soil contamination, such as stained or odorous soils, or other evidence of hazardous materials is encountered during construction or development activities, work shall cease until an environmental professional, retained at the developer's expense, has evaluated the situation and identified necessary and appropriate follow-up actions. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the project area are coordinated with Placer County Division of Environmental Health, and, if needed, other appropriate State agencies.</p> <p>LMM-2(c) The City shall continue to update its records concerning contamination or hazards that may be present at facilities or sites adjacent to the project area, and take necessary action to ensure that the health and safety of the public is protected.</p>	

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<p>L-2 Development of the project site could expose construction workers and the public to contaminated soil and/or groundwater.</p>		<p>LMM-2(d) If, during construction of the Proposed Project, groundwater is encountered and dewatering activities are required, the water shall be analyzed by an environmental professional, retained at the applicant's expense, to determine if the water contains unsafe levels of pesticides, herbicides, nitrates, or other contaminants. Work shall not continue until results of the water analyses have been reported and the Placer County Division of Environmental Health has been informed of the results and has provided guidance.</p>	
<p>L-3 Implementation of the Proposed Project could increase the potential for wildland fires and create emergency ingress/egress problems.</p>	PS	<p>LMM-3(a) An open space management plan shall be prepared by the project applicant and approved by the City prior to recording of any final maps for the project. The Open Space Management Plan shall include a Fuels Modification Plan which addresses the following:</p> <ul style="list-style-type: none"> ▪ The removed brush and trees (under 6-inches diameter at breast height) within all fuel breaks should be chipped. ▪ All undeveloped lots shall be subject to the City's Weed Abatement Program and follow established guidelines for fuel modifications. ▪ Access points should be developed for open space areas, and the fuel break should have emergency vehicle access through the entire area. 	LS

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<p>L-3 Implementation of the Proposed Project could increase the potential for wildland fires.</p>		<p>Implementation of the Open Space Management Plan must be carried out by the Homeowner's Association within all open space parcels that are not dedicated to the City.</p> <p>LMM-3(b) The project should conform to all State Responsibility Area (SRA) requirements. After annexation and prior to development, the Proposed Project developer(s) shall enter into a contract/agreement with the California Department of Forestry & Fire Protection (CDF) to provide wildland fire suppression services. Terms, conditions, and limits of said contract shall be reviewed and accepted by the City of Rocklin Fire Department (RFD). It shall be at the discretion of the RFD Fire Chief when such contract/agreement should terminate. Funding for this contract/agreement shall be the sole responsibility of the Proposed Project.</p> <p>LMM-3(c) Implement Mitigation Measure KMM-5.</p> <p>REQ-MM The timing for fire station construction shall be determined by the Rocklin City Council and shall be adequate to maintain desired service levels/response time to the project site. It is recommended that Fire Station #4 be constructed and staffed prior to full buildout.</p>	

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>L-3 Implementation of the Proposed Project could increase the potential for wildland fires.</p>		<p>REQ-MM Any residential units beyond two (2) road miles from existing or planned stations in the vicinity of the project, shall be designed with a fire suppression sprinkler system. The Fire Chief may require sprinklers in residential units located beyond two (2) road miles from a planned station for which a specific funding source for capital and operational expenditures has been identified.</p> <p>REQ-MM Fire Flow requirements shall be met.</p> <p>REQ-MM All roofs shall be fire resistive – Class-A type.</p> <p>REQ-MM Existing regulations. Development of the site shall be carried out in accordance with RFD rules and regulations and the Uniform Fire & Building Code Regulations adopted by the City of Rocklin.</p>	
<p>L-4 Development of the Proposed Project, in combination with future buildout in the City of Rocklin, would increase the number of people who could be exposed to potential hazards associated with potentially contaminated soil and groundwater and an increase in the transport, storage, and use of hazardous materials.</p>	<p>LS</p>	<p>No mitigation measures are recommended or required for this impact.</p>	<p>N/A</p>

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TABLE C-2

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>L-5 Implementation of the Proposed Project in combination with future buildout in the City of Rocklin could increase the number of people exposed to hazards associated with wildland fires.</p>	<p>PS</p>	<p>LMM-5 Implement Mitigation Measure LMM-3.</p>	<p>LS</p>
<p>M. Visual Resources</p>			
<p>M-1 The Proposed Project would replace the undeveloped character of the project site with an urban setting.</p>	<p>S</p>	<p>No mitigation measures are available.</p>	<p>SU</p>
<p>M-2 The Proposed Project could result in development that is considered visually incompatible with existing and planned residential uses.</p>	<p>LS</p>	<p>No mitigation measures are recommended or required for this impact.</p>	<p>N/A</p>
<p>M-3 Light and glare from the Proposed Project could substantially alter the nighttime lighting character of the area.</p>	<p>S</p>	<p>MMM-3(a) Light standards on commercial properties shall be placed to avoid light and glare on adjacent residential properties. MMM-3(b) High intensity light producing uses, such as stadiums and ball fields, within the project area shall be located and oriented to minimize visual impacts on adjacent residential areas. Lighting for stadiums and ball fields shall be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use.</p>	<p>SU</p>

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M-3 Light and glare from the Proposed Project could substantially alter the nighttime lighting character of the area.		REQ-MM The project applicant shall ensure that roadway streetlights on the project site adhere to the City of Rocklin light standards.	
M-4 The Proposed Project would contribute to the cumulative change in visual character of the region from open grazing land to urban development.	S	No mitigation measures are available.	SU
M-5 The Proposed Project would contribute to cumulative light and glare, reducing views of the nighttime sky in the region.	S	REQ-MM The project applicant shall ensure that roadway streetlights on the project site adhere to the City of Rocklin light standards.	SU
N. Cultural Resources			
N-1 Implementation of the Proposed Project could damage or destroy previously unidentified historic and/or prehistoric resources.	PS	NMM-1(a) If, during construction, the project applicant, any successor in interest, or any agents or contractors of the applicant or successor discovers a cultural resource (such as CA-PLA-616) that could qualify as either an historical resource or a unique archaeological resource, work shall immediately stop within 100 feet of the find, and both the City of Rocklin and a representative of the Indian Community shall be immediately notified. Work within the area surrounding the find (i.e., an area created by a 100-foot radius emanating from the location of the find) shall remain suspended while a qualified archaeologist, retained at the applicant's expense, conducts an onsite evaluation, develops an opinion as to whether the	LS

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>N-1 Implementation of the Proposed Project could damage or destroy previously unidentified historic and/or prehistoric resources.</p>		<p>resource qualifies as either an historical resource or a unique archaeological resource, and makes recommendations regarding the possible implementation of avoidance measures or other appropriate mitigation measures. Based on such recommendations, as well as any input obtained from the Indian Community within 72 hours (excluding weekends and State and federal holidays) of its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. At a minimum, any Native American artifacts shall be respectfully treated and offered to the Indian Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites, such as grinding rocks, shall be respectfully treated and preserved intact. In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the applicant and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor an unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections 21083.2 and 21084.1.</p>	

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<p>N-1 Implementation of the Proposed Project could damage or destroy previously unidentified historic and/or prehistoric resources.</p>		<p>NMM-1(b) If, during construction, the project applicant, any successor in interest, or any agents or contractors of the project applicant or successor discovers any human remains, the following steps should be taken:</p> <p>(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:</p> <p>(A) The project applicant or its successor in interest contacts the Placer County Coroner so that Coroner can determine whether any investigation of the cause of death is required, and</p> <p>(B) If the Coroner determines the remains to be Native American:</p> <ol style="list-style-type: none"> 1. The Coroner shall contact the Native American Heritage Commission within 24 hours (excluding weekends and State and federal holidays). 2. After hearing from the Coroner, the project applicant or its successor in interest shall immediately notify the City of Rocklin and a representative from the Indian Community of the Coroner's determination, and shall provide the Indian Community the opportunity, within 72 hours thereafter, 	

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>N-1 Implementation of the Proposed Project could damage or destroy previously unidentified historic and/or prehistoric resources.</p>		<p>(excluding weekends and State and federal holidays) to identify the most likely descendant.</p> <p>3. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.</p> <p>4. The most likely descendant, as identified by either the Native American Heritage Commission or the Indian Community, may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or</p> <p>(2) Subject to the terms of paragraph (3) below, where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.</p>	

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<p>N-1 Implementation of the Proposed Project could damage or destroy previously unidentified historic and/or prehistoric resources.</p>		<p>(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours (excluding weekends and State and federal holidays) after being notified by the Commission.</p> <p>(B) The Indian Community is unable to identify a most likely descendent, or the most likely descendant identified by the Indian Community failed to make a recommendation within 72 hours (excluding weekends and State and federal holidays) after the project applicant or its successor notified the Indian Community of the discovery of human remains; or</p> <p>(C) The landowner or its authorized representative rejects the recommendation of the descendant identified by the Commission, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.</p>	

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<p>N-1 Implementation of the Proposed Project could damage or destroy previously unidentified historic and/or prehistoric resources.</p>		<p>(3) In the event that the Coroner determines that the remains are Native American in origin, and the Native American Heritage Commission and the Indian Community agree that the remains are of a person associated with the historic United Auburn Indian Community, the project applicant or its successor, if permitted by state law, shall provide the remains and any associated grave goods to the Indian Community with the understanding that the Indian Community will provide for burial with appropriate dignity at an appropriate location that will not be subject to future disturbance.</p>	
<p>N-2 Implementation of the Proposed Project could damage or destroy prehistoric resource PL-2.</p>	<p>S</p>	<p>NMM-2(a) Prior to grading, an open space area around the boulder of at least 100 feet in diameter shall be created to preserve the site, and provide public interpretation of the site through signage. Some measure of protection, such as fencing, must be afforded to the deposit if it is present.</p> <p>NMM-2(b) If in-place preservation is not possible, the project applicant shall consult with concerned Native Americans and move the boulder to another location where it can be preserved. If a deposit is present, data recovery excavations shall be conducted.</p>	<p>LS</p>

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N-3 Construction of offsite infrastructure could damage or destroy undiscovered archeological and/or historic resources.	S	NMM-3 In the event that cultural resources are uncovered during project construction (e.g., foundations, historic tools, refuse/trash piles, shell deposits, arrowheads, chip stone, objects that appear to be out of place are observed), implement Mitigation Measures NMM-1(a) through (b)).	LS
N-4 The Proposed Project, in combination with additional development in the City and County, could disturb previously identified or unidentified cultural resources.	S	NMM-4 Implement Mitigation Measure NMM-1.	SU
O. Geology, Soils, and Seismicity			
O-1 People and property could be subject to seismic groundshaking.	LS	REQ-MM Development of the Proposed Project shall be consistent with the California Building Code and Uniform Building Code.	NA

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<p>O-2 Site development would occur in areas underlain with Mehrten Formation, granitic materials, or in areas with shallow or expansive soils, which could present geotechnical hazards or require special construction methods.</p>	<p>PS</p>	<p>OMM-2(a) Consistent with the City's Community Safety Element Policy 1, as well as State and local requirements, the City shall require soils and/or geotechnical analysis of new development proposals in areas with possible soil instability, earthquake faults or other geologic hazards. Preliminary reports must be submitted during review of tentative map, use permit, or design review applications. Final reports are required to be submitted concurrent with improvement plans. The geotechnical investigation shall be prepared by a professional engineer or geologist registered in the State of California in accordance with State regulations and to the satisfaction of the City. The City shall ensure recommendations pertaining to site preparation, construction, and building and roadway design are identified in the geotechnical report and are incorporated into each project design through the plan check and inspection process.</p>	<p>LS</p>

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<p>O-2 Site development would occur in areas underlain with Mehrten Formation, granitic materials, or in areas with shallow or expansive soils, which could present geotechnical hazards or require special construction methods.</p>		<p>OMM-2(b) If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted in order to obtain a blasting permit includes a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media, affected residents, and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.</p>	
<p>O-3 Site development could result in topographic alteration and soil disturbance, which could lead to increased erosion potential.</p>	<p>LS</p>	<p>REQ-MM The project applicant shall comply with the proposed General Development Plan Grading Guidelines (See Appendix B of the North West Rocklin GDP).</p>	<p>NA</p>

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<p>O-4 The Proposed Project, in combination with buildout under the General Plan, could expose a greater number of people and property to seismic hazards such as seismic groundshaking, hazards associated with geologic or soils conditions, and potential effects of erosion.</p>	<p>LS</p>	<p>REQ-MM Development of the Proposed Project shall be consistent with the California Building Code (CBC) and Uniform Building Code (UBC).</p>	<p>N/A</p>
<p>P. Hydrology, Water Quality, and Flooding</p>			
<p>P-1 The Proposed Project could expose persons and structures to hazards associated with a 100-year flood.</p>	<p>PS</p>	<p>PMM-1 Prior to approval of tentative maps, design review, or use permits, a hydraulic study shall be prepared to estimate potential changes in water surface elevations at locations where bridge footings or related structures at roadway crossings are proposed within the 100-year floodplains of the Orchard Creek and Pleasant Grove Creek tributaries. Should the results of the study indicate water surface elevations will be increased at any location upstream or downstream of the proposed crossing, such that developed locations adjacent to floodplain boundaries would be subject to new or exacerbated 100-year flood hazards, the location and/or design of the bridge crossings shall be modified, as appropriate, to reduce the potential for increased water surface elevations.</p>	<p>LS</p>

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Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>P-2 The Proposed Project would increase the rate of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding.</p>	<p>PS</p>	<p>PMM-2(a) On-site detention shall be provided to meet Placer County Flood Control and Water Conservation District (PCFCWCD) criteria set forth in Section VII of PCFCWCD's Stormwater Management Manual (SWMM). The SWMM requires, if on-site detention basins are to be used to mitigate downstream flooding effects due to project related increased peak flows, that the objective flow shall be taken as the estimated pre-development peak flow rate less 10 percent of the difference between the estimated pre-development and post-development peak flow rates from the site. This standard shall be used for storm frequencies of 2-year, 10-year, and 100-year storm events. In no case shall the objective flow be less than the flows indicated in Figure 7-1 of the SWMM. However, in the event the results of stormwater runoff modeling indicate that on-site detention would exacerbate downstream flooding conditions when applying PCFCWCD numerical criteria, the City shall coordinate with the PCFCWCD to identify appropriate use, location, and sizing of project detention facilities and implement a solution that will ensure conformance with PCFCWCD standards.</p>	<p>LS</p>

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<p>P-2 The Proposed Project would increase the rate of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding.</p>		<p>PMM-2(b) Installation and design of detention basins shall be in accordance with PCFCWCD's SWMM and in conformance with all applicable existing Master Plans, should such plans be adopted during project development. The results of hydrologic modeling shall be used to confirm that the capacity of the on-site detention facilities is adequate to detain the stormwater runoff anticipated following development of the Proposed Project. In concert with the Proposed Project's stormwater system design, the capacity of off-site culverts or existing and/or planned regional detention facilities shall be evaluated to determine whether over-sizing is necessary to accommodate the project's incremental contribution.</p> <p>PMM-2 (c) Prior to approval of tentative maps, design review, or use permits, supplemental drainage studies shall be prepared for the SR 65 Corridor portion of the project site to comply with Policy 3 of the Community Safety element of the Rocklin General Plan. The supplemental studies shall use the information developed in TLA's drainage reports pertaining to Sunset Ranchos and Parcel K, and other relevant information as appropriate. Conformance with section VII of PCFCWCD's Stormwater Management Manual (SWMM) shall be incorporated into project designs.</p>	

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<p>P-3 The Proposed Project could increase the volume of stormwater runoff, which could increase water surface elevations that would contribute to localized or downstream flooding.</p>	PS	<p>PM-3 Implement Mitigation Measures PMM-2(a), PMM-2(b), and PMM-2(c).</p>	LS
<p>P-4 Grading, excavation, and construction activities associated with the Proposed Project could degrade water quality through the increased generation of sediment.</p>	LS	<p>REQ-MM Comply with the provisions of the State General Construction Activity Permit, which requires the preparation of a SWPPP and the implementation of BMPs/BATs to control construction site runoff.</p> <p>Typical BMPs/BATs that could be used during construction of the Proposed Project include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Temporary facilities such as wattles, sandbags, and hay bales may be used during construction. Temporary facilities are designed to help control dust and will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or groundwater. The construction contractor would be required to monitor and maintain all BMPs/BATs during construction to ensure they function properly. 	N/A

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<p>P-5 Stormwater runoff from the Proposed Project could contain urban contaminants that could degrade water quality.</p>	<p>PS</p>	<p>PMM-5 Project Conditions of Approval shall specify that appropriate BMPs and Best Available Technologies (BATs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater runoff BMPs selected from the Storm Water Quality Task Force (<i>California Storm Water Best Management Practices Handbook, 1993</i>), the Bay Area Stormwater Management Agencies Association <i>Start at the Source Design Guidance Manual</i>, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs/BATs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms to maintain the BMPs/BATs shall be identified in the Conditions of Approval.</p> <p>Typical BMPs and BATs that could be used at the Proposed Project include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Application of appropriate signage to all storm drain inlets indicating that they outlet to the natural drainageways; 	<p>LS</p>

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<p>P-5 Stormwater runoff from the Proposed Project could contain urban contaminants that could degrade water quality.</p>		<ul style="list-style-type: none"> • Application of a street sweeping program to remove potential contaminants from street and roadway surfaces before they reach drainages; • Installation of oil and grit separators in all drop inlets to capture potential contaminants which enter the storm drain system; • Minimize sources of concentrated flow by maximizing use of natural drainages to decelerate flows, collect pollutants and suspended sediment; • Establish vegetation in stormwater drainages to achieve optimal balance of conveyance and water quality protection characteristics; • Placement of velocity dissipaters, rip-rap, and/or other appropriate measures to slow runoff, promote deposition of waterborne particles, and reduce the erosive potential of storm flows; • Prompt application of soil protection and slope stabilization practices to all disturbed areas; • Use sedimentation basins to collect and temporarily detain storm water runoff to provide ample settling time before runoff is discharged; 	

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<p>P-5 Stormwater runoff from the Proposed Project could contain urban contaminants that could degrade water quality.</p>		<ul style="list-style-type: none"> • Creation of storage basins consisting of depressed areas, usually lined, that are sized to hold storm runoff and settle out material (the facility usually has a type of outlet device that is above the bottom of the basin or a small rip rapped berm over which the treated water can flow); • Creation of a below-ground storage basin consisting of vertical or horizontal corrugated metal or HDPE pipes sized to allow the volume of water required to be treated to percolate into the ground; • Use of fossil filters consisting of small filters that are placed like troughs around the inside top drain inlets or at ditch outlets. • Creation of underground stormwater interceptors, which are underground tanks, similar to septic tanks, that are designed to allow material to settle out and also can have a grease trap to separate oil and petroleum products, prior to discharge; and • Use of rock-lined ditches, which are surface ditches that are lined with rock, with or without filter material, with the rock lining material designed to allow water to filter into the ground. 	

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<p>P-5 Stormwater runoff from the Proposed Project could contain urban contaminants that could degrade water quality.</p>		<p>Provisions for the maintenance and periodic inspection of permanent facilities outside of the public right-of-way will be provided for in the CC&Rs. These provisions would include periodic inspection, cleaning, and the replacement of filter materials, as necessary to retain the integrity of the BMP/BAT.</p>	
<p>P-6 Construction activity associated with the Proposed Project, in combination with other development that could occur within the Orchard Creek and Pleasant Grove Creek watersheds, could affect downstream water quality.</p>	<p>LS</p>	<p>REQ-MM Comply with the provisions of the State General Construction Activity Permit, which requires the preparation of a SWPPP and the implementation of BMPs/BATs.</p> <p>Typical BMPs/BATs that could be used during construction of the Proposed Project include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Temporary facilities such as waddles, sandbags, and hay bales may be used during construction. Temporary facilities are designed to help control dust and will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or groundwater. The construction contractor would be required to monitor and maintain all BMPs/BATs during construction to ensure they function properly. 	<p>N/A</p>

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<p>P-7 Increased impervious surfaces and urbanization associated with development of the Proposed Project, in combination with other development in the City of Rocklin and the Orchard Creek and Pleasant Grove Creek watersheds, could cumulatively increase urban contaminant loading adversely affecting water quality.</p>	PS	<p>PMM-7 Implement Mitigation Measure PMM-5. REQ-MM: The project developer should comply with the following mitigation from the 1990 City of Rocklin General Plan Update EIR to prevent the degradation of water quality. The project developer should incorporate techniques such as, but not limited to, the prohibition of grading, placement of fill or trash, or alteration to vegetation within designated setback buffer areas, and the installation of feasible measures of minimizing pollutants and sediment from water originating from surfaced areas.</p>	PSU
<p>P-8 The Proposed Project, in combination with future development that could occur within the City of Rocklin and the Orchard Creek and Pleasant Grove Creek Watersheds, could increase the rate of stormwater runoff from newly created impervious surfaces.</p>	PS	<p>PMM-8 Implement Mitigation Measure PMM-2.</p>	LS
<p>P-9 The Proposed Project, in combination with future development that could occur within the City of Rocklin and the Orchard Creek and Pleasant Grove Creek Watersheds could increase the volume of stormwater runoff from newly created impervious surfaces.</p>	PS	<p>No mitigation measures are available for this impact.</p>	PSU

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Q. Biological Resources			
<p>Q-1 Implementation of the Proposed Project could result in the loss of rare plant populations.</p>	S	<p>QMM-1(a) Prior to approval of tentative maps, design review, or use permits for all parcels other than the Sunset Ranchos portion, special-status plant surveys shall be conducted during the appropriate blooming period for species expected to occur in the area.</p> <p>QMM-1(b) Disturbed special-status plant populations shall be transplanted to an approved mitigation site and/or mitigation credits shall be purchased in an approved mitigation bank to ensure no net loss of rare plant populations.</p> <p>QMM-1 (c) Transplanted populations will be monitored by a qualified biologist/botanist for a period of 5 years. If there is greater than 80 percent survival of transplanted individuals the mitigation will be considered a success. Additional plants will be required if the 80 percent survival goal is not met.</p>	LS
<p>Q-2 Implementation of the Proposed Project would result in the loss of native oak trees.</p>	STS, LTLS	<p>REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Tree Ordinance (Chapter 17.77 of the Rocklin Municipal Code (Ordinance 676)), including payment of fees and/or replacement of trees.</p>	STS, LTLS

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TABLE C-2

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>Q-3 The Proposed Project will result in the loss of wetlands that are subject to U. S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act.</p>	<p>S</p>	<p>QMM-3(a) Wetland delineations shall be conducted on vacant land in the SR 65 Corridor prior to approval of tentative maps, design review, or use permits.</p> <p>QMM-3(b) City shall require the Project Applicant and/or any developers filing tentative maps to mitigate impacts to ensure the avoidance of any net loss of seasonal wetlands and jurisdictional waters of the United States, or the bed, channel, or bank of any stream. Such avoidance may be achieved by implementing and complying with the provisions of the Clean Water Act, as administered by the U.S. Army Corps of Engineers, under Section 404 of the Clean Water Act, and under Sections 1600-1607 of the California Fish and Game Code, as administered by the California Department of Fish and Game (CDFG), which includes obtaining all required permits from the U.S. Army Corps of Engineers and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements.</p>	<p>LS</p>
<p>Q-4 The Proposed Project will result in impacts to stream channels in the project area.</p>	<p>S</p>	<p>QMM-4 Implement Mitigation Measure QMM-3(b).</p>	<p>LS</p>

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TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>Q-5 The Proposed Project would result in the loss of individual Valley elderberry longhorn beetles and their habitat.</p>	<p>LS</p>	<p>REQ-MM Measures to protect VELB are already outlined in the Biological Opinion for the Sunset Rancho's project dated July 21, 2000 and amended on October 13, 2000 (Service File 1-1-00-F-0044, Corps File 199800668) as part of General Condition 11 of the Nationwide Permit No. 26 wetlands fill permit for that project. These measures may include the following:</p> <p>All contractors and construction crews shall be briefed on the status of VELB (federally listed as threatened) and need to protect its host plant, requirements to avoid damaging elderberry plants, and possible penalties for not complying with identified mitigation and monitoring measures. All elderberry stems of at least 1.0 inch diameter at ground level that cannot be avoided during construction activities shall be transplanted to a USFWS-approved mitigation area. All transplanting of elderberry plants shall occur during the plants' dormant season (November to mid-February) and follow the standards set forth in the USFWS <i>Conservation Guidelines for the Valley Elderberry Longhorn Beetle (July 9, 1999)</i>.</p> <p>As elderberry shrubs do not occur on the remainder of the project site, no further mitigation is required.</p>	<p>N/A</p>

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SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>Q-6 The Proposed Project would result in the disturbance of nesting raptors and/or loss of their nesting habitat.</p>	<p>S</p>	<p>QMM-6(a) The project applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction breeding-season survey (approximately February 15 through August 30) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on or directly adjacent to the Proposed Project site. No surveys would be needed if construction activities occur outside of the dates shown.</p> <p>If phased construction procedures are planned for the Proposed Project, the results of the above survey shall be valid only for the season when it is conducted. A new survey shall be conducted for construction occurring in subsequent seasons.</p> <p>A report shall be submitted to the City of Rocklin, following the completion of the raptor nesting survey that includes, at a minimum, the following information:</p> <p>A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted. A map showing the location(s) of any raptor nests observed on the project site.</p>	<p>LS</p>

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TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>Q-6 The Proposed Project would result in the disturbance of nesting raptors and/or loss of their nesting habitat.</p>		<p>If the above survey does not identify any nesting raptor species on the project site, no further mitigation shall be required. However, should any raptor species be found nesting on the project site, the following mitigation measure (QMM-6(b)) shall be implemented.</p> <p>QMM-6(b) The project applicant, in consultation with the City of Rocklin and CDFG, shall avoid all birds-of-prey nest sites located in the project site during the breeding season while the nest is occupied with adults and/or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.</p> <p>QMM-6(c) If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.</p>	

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TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>Q-7 The Proposed Project would result in the loss of federally listed vernal pool crustaceans and their habitat.</p>	<p>S</p>	<p>QMM-7(a) Prior to development, surveys for federally listed vernal pool crustaceans shall be completed on vacant lands within the SR 65 Corridor, or alternatively, the applicant may assume presence of these species on the project site and mitigate accordingly.</p> <p>QMM-7(b) The project will ensure no net loss of vernal pool crustaceans and their habitat. This may be achieved through the Section 404/Section 7 Consultation permit process, in accordance with typical standards used by the U.S. Fish and Wildlife Service. This requirement shall be implemented prior to approval of improvement plans or a use permit.</p> <p>The applicant has three options for mitigation of project-related impacts to vernal pool crustacean habitat.</p> <p>Option 1: The applicant shall establish a USFWS-approved mitigation bank. The applicant shall reconstruct vernal pool crustacean habitat at a replacement ratio of 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.</p> <p>The applicant shall permanently protect the agreed-upon acreage of vernal pool crustacean habitat within the mitigation bank via a USFWS-approved conservation easement, to be held by a USFWS-approved entity.</p>	<p>LS</p>

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TABLE C-2
SUMMARY OF IMPACTS AND MITIGATION MEASURES

Impact(s)	Level of Significance Prior to Mitigation	Mitigation Measure(s)	Level of Significance After Mitigation
<p>Q-7 The Proposed Project would result in the loss of federally listed vernal pool crustaceans and their habitat.</p>		<p>Option 2: The applicant shall pay into the USFWS vernal pool crustacean mitigation fund. The replacement ratio would be 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.</p> <p>Option 3: The applicant shall purchase vernal pool crustacean mitigation credits from an existing mitigation bank. The replacement ratio would be 1:1 for vernal pool crustaceans habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.</p>	
<p>Q-8 The proposed project could conflict with an applicable habitat conservation plan or natural community conservation plan.</p>	LS	No mitigation measures are recommended or required for this impact.	N/A
<p>Q-9 The Proposed Project, in combination with other development projects occurring in Western Placer County, would contribute to a regional loss of wetlands and habitat for plants and wildlife.</p>	S	Implement Mitigation Measures QMM-1, and QMM-3 through QMM-7.	SU

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D. PLANNING CONSIDERATIONS

INTRODUCTION

This chapter includes a discussion of the planning issues associated with the entitlements requested by the Proposed Project, including annexation, Rocklin General Plan Amendment, and rezoning. Because the Placer County Local Agency Formation Commission (LAFCO) action would be required for annexation, a discussion of LAFCO is included in this chapter.

ANNEXATION

Annexation is the process whereby land held under one jurisdiction's control is relinquished to another through a formal planning process. In this case, land use controls for the Proposed Project area lie within the jurisdiction of Placer County. Although the land is currently under the jurisdiction of Placer County, the Proposed Project area also lies within the City of Rocklin's Sphere of Influence. A Sphere of Influence is the physical boundary and service area that a local governmental agency is expected to serve. After considering the proximity of the project site with the service capabilities of Rocklin, LAFCO determined that Rocklin was the jurisdiction best suited to provide municipal services to the people and property in the proposed planning area. Further, by LAFCO adopting the planning area within Rocklin's Sphere of Influence, the ability to discourage urban sprawl was increased by preventing overlapping jurisdictions from duplicating services and other land use controls.

Consequently, the annexation action would include Rocklin's current Sphere of Influence area including the Sunset Ranchos plan area, the State Route 65 Corridor plan area, and the Parcel K plan area. Also, public services, including police, fire, roads, cable television, and similar services would be provided along with public utilities including, water supply, water treatment, sewer service, electricity, natural gas and similar infrastructure. The annexation would also include public resources including parks and open space areas within the project boundaries.

The Proposed Project was planned with the intent of managing planned growth in south Placer County in a manner consistent with planning policies that have created the character of this portion of Placer County. Once completed, the annexation is anticipated to benefit current and future residents in the current Sphere of Influence area with a more direct voice in local affairs. This would include land use decisions and service levels for municipal services. Placer County would also benefit by receiving some of the tax revenue generated by development in the planning area through a tax-sharing agreement.

GENERAL PLAN AMENDMENT AND ZONING CHANGES

As part of the annexation process, the City of Rocklin must amend its General Plan to accommodate new land areas and apply land use designations to the new land areas within City boundaries. This insures that the character of the annexed land would be managed in a way that is consistent with the rest of the City. To achieve this, zoning designations would be applied to the land in a manner consistent with the General Plan. Those portions of the General Plan that would be amended, as well as the proposed zoning designations, are described in the Land Use

Chapter of this EIR (see Chapter E). The Land Use Chapter not only describes the controls that would be placed on the annexed property, but the potential environmental impacts of annexing that land. General Plan amendments are one way in which a city exercises prudent land use control over the changing character of the lands in and around their jurisdiction. For this reason, State law allows General Plans to be amended up to four times per year.

LOCAL AGENCY FORMATION COMMISSION (LAFCO)

Local Agency Formation Commissions were established in California in 1963 to encourage the orderly formation of local government agencies and to strive for a balance between affordable housing, economic opportunity, and conservation of natural resources. LAFCO seeks to reduce the consequences of irregular and disorganized growth occurring without apparent design or plan. This pattern of development is characterized by the inefficient delivery of urban services (police, fire, water and sanitation) and the unnecessary loss of agricultural resources.

Statutes within the California Government Code exist to provide LAFCO with its powers, procedures and functions. This law gives LAFCO power to "approve or, disapprove with or without amendment, wholly, partially or conditionally" proposals concerning the formation of cities and special districts, and other changes in jurisdiction or organization of local governmental agencies.

In reviewing proposals, LAFCO is required to consider certain factors such as the conformity between city and county plans, current levels and need for future services to the area, and the social, physical and economic effects that agency boundary changes present to the community. Citizens are welcome and encouraged to attend regular LAFCO meetings and state their views during public hearings on proposals before the Commission.

In order for the Placer County LAFCO to approve the annexation request, several processes must be completed. The City of Rocklin will conduct public hearings to solicit input from property owners and residents on future land use designations and development standards (Zoning and General Plan) for the annexation area, including the preparation of an Environmental Impact Report (EIR) on the action. The Planning Commission and City Council will then review the testimony received at the public meetings. It is not until after consideration of these comments and certification of the EIR, General Plan Amendment and pre-zoning actions are completed, that the Council would proceed with the formal request for annexation from LAFCO.

Once LAFCO receives the formal request for annexation from the City, they will review the land use designations, including any General Plan and Zoning amendments, for consistency with existing and planned land use patterns in the City of Rocklin and south Placer County. LAFCO will consider these issues at the time the annexation EIR is circulated for public review and comment. Upon completion of the consistency review, LAFCO will notify the City of their decision, including any suggested modifications. It is important to note that the Placer County LAFCO staff was made aware of the forthcoming annexation request and was presented with some very preliminary information by the City. LAFCO, in turn, responded with items for consideration when they provided a letter to the City during the response period of this EIR's Notice of Preparation (see Appendix B). Those items are addressed in the Land Use Chapter of this EIR.

E. LAND USE

SCOPE AND METHODOLOGY

This chapter addresses existing and planned land uses for the project site and vicinity, including a description of the land use setting and existing land uses on the project site and in adjacent areas; an analysis of projected and potential changes in the type, intensity or pattern of land uses on and near the project site, including agricultural lands; compatibility between existing and planned uses on the project site and in adjacent areas; and potential conflicts with provisions of the City of Rocklin General Plan, Placer County General Plan, and Placer County Local Agency Formation Commission (LAFCO) Guidelines. Information provided in this chapter was gathered from a review of background documents, including the *City of Rocklin General Plan*, *City of Rocklin General Plan Update EIR*, *City of Rocklin Zoning Ordinance* and *Zoning Diagram*, *City of Rocklin Subdivision Ordinance*, and the California Department of Conservation Placer County Important Farmland Map.

The land use analysis performed for this EIR determined that the project would be designed in a manner consistent with City plans, policies and ordinances, and that changing the site from Placer County's designation of Residential-Agriculture to a City designation of Planned Development would be consistent with the City's General Plan. Further, the Proposed Project would be designed to be compatible with existing and planned land uses around and inside the site keeping the project consistent with City General Plan policies. Also, site planning and annexation would be performed in a manner consistent with the City General Plan and LAFCO policies, avoiding potential land fragmentation conflicts expressed by LAFCO. Lastly, recognizing that an interchange at North Whitney Boulevard and State Route (SR) 65 could occur sometime in the future, the Proposed Project provides the necessary right-of-way to accommodate this potential future improvement.

As discussed in the Initial Study (see Appendix A), the Proposed Project would not physically divide an established community; therefore, this issue is not addressed in this EIR. The Initial Study also determined the Proposed Project would not convert Important Farmland to non-agricultural uses; however, to address community concerns, this issue is addressed in this chapter. There are no habitat conservation plans or natural community conservation plans applicable to the project site. The applicability of Placer Legacy, the County's Open Space and Agricultural Conservation Program, is discussed in Chapter Q, Biological Resources. Comments received in response to the Notice of Preparation (see Appendix B) related to land use issues include annexation of the site to the City of Rocklin and consistency with LAFCO policies, compatibility with surrounding uses, restriction of uses adjacent to the future North Whitney Boulevard/SR65 interchange, and loss of agricultural land. These issues are addressed in this chapter.

Physical impacts resulting from the change in land uses (i.e. transportation and public services) are addressed in Chapters F through Q of this EIR.

SETTING

Project Location

The 1,874-acre project site is located in the unincorporated portion of southern Placer County, adjacent to the City of Rocklin city limits on the east and south. The project site is located within the City's Sphere of Influence. The site is bounded on the north by the Twelve Bridges Specific Plan area in the City of Lincoln; on the east by the Whitney Oaks master planned community in the City of Rocklin; on the south by the master planned communities of Sunset West and Stanford Ranch, within the City of Rocklin; and SR 65 to the west. The Sunset Industrial Park, in unincorporated Placer County, is located to the west of SR 65. The Proposed Project is comprised of three distinct planning areas: Sunset Ranchos, SR 65 Corridor plan area, and Parcel K plan area.

Existing Land Use Designations and Uses of the Project Site

Placer County

The Sunset Ranchos portion of the project site including Parcel K are designated by the Placer County General Plan for Residential-Agriculture, with a ten-acre minimum parcel size. As stated in Chapter B, Project Description, this portion of the project site is currently subdivided into 123 residential lots and one roadway parcel. The area has remained undeveloped except for a cellular phone tower and two lots that each currently have a single-family residential dwelling. Parcel K is currently undeveloped and used for low intensity seasonal grazing.

The SR 65 Corridor (western portion of the project site) consists of approximately 531.4 acres within the Sunset Industrial Area (SIA), a planned development in Placer County established in 1997, which extends west and south across SR 65. The portion of the Proposed Project within the SIA is designated for business park. The SR 65 Corridor is comprised of four parcels: the Atherton Tech Center, Herman Miller, Placer Ranch, and JBC Investments. The Atherton Tech Center, an almost fully-developed 86.8-acre site is bounded on the north by Sunset Boulevard, the east by the Placer County/City of Rocklin City limits, the south by a proposed intersection with SR 65, and on the west by SR 65. Herman Miller, an office furniture manufacturing company, is located directly to the north across Sunset Boulevard, on approximately 158.3 acres. A portion of the Herman Miller site is currently developed with a light industrial use; the remainder of the site is vacant. The JBC Investments (114.2 acres) and Placer Ranch (147.3 acres) portions of the project site are currently vacant.

City of Rocklin

Because the project site is within the City's Sphere of Influence, the City of Rocklin has adopted land use designations for the site. The "Sunset Rancho Estates" area is designated as Planning Reserve and the "Stanford Ranch (Atherton Area)" is designated as Light Industrial (light industrial and heavy industrial).¹

1. City of Rocklin, General Plan Land Use Diagram.

Existing Land Use Designations and Uses in the Project Vicinity

The project site represents the last large undeveloped tract within the City of Rocklin's Sphere of Influence.² The surrounding land uses are either currently developed or are undeveloped lands that are part of planned development areas.

North

The lands to the north are within the Twelve Bridges Specific Plan Area in the City of Lincoln. This 5,706-acre area, including 2,300 acres for an adult community, consists of a master planned community with a total of 11,231 residential units (6,800 age-restricted and 4,431 conventional), 119 acres of commercial, 82.3 acres of employment center, and approximately 2,654 acres of parks, open space, golf courses, and schools. Portions of the project are currently under construction. The land designated as Open Space adjacent to SR 65 was set aside to mitigate for the loss of wetlands in other areas of the Twelve Bridges Specific Plan project.

East

The Whitney Oaks Planned Development consists of 2,361 residential units, three acres of business/professional/retail commercial uses, and lands for parks, schools, open space and a golf course within 1,067 acres. The area is within the City of Rocklin and is currently under construction.

South

Stanford Ranch is a master planned community of mixed urban land uses and consists of 7,550 residential units, 113 acres of business/professional uses, 66 acres of retail/commercial, 266 acres of light industrial, 931 acres for parks, schools and other public land uses within approximately 3,500 acres. The phased project is within the City of Rocklin and is currently under construction.

Sunset West is also a master planned community of 3,081 residential units and 122 acres of commercial/ business/ professional and light industrial uses, schools, parks and open space. The area is within the City of Rocklin and is currently under construction.

West

The lands to the west of the project site are part of the Sunset Industrial Area within Placer County. This planned development area encompasses approximately 8,880 acres along the west side of SR 65, generally lying between Nichols Drive to the south and just south of Moore Road on the north. The area contains both business/ professional and industrial land use categories and is partially developed.

2. City of Rocklin, Environmental Checklist Form, North West Rocklin General Development Plan/Sunset Ranchos, June 18, 1999.

Agricultural Land

Williamson Land Act

Williamson Act contracts promote the preservation of land used for agricultural purposes. When a jurisdiction enters into a contract with a landowner under the Williamson Act, the landowner agrees to limit the use of the land to agricultural and compatible uses for a period of at least ten years. The jurisdiction then agrees to tax the land at a rate based on the agricultural production of the land, rather than its real estate market value. There are no parcels under Williamson Act contract on the project site.³

Important Farmland

The California Department of Conservation has developed a Farmland Mapping and Monitoring Program that classifies the different agricultural soil types related to their ability to sustain agricultural crops. The soil type classifications are as follows:

“Prime Farmland” is land with the best combination of physical and chemical characteristics able to sustain long-term production of agricultural crops. This land must have been used for the production of irrigated crops at some time during the four years prior to the mapping date.

“Farmland of Statewide Importance” is land with a good combination of physical and chemical characteristics for agricultural production, having only minor shortcomings, such as less ability to store moisture, compared to Prime Farmland. This land must have been used for the production of irrigated crops at some time during the four years prior to the mapping date.

“Unique Farmland” is land used for the production of the State’s leading major crops on soils not usually qualifying for Prime or Statewide Importance. This land is usually irrigated, but may include non-irrigated fruits and vegetables as found in some climatic zones in California.

“Farmland of Local Importance” is farmland not covered by the categories of prime, Statewide, or Unique. They include lands zoned for agriculture by County ordinance and the California Land Conservation Act as well as dry farmed lands, irrigated pasture lands, and other agricultural lands of significant economic importance to the County and include lands that have a potential for irrigation from Placer County Water supplies.

“Grazing land” is land on which the existing vegetation is suitable for grazing of livestock. The minimum mapping unit for this category is 40 acres.

“Urban and Built-Up Land” is residential land with a density of at least six units per ten-acre parcel, as well as land used for industrial and commercial purposes, golf courses, landfills, airports, sewage treatment, and water control structures.

“Other Land” is land that does not meet the criteria of any other category. Common examples include low-density rural developments, wetlands, dense brush and timberlands, gravel pits and small bodies of water.

The California Department of Conservation has not identified any Prime, Unique, or Important Farmlands within the project area. No agricultural uses exist within the project area, with the exception of seasonal livestock grazing. There are no lands designated for Agricultural uses

3. <http://www.placerbiodiversity.com>

within the vicinity of the project site. The surrounding lands are part of planned development areas.

The project site is classified as Grazing Land,⁴ because soils on the site are not suitable for growing crops. Soils within the project area are underlain with Mehrten Formation volcanic mudflow and about 35 percent composed of Mehrten Formation conglomerate. Soil development on the mudflow tends to be very thin with typical soil depths less than six inches. Some areas underlain by mudflow may not have any soil. Soil types on the project site are primarily Exchequer, Exchequer Rock Outcrop, and Inks-Exchequer Complex, which have Storie Ratings of 15, 12, and 18, respectively.⁵ A Storie Index Rating between 80 and 100 would qualify as Prime agricultural land under Government Code 56064.

Project Elements

The North West Rocklin General Development Plan is being prepared as a part of the annexation process to provide specific development standards for the designated area. This planning document will serve as the regulatory land use document for the area after it is annexed into the City of Rocklin. The proposed General Development Plan identifies the zoning for the area as a Planned Development (PD). The PD zone is intended to encourage “a creative and more flexible approach to the use of land; to maximize the choices of types of living environment available to the people of the City; to encourage more efficient allocation and maintenance of privately controlled open space through the redistribution of overall density where rearrangement is desirable and feasible.” This district provides for greater creativity in design than is provided in the strict interpretation of the zoning and subdivision ordinance. Proposed zoning districts are defined in Table E-1 and shown in Figure E-1.

All provisions of the City’s Municipal Code apply to the Proposed Project unless otherwise specified in the General Development Plan. The provisions of the Plan will prevail whenever there is a conflict between the City’s Municipal Code and the Plan.⁶

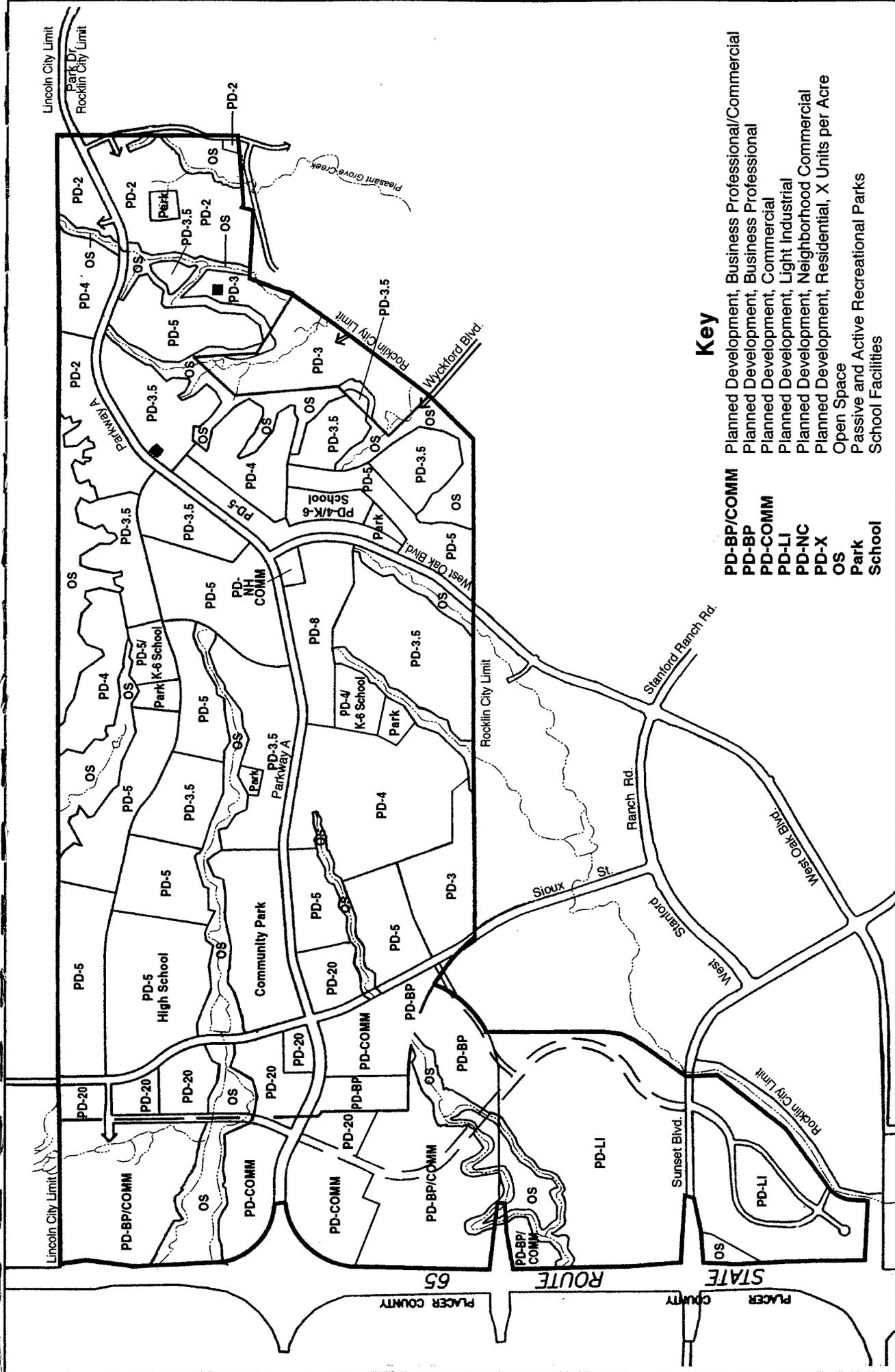
Comparison of Existing and Proposed Development Potential for the Proposed Project Area

The development potential of the portion of the project area currently known as the SR 65 Corridor plan area would remain essentially the same after the proposed annexation. The existing land use designations in this area include Office/Commercial/Light Industrial, Industrial Park and Open Space. The proposed land use designation for this area is Business Professional, Business Professional/Commercial and Light Industrial.

4. *Placer County Important Farmland – 1998*, California Department of Conservation, Farmland Mapping and Monitoring Program.

5. United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Placer County California, Western Part*, July 1980.

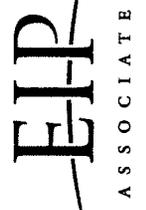
6. Community Development Department, City of Rocklin, *North West Rocklin General Development Plan*, June 18, 2001.



Key

- PD-BP/COMM Planned Development, Business Professional/Commercial
- PD-BP Planned Development, Business Professional
- PD-COMM Planned Development, Commercial
- PD-LI Planned Development, Light Industrial
- PD-NC Planned Development, Neighborhood Commercial
- PD-X Planned Development, Residential, X Units per Acre
- OS Open Space
- Park Passive and Active Recreational Parks
- School School Facilities

SOURCE: City of Rocklin, Terrance E. Lowell & Associates, Inc., North West Rocklin General Development Plan, June 18, 2001; EIP Associates, June 2001.



- Project Boundary
- Existing Residences
- Streamcourses

Figure E-1
Proposed General Development Plan Zoning Diagram

Land Use	Existing County Zoning (D.U.s or Acreage)	Proposed Zoning (D.U.s or Acreage)	Change (D.U.s or Acreage)
Residential	Approx. 123 ¹ D.U.s	4,469 D.U.s	+4,346 D.U.s
Commercial	None ²	96.6	min + 97 ac.
Business Professional	None	32.3	32.3
Bus. Prof/ Commercial	None	144.6	144.6
Light Industrial	239.3	210.4	-28.9
Business Park	261.5	None	-261.5
Open Space	5	259.4 ac.	+ 254.4 ac.
Schools	None	3 Elementary 1 High school	+ 3 Elementary + 1 High school
Parks	None	60 ac.	+ 60 ac.
Notes:			
1. Number of dwelling units on Parcel K has not been established, but an approximation was developed using the current zoning of 10 acres per dwelling unit.			
2. The current Business Park Zone allows commercial uses that are primarily for the support of other businesses within the Sunset Industrial Park District. For purposes of this discussion, there are no lands zoned for commercial uses that would serve the residential portions of the project site.			
Source: North West Rocklin General Development Plan, June 18, 2001.			

REGULATORY SETTING

Federal and State

There are no specific federal or State regulations pertaining to land use.

Local

Placer County Local Agency Formation Commission

The objectives of Local Agency Formation Commissions (LAFCOs) are to encourage the orderly formation of local government agencies, preserve agricultural land and discourage urban sprawl. LAFCOs review proposals for the formation of new local government agencies and regulate changes, such as boundary lines, of existing agencies. A LAFCO is the entity that evaluates proposals for the creation of cities or special districts, as well as proposals to annex additional land to local jurisdictions. If the Proposed Project is approved, service districts, such as the South Placer Municipal Utility District, must include the project site into its sphere of influence and annex the area if they will be providing service. This process must be reviewed and approved by LAFCO.

Placer County LAFCO would be responsible for approval of the proposed annexation. Because Rocklin is the jurisdiction best suited to provide public services to the area, the Placer County LAFCO determined that the project area is within the sphere of influence of the City of Rocklin. This EIR will be used by the Placer County LAFCO during their review of the proposed

annexation of the project site to the City of Rocklin. Placer County LAFCO has adopted a comprehensive list of guidelines and policies to implement its stated objectives; however, some policies are intended to provide guidance to the Commission and are not directly applicable to actions by local jurisdictions. Therefore, only the LAFCO policies that apply to aspects of the Proposed Project are addressed in the impact section of this document. The following LAFCO policies would be applicable to the Proposed Project.

1. ENCOURAGE THE ORDERLY FORMATION OF
LOCAL GOVERNMENTAL AGENCIES

a. SERVICE PROVISION

(3) POLICY: The plan for service provision submitted as part of an application for jurisdictional change shall include the following information: (1) an enumeration and description of the services to be extended to the affected territory, (2) the level and range of those services; (3) an indication of when those services can feasibly be extended to the affected territory; (4) an indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed, and (5) information with respect to how those services will be financed.

In addition to the foregoing information, the following information will be required as part of each plan for service:

- (a) a list of the existing services available to the affected area, and the agencies providing those services
- (b) a list of services available through the affected agency or agencies
- (c) a comparison of the existing and proposed service levels and the effects of the proposed change on service in adjacent areas
- (d) a description of all special local taxes, assessments, fees, and outstanding bonds that will potentially affect the proposal area
- (e) identification of any resource shortages or facility inadequacies presently experienced or anticipated by the affected agency

(4) POLICY: All proposals involving jurisdictional change will include a plan for services. Those proposals initiated by resolution of the affected agency shall include the plan for service with the application. When proposals are initiated by petition, the Commission's staff shall notify the affected agency and request a plan for service. In cases where the proposed jurisdictional change involves a reorganization, the plan for service shall address all of the affected agencies.

b. COMMUNITY APPROACH

(2) POLICY: Service provision shall be viewed on a community basis. Annexation to a city shall generally be accompanied by simultaneous annexation to the special districts that serve that community. Likewise, when possible, annexation to a special district that serves a city shall include annexation to that adjacent city.

d. BOUNDARIES

(2) POLICY: The Commission will generally honor an agreement between a city and the County, or a city and a city with respect to the inclusion or exclusion of roads adjacent to one or more of the boundaries of a proposed annexation. If no such agreement is in place, the entire width of any roadway which is adjacent to the property to be annexed should be included within the annexation when one or more of the following conditions apply:

- (a) the roadway will include significant new facilities (such as sewer lines, water lines, storm drains, or notable traffic control measures) that will be maintained by the annexing jurisdiction;
- (b) based upon existing and future potential land uses in the area, the primary users of that portion of the road would most likely be generated by the annexing entity; or
- (c) whenever the Commission, after considering the overall impacts, adjacent land uses, historic and perceptual boundary concerns, and other factors relevant to LAFCO policy, determines that annexation of the roadway would be appropriate.

(3) The environmental documentation prepared for each project which proposes annexation of property to a city in which one or more of the boundaries between the city and the County or the city and another city are delineated by a road, shall include analyses which place the road within each of the jurisdictions. The environmental document or a supplemental document prepared by the applicant shall address the long-term maintenance costs associated with each of these potential scenarios.

(4) POLICY: Special districts shall be detached from an area when a city annexes that area and assumes the role of service provider in place of the special district.

2. PRESERVE AGRICULTURAL LAND AND
OPEN SPACE RESOURCES

(1) POLICY: The Commission encourages all agencies within the County to adopt and exercise development policies that promote orderly development and logical boundaries and protect productive agricultural lands and significant open space areas, including riparian areas.

(2) POLICY: Unless the subject area is substantially developed to its ultimate use, annexation to a city or special district will be linked to a proposal to develop and not be speculative in nature. Development plans, including a timetable, will be required as part of the LAFCO application for annexation.

(3) POLICY: Generally annexation of farmlands shall not be permitted when significant areas of non-productive farmland are already available. Development of vacant land within a city or district should be developed prior to fringe areas.

3. ENCOURAGE LOGICAL PATTERNS OF GROWTH AND
DISCOURAGE URBAN SPRAWL

a. ORDERLY GROWTH

(1) POLICY: The Commission encourages the urbanization of certain lands over others and hereby establishes a priority list for urbanization:

- (a) vacant or undeveloped land within the existing boundaries of a city
- (b) vacant or underdeveloped land within the adopted sphere of influence of a city
- (c) vacant or underdeveloped land outside the adopted sphere of influence of a city

(2) POLICY: The commission will consider the following factors in determining logical growth patterns in reviewing proposals for annexation to a city or expansion of a city's sphere of influence:

- (a) adjacency with existing and planned growth pattern of the city
- (b) projected growth demand and relationship to remaining lands to be developed within the city and its existing sphere
- (c) ability of the city to provide and fund needed services (utilities, transportation, public safety, recreation, libraries) to the levels defined by the city's general plan
- (d) pending or anticipated development applications to the County for areas within a city's existing sphere

(3) POLICY: The commission discourages urban level development in unincorporated areas adjacent to city boundaries.

c. ANNEXATIONS

(1) POLICY: To allow for the evaluation of projected growth demand and its relationship to remaining lands to be developed within the city, proposals for annexations to a city or reorganizations including annexation to a city (except unincorporated islands and minor adjustments) shall be accompanied by the following:

(a) A market absorption study analyzing proposed uses in relation to similar uses within the city. The study shall:

- I. cover a 15 to 20 year planning horizon,
- II. include all major land use categories proposed within annexation (residential, commercial, office and industrial),
- III. identify project and citywide buildout capacities for the proposed land uses,
- IV. provide an analysis of the competitive strength of the affected city land uses within the regional market, and the proposed project land uses within the anticipated city capture of that regional market,
- V. contain a breakdown of projected absorption and supply margins over time by both land use and by geographic planning area within the city. At a minimum, the analysis should distinguish projected absorption between the proposed annexation area and the existing (infill) portion of the city, and
- VI. include a summary of key assumptions and methodologies used in generating the absorption projections.

(b) Analysis of alternative project sites located elsewhere within the city or its existing sphere. This analysis shall be included as an alternative in the environmental document prepared for the proposed annexation or reorganization including annexation. If such alternative sites are determined not to be feasible as defined by CEQA, the environmental document shall include a discussion of the reasons and relevant data used to make determinations. LAFCO staff shall be afforded the opportunity to comment on the adequacy of the alternatives analysis prior to certification of the environmental document.

(2) POLICY: Unless special circumstances can be demonstrated, city annexations or reorganizations including city annexations shall be discouraged if there are feasible alternative sites for the annexation proposal already within the city.

(4) POLICY: All city annexation proposals shall be rezoned unless this city or landowner is able to prove to the satisfaction of the Commission that it would be detrimental to do so.

4. ADMINISTRATIVE POLICIES

b. ENVIRONMENTAL

(1) POLICY: Whenever an agency is considering a project (such as rezoning, a general plan amendment, site development, or the installation of infrastructure) that requires annexation or some other jurisdictional reorganization, the environmental review for that project shall include consideration of the environmental impacts of annexation or jurisdictional reorganization, and LAFCO shall be treated as a responsible agency.

Placer County

The County establishes land use designations and policies through its General Plan. These policies are implemented through the zoning and subdivision ordinances and the development review process. The eastern portion of the project site is currently zoned for Residential-Agriculture with a ten-acre minimum parcel size. The purpose of the Residential-Agriculture zoning district is to stabilize and protect the rural residential characteristics of the area. The land use standards for the business park and industrial park are codified in Section 5.320 and Section 5.340, respectively, of the Placer County Zoning Ordinance. In general, these zoning districts provide for a mixture of light industrial and office-commercial land uses in a campus-like setting. The western portion of the project site is part of the Sunset Industrial Area, a planned development industrial park. The commercial portion of the project site is currently governed by the Sunset Industrial Area Plan. It should be noted that, if the project annexation to the City of Rocklin is approved by LAFCO, the Placer County land use policies would no longer apply.

City of Rocklin

The City of Rocklin establishes land use designations and policies through the General Plan. Planning policies are implemented through infrastructure plans and programs, the General Development Plan adopted for the project site, and the zoning and subdivision ordinances.

City of Rocklin General Plan

The General Plan for the City of Rocklin sets forth policies and guidelines for orderly growth and development within the city. The General Plan also provides direction for land uses, public facilities and infrastructure, zoning, subdivision regulations, and intensity of development within the project site. The proposed development would be required to achieve consistency with applicable plans and policies. For Planned Developments, the City also requires the preparation of a General Development Plan that establishes specific zoning guidelines and conditions for development. The Land Use Element of the General Plan establishes a pattern for land use development; sets the policy for population and building intensity of development; and designates the general distribution and intensity of land uses.

The relevant City of Rocklin General Plan policies for land uses within the Proposed Project are listed below.

General Plan Policies for New Residential Land Use

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

Policy 6: To provide a variety of residential land use designations that will meet the future needs of the City.

Policy 7: To require that new development in or near existing residential areas be compatible with those existing neighborhoods.

Policy 8: To coordinate planning in areas contiguous to neighboring jurisdictions in order to ensure compatible land uses.

Policy 9: To promote flexibility and innovation in residential land use through the use of planned unit developments, developer agreements, specific plans, mixed use projects, and other innovative development and planning techniques.

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

Policy 12: To encourage the use of the "village concept" in new projects of 500 acres or more in size, in order to encourage higher density core areas and encourage alternatives to the use of the automobile for short trips.

Policy 13: To establish residential design standards, especially for hillside and other unique areas.

Policy 14: To encourage medium-high and high density residential areas near major arterial and collector streets.

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

General Plan Policies for Commercial Land Use

Policy 18: To approve designation of sufficient commercial land to meet the future needs of the City.

Policy 19: To ensure that adequate parking and access are included in approved commercial development plans.

Policy 20: To avoid "strip commercial" land uses in newly developing areas by encouraging the "village concept" of grouping commercial land use in village core areas.

Policy 21: To minimize conflicts between new commercial land uses and other land uses, especially residential, park, and recreational uses.

Policy 22: To require that commercial land uses be buffered from incompatible land uses and protected from encroachment by residential or other incompatible uses through the use of techniques including, but not limited to, landscaping, soundwalls, berms, fencing, open space setbacks, greenbelts, and building orientation.

Policy 23: To promote flexibility and innovation in commercial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques.

General Plan Policies for Industrial Land Use

Policy 31: To require that industrial land uses be buffered from incompatible land uses and protected from encroachment by residential or other incompatible land uses through the use of techniques including, but not limited to, landscaping, soundwalls, berms, fencing, open space setbacks, greenbelts, and building orientation.

Policy 32: To encourage industrial land uses that do not harm the environment or pose danger to City residents.

Policy 33: To designate land for industrial uses sufficient to meet future City needs, but limited to uses that will not negatively impact existing or future neighborhoods.

Policy 34: To promote flexibility and innovation in industrial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques.

General Plan Policy for Land Use Consistency:

Policy 43: To base the evaluation of implementation measures and actions for consistency with the General Plan on whether or not the measures and actions further the goals and policies of the General Plan.

General Plan Policies for Open Space, Conservation and Recreation

Policy 8: To require dedication of parkland as a condition in the early stages of the development process, including approval of rezoning, where it is necessary to ensure consistency with or implementation of the goals and policies contained in the General Plan.

Policy 15: To provide adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources.

Action Plan for Open Space, Conservation and Recreation Needs

- 1) The City will apply open space designations to all lands located within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat. The City will designate a buffer area greater than 50 feet for perennial streams when it is determined that such a buffer area is necessary to adequately protect drainage and habitat areas. In designating these areas as open space, the City is preserving natural resources and protecting these areas from development.

- 7) The City will continue to meet the needs of five acres of park area per thousand persons residing within the City by any or all of the following: collection of park fees, dedication of parkland, rehabilitation of existing park and recreation facilities, installation of park improvements, and provision for operation and maintenance.

City of Rocklin Zoning Ordinance

The City's Zoning Ordinance provides regulations that control the uses of land, density of dwelling units, the uses and locations of structures, as well as other standards to ensure that the goals of the General Plan are met. Zoning districts are based on the General Plan designation for each site and provide specific development requirements for the site. The proposed development would be required to achieve consistency with the applicable policies of the ordinance. In accordance with Section 17.60 of the City's zoning ordinance, the proposed zoning for the project is PD, which encourages a creative and more flexible approach to the use of land through a combination of land uses. See Table E-1 for the proposed zoning designations for the project site and the proposed purpose of each designation.

Rocklin Subdivision Ordinance

Title 16, Subdivision Ordinance, was adopted to supplement and implement the Subdivision Map Act and to provide policies, standards, requirements, and procedures to regulate and control the design and improvement of all subdivisions in the city. Any subsequent development of the Proposed Project site would be subject to the provisions of this ordinance.

SIGNIFICANCE CRITERIA

For purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Result in the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide Importance to non-agricultural use;
- Allow development of land uses that would be incompatible with existing or planned surrounding land uses; or
- Allow development that would be inconsistent with the City's General Plan, or any other City plans, policies, or ordinances adopted for the purpose of avoiding or mitigating an environmental effect.

It is important to note that, for policies that are permissive, the Proposed Project would not be considered inconsistent unless implementation of the project would clearly impede the intent of the policy. If the project does not satisfy all aspects of a particular policy, but generally meets the intent, it would be considered generally consistent.

IMPACTS AND MITIGATION MEASURES

Impact: **E-1 The Proposed Project would convert agricultural/grazing land to non-agricultural uses.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: Approximately 1,345 acres of the Proposed Project site currently designated as Residential-Agricultural (R-A) would be converted to non-agricultural uses. The remainder of the site is currently approved for development as business and industrial parks. Approximately 123 homes could be constructed on the site in accordance with the current R-A land use designation. The purpose of the R-A zoning is to stabilize and protect rural residential characteristics and promote a suitable environment for family life, including agricultural uses.⁷ In addition to residential development, uses such as churches, schools, hospitals, and residential care homes currently may be allowed in this zoning designation with certain permits. The lands surrounding this portion of the Proposed Project site have been designated for non-agricultural uses: residential to the north, east, and south and business and industrial parks to the west.

The project site is not under a Williamson Act contract, is not irrigated, and historically has been used for dry grazing. The California Department of Conservation, Farmland Mapping and Monitoring Program, classified the entire site as "grazing" and, therefore, determined that the site does not contain Important Farmland.⁸ The soils on the project site are rated generally as Grade 5 and Grade 6, based on the Storie Index.⁹ Grade 5 soils are poorly suited for agriculture and Grade 6 soils are not suited for agriculture.

The project site is currently anticipated to be developed with residential and business and industrial parks, with agricultural uses allowed on the residential portions of site. Although the proposed land use designations would preclude any agricultural use of the land, the loss would not be significant. The current agricultural uses are limited due to the poor soils and the residential lot sizes. As the current parcels are developed with residential uses, the site loses its value for grazing due to the loss of large, uninterrupted areas. Development of the site under the current land use designations would put restrictions on the agricultural potential of the project area; therefore, the loss of this agricultural land would be less than significant.

Impact: **E-2 The Proposed Project would allow development of land uses that could be incompatible with existing or planned surrounding land uses.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The Proposed Project site is located immediately adjacent to the southern boundary of the Twelve Bridges Specific Plan Area, in the City of Lincoln. The proposed open space and residential uses would be adjacent to the same land uses on the north. The proposed business professional/ commercial and high density residential uses would be adjacent to open space on

7. Placer County Code, Chapter 30, Planning and Zoning.

8. California Department of Conservation, Farmland Mapping and Monitoring Program, *Placer County Important Farmland*, 1998, 1999.

9. U.S. Department of Agriculture, Soil Conservation Service, Soil Survey of Placer County, California, Western Part, July 1980.

the north; therefore, any light, noise or visual impacts of those uses would be less than significant. The Proposed Project would be compatible with the land uses to the north.

The project site is located immediately adjacent to residential developments in the City of Rocklin to the south and northeast. The Proposed Project includes residential and open space adjacent to these developments, which would be considered compatible.

The proposed land use designations of the Proposed Project in the portion of the site adjacent to SR 65 would be planned development business professional/commercial, planned development light industrial, and open space, which are similar to current designations for the site and adjacent properties in the Sunset Industrial Area Plan to the south and west and the Planned Development, Business Professional and Commercial uses to the southeast. Because proposed land use designations would be similar to existing designations, the planned uses would be considered compatible with adjacent uses in the Sunset Industrial Area Plan.

The Proposed Project would be compatible with the adjoining residential land uses to the north, northeast and south, as well as the planned development uses to the west and southeast. Therefore, the Proposed Project would be compatible with the surrounding land uses.

Impact: **E-3 The Proposed Project could allow development of land uses that could be internally incompatible.**

Significance: This is considered a Potentially Significant impact. *Light* *Sound* *Noise* *Noise*

Mitigation: *Light* EMM-3 Implement Mitigation Measures FMM-5, HMM-4, HMM-5 and MMM-3. These mitigation measures shall be implemented at the time of approval of subsequent development entitlements (i.e., use permits, tentative maps, and/or design review).

Significance After Mitigation: This impact would be Less than Significant.

Discussion: The Proposed Project would allow a variety of land uses, including residential, commercial, open space, educational, business park, and light industrial, within the project area. Residential development of different densities would be considered compatible with one another; however, because non-residential uses could include activities that generate visual, noise, and lighting impacts that could be considered a nuisance, there is the potential for incompatibilities between residential and non-residential uses to occur. The proposed North West Rocklin General Development Plan contains design guidelines for each of the zoning districts within the Plan Area, which would have a mitigating effect on potential land use incompatibilities.¹⁰ These design guidelines include measures to buffer the transitions between non-residential and residential uses through the use of setbacks, walls, berms, and landscaping and between residential uses and open space. The General Development Plan also includes standards to buffer the visual and noise impacts that business, commercial and industrial land uses could have

10. Community Development Department, City of Rocklin, *North West Rocklin General Development Plan*, June 18, 2001.

on residential uses. For example, the design guidelines state that commercial loading facilities should be placed as far away from residential uses as possible, and project lighting should be designed to minimize glare to adjacent properties, buildings, and rights of way.

The Proposed Project includes areas designated for schools, including a high school, which would be adjacent to residential areas. High schools generate traffic and could impact parking in adjacent residential areas. In addition, high schools create noise and glare from outdoor activity areas, which could be considered a nuisance to adjacent residential areas. Mitigation Measure FMM-5 requires sufficient on-site parking be provided for the proposed schools to minimize parking impacts in adjacent residential areas. Noise Mitigation Measure HMM-4 requires that commercial loading docks, schools, playgrounds and parks be sited and designed so as not to exceed stationary noise standards at nearby residential areas. Noise Mitigation Measure HMM-5 requires that the high school activities that generate excessive outdoor noise be located as far as possible from residential property lines and that solid noise barriers be constructed between the two uses. Visual Mitigation Measure MMM-3(a) and (b) require siting of light-producing uses to minimize impacts on adjacent uses and the use of shielded fixtures, which would reduce lighting impacts on adjacent properties.

The Proposed Project includes the North West Rocklin Annexation General Development Plan which would contain development standards designed, in part, to reduce impacts between adjoining land uses within the project site. In addition, implementation of FMM-5, HMM-5 and MMM-3(a) and (b) would reduce the impacts of the proposed high school on adjacent properties provided that the Rocklin Unified School District chooses to implement these measures. Therefore, the Proposed Project would allow development of land uses that would be compatible with the project site.

Impact: **E-4 The Proposed Project could be inconsistent with the City's General Plan or other City plans, policies, or ordinances.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: Conformance with the City's General Plan policies, as well as City Improvement Standards and Design Standards, has been assumed in the analysis of the Proposed Project's impacts. The City's General Plan would need to be amended to include annexation of the project into the City and to reflect the new land uses proposed by the project. This amendment is included with the Proposed Project entitlements. The Circulation Element of the General Plan would also need to be amended to reflect two additional travel lanes anticipated on the segment of North Whitney Boulevard (Parkway A) between the interchange and Sioux Street. The size of that roadway would change from four to six lanes. Figure 10 of the Circulation element would be amended to reflect changes to the bicycle system, including the incorporation of several Class I bike paths through the project area.

The North West Rocklin General Development Plan standards and guidelines implement the development goals and policies of the City of Rocklin General Plan. That is, the General

Development Plan has been designed to be consistent with the General Plan and to implement applicable General Plan policies.

The General Plan policies that apply to the Proposed Project are listed and evaluated in the appropriate technical chapters of this EIR to determine if the Proposed Project would be consistent. City policies that guide residential, business, commercial, industrial, and open space land uses are listed in the Setting section of this chapter. The Proposed Project is consistent with these policies for the following reasons. Consistent with Policy 6, the Proposed Project contains a variety of residential uses. As recommended in Policy 9, the Proposed Project is a Planned Development. The project is contiguous to existing and serviced areas of the City of Rocklin as specified in Policy 1. The Proposed Project is consistent with Policies 12, 14, and 16, which provides for the overall design concept of the site. With respect to commercial and industrial land use policies, the Proposed Project contains a variety of employment generating uses to provide for the future needs of the City. The policies and guidelines contained in the General Development Plan include setbacks and other restrictions to ensure that internal uses are compatible with each other (as specified in Policies 7, 8, 19, 21, 22, 31, and 33), as described under Impacts E-2 and E-3 in this chapter. The policies and guidelines in the General Development Plan include setback and fencing requirements to ensure protection of natural resources as specified in Policy 15. Therefore, the Proposed Project would allow development of land uses that would be consistent with the City's General Plan and other applicable policies and ordinances.

Impact: **E-5 The Proposed Project could be inconsistent with Placer County LAFCO guidelines and policies.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: As stated earlier in this section, Placer County LAFCO will determine whether to approve annexation of the project site into the City of Rocklin. In a comment letter responding to the NOP (see Appendix B), LAFCO raised concerns related to LAFCO policies regarding the conversion of agricultural land and existing development potential within the City. This analysis addresses project consistency with LAFCO policies, including concerns expressed by LAFCO.

One of Placer County LAFCO's goals is to encourage the orderly formation of local government agencies. Policy 1a(3) addresses changes in territory as it affects service districts. Policies 1b(1) and 1b(2) encourage that the annexation to a city and special district are simultaneous. Specific requirements of Policy 1a(3) include disclosure of the physical boundaries to be served, extent of improvements required, comparison of the existing and proposed service levels, any existing resource shortages or facility inadequacies, and means of financing. The Proposed Project would require the expansion of service area boundaries to serve the project site. Applications for annexation to the City of Rocklin and the applicable service districts would be submitted simultaneously. Chapters J and K, Public Utilities and Public Services, respectively, describe the extent to which service boundaries would change and infrastructure required to serve the project, compares existing and proposed service levels, and identifies any potential resource shortages or facility inadequacies. As stated in Chapters J and K, existing service providers would be able to

accommodate the Proposed Project. Chapters J and K also describe financing methods, such as hook-up fees and developer contributions towards fair-share costs of system improvements. Because the Proposed Project would simultaneously annex the site into the City and special districts, and this EIR describes any existing resource shortages or facilities inadequacies, the Proposed Project is consistent with these policies.

LAFCO Agricultural and Open Space Policies 2(1), 2(2), and 2(3) are intended to protect open space and agricultural land from premature conversion. Policy 2(3) specifically states that vacant land within a city should be developed prior to areas on the fringe of the city. The Proposed Project would result in the loss of grazing land, but this loss is not considered significant because the productivity of the site for other agricultural uses is limited, as discussed earlier. The Proposed Project includes 60 acres of parks and 259.4 acres of open space areas, generally located in slope areas greater than 25 percent and in the project area's natural drainages. All natural drainages would be preserved within open space areas. Open space areas would be delineated at a minimum of 50 feet from the center of the drainages.

Policy 3a(1) states that vacant or underdeveloped land within the city should be considered prior to annexing additional land. Based upon the estimated number of acres designated for residential use in the city, taking into account the number of units proposed or approved on sites with development pending and the allowed densities on sites where no development is pending, there is a capacity for approximately 5,793 additional residential units in the undeveloped portions of the City of Rocklin.¹¹ The City issued an average of 1,133 residential building permits per year between 1996 and 2000.¹² As this rate, the residential land in the City would be built out in just over four years. This project proposes 4,469 residential units; therefore, there would not be sufficient land within the city to accommodate the residential component of the Proposed Project.

There are approximately 520 acres of undeveloped non-residential land remaining in the City that would accommodate the nonresidential portions of the Proposed Project.¹³ However, the City determined that, because the proposed non-residential land is within the City's Sphere of Influence and is contiguous to the residential area included in the original annexation application, the inclusion of this land in the annexation application is appropriate.

LAFCO Policy 3a(2) includes factors that LAFCO will consider in determining logical growth patterns when considering annexation to a city. Factors include adjacency to existing and planned growth in the city, projected growth in relation to remaining undeveloped areas in the City, ability to provide services to the annexed area, and pending or anticipated development applications to the County for areas within the City's sphere of influence. Policy 3a(3) specifically discourages urban level development in unincorporated areas adjacent to City boundaries. As stated previously in this chapter, the project area is adjacent to developing areas within the City of Rocklin. Based upon projections for residential development, the supply of residential land in the City is limited. Because the non-residential areas on the western portion of the site are already designated for development under the Sunset Area Industrial Plan, the

11. George Djan, Terrance Lowell Associates, memorandum, November 7, 2000.

12. George Djan, Terrance Lowell Associates, memorandum, November 7, 2000.

13. George Djan, Terrance Lowell Associates, memorandum, November 7, 2000.

Proposed Project would not increase the amount of land designated for these types of uses. Further, incorporating the non-residential area within the City's existing Sphere of Influence would reduce the amount of development in unincorporated areas of the County, consistent with Policy 3a(3).

The market absorption study required by LAFCO policy 3c(1)(a) will be prepared prior to formal submittal to LAFCO and would analyze the proposed uses of the project in relation to similar uses within the City. This study would allow for the evaluation of projected growth demand and its relationship to the remaining lands to be developed within the City.

LAFCO Policy 1d(3) requires that, when a roadway delineates a boundary for an annexation, the environmental documentation must include analyses that place the road within each of the jurisdictions. The east boundary of SR 65 would be the western boundary of the Proposed Project. Because SR 65 is under the jurisdiction of the State of California, the long-term maintenance costs associated with that facility would be borne by the State. This circumstance would not change whether the facility is within the City of Rocklin's corporate boundary or not.

For the reasons stated, the Proposed Project would be in conformance with Placer County LAFCO guidelines and policies. Conformity with these guidelines and policies ensures that the Proposed Project represents a logical pattern of growth due to the surrounding land uses and the availability of public services and utilities.

Impact: **E-6 The Proposed Project could restrict the amount of right-of-way available for a State highway interchange at North Whitney Boulevard (Parkway A).**

Significance: This is considered a Potentially Significant impact.

Mitigation: EMM-6 If development applications are proposed in the vicinity of the future North Whitney Boulevard/State Route 65 interchange prior to construction of the interchange, development shall be limited to provide for sufficient right-of-way for the interchange, as determined by Caltrans in a Project Study Report for the interchange. The amount of land that would be needed is unknown at this time, because the type and design of the interchange has not been determined. This mitigation measure shall be implemented at the time of approval of the tentative map, use permit, or design review applications.

Level of Significance
After Mitigation: This impact would be Less than Significant.

Discussion: The two parcels located on the east side of SR 65 on the north and south sides of the North Whitney Boulevard (Parkway A) intersection right-of-way are currently designated for Business Park/ Commercial/ Light Industrial uses in the Sunset Industrial Area Plan. The Sunset Industrial Area Plan contains restrictions affecting the timing of development of those parcels. Specifically, these parcels should not be developed for uses other than agriculture or open space until a State highway interchange is constructed at the location or an arterial roadway connection

to existing arterial roadways is constructed in either the City of Lincoln or the City of Rocklin. An agricultural or open space use of the property would not preclude future development of an interchange at this intersection because no structures would be constructed. The above mitigation measure would ensure that any development on these parcels would not interfere with the future construction of an interchange at this location.

CUMULATIVE IMPACTS

The land use analysis does not typically include a separate discussion of cumulative impacts because the project analysis considers both existing and planned land uses, including land use goals and policies. There are no impacts resulting from the additive effect of other proposed or speculative land use plans. Because the above impact analyses includes discussions of the existing and planned land uses in the project area, the cumulative land use impacts would not differ from those identified for the project.

F. TRANSPORTATION/CIRCULATION

SCOPE AND METHODOLOGY

Overview of Traffic Impact Analysis

This chapter provides a discussion of the potential impacts on traffic and circulation resulting from development of the Proposed Project. Information provided in this section was gathered from several sources including the City of Rocklin General Plan and the Circulation Element of the General Plan. The traffic and circulation analysis presented in this chapter is based on the *Traffic Impact Study for the Northwest Rocklin Annexation, Final Report* by Fehr & Peers Associates, Inc. (July 6, 2001). The Fehr & Peers Traffic Impact Study is available for review at the City of Rocklin Community Development Department, 3790 Rocklin Road, Rocklin, CA, 95677.

The traffic and roadway circulation analysis performed for the Proposed Project determined that several road segments, both in and outside the project boundaries, would be affected by project development. Most notably, there were several roadways and intersections in the City of Roseville that would be negatively affected by the project. Although suitable mitigation was provided to reduce these impacts to less than significant levels, because these areas are in Roseville, the City of Rocklin has no authority to require the implementation of the measures. Therefore these impacts would remain significant and unavoidable. Other road segments in the City of Rocklin would be negatively affected as well, however, suitable mitigation would be incorporated into the project, and implemented by the City, to reduce these impacts to acceptable levels. The traffic study also determined that the Proposed Project would create an additional need for transit services and for the existing bicycle and pedestrian trail system to be extended into the project site. Such provisions were incorporated into project plans reducing these impacts to acceptable levels. Lastly, the ultimate number of schools on the project site could negatively affect traffic in the study area. Although traffic modeling assumed worst case conditions and mitigated for these conditions, this issue will be revisited once the final number of schools is determined just to be sure that the conclusions and mitigation measures presented in this sections remain valid. In the event modifications are required, the Project Developer will be responsible for adequately mitigating those impacts.

During preparation of the Initial Study (IS) for this EIR, several potential impacts were found to be below a level of significance under existing plus project conditions, largely due to the fact that the site currently exists in an undeveloped state and has no road system. These impacts include changes in traffic patterns, hazardous changes in road designs (such as sharp curves), impacts on emergency access routes, parking impacts and transit conflicts, such as those to bus service or bicycle use. These issues will not be addressed further in this EIR since they were addressed in the Initial Study. The adequacy of emergency access and evacuation routes necessary to address potential wildland fires is addressed in Section L, Public Safety and Hazards, of this EIR (see Impact L-3). Comments received in response to the Notice of Preparation (see Appendix A) were related to traffic impacts on streets bordering the project area, potential change in Level of Service (LOS) conditions for roads and intersections, timing and financing for the State Route (SR) 65/Whitney Boulevard interchange, and future traffic conditions on roads in and around the project site. Placer County requested

information regarding the timing and financing plan for the proposed Whitney interchange. An infrastructure phasing and financing plan is in the process of being prepared for the project.

Existing traffic conditions are based on traffic counts conducted at major intersections in the project study area in April 2001. The analysis of existing plus project conditions estimates the growth in traffic due to the Proposed Project at each intersection and each roadway segment and adds that traffic to existing traffic volumes.

Traffic volumes with and without the Proposed Project in 2020 are based on the City of Rocklin Travel Demand Model. The model translates estimates of development (e.g. the number of single-family and multi-family dwelling units, and the amount of square footage of various categories of non-residential uses) and descriptions of the roadway system into estimates of daily and peak hour traffic volumes. The model covers not only the City of Rocklin but also the greater Sacramento region, including all portions of Placer County west of Colfax, all of Sacramento and Yolo Counties, western El Dorado County and southern Sutter County.

The generation and distribution of the project trips under existing conditions is based on a modified version of the City of Roseville's Travel Demand Model that was calibrated to 1997 conditions. This model is essentially the same as the City of Rocklin's Travel Demand Model in terms of its structure, trip rates, and geographic coverage and was used because the City of Rocklin model was calibrated to 1992 conditions and does not adequately reflect the existing roadway network or land uses in South Placer County. The 1997 Roseville model was used to evaluate existing plus project conditions because it provides the most up-to-date version of "existing" land use data for the study area and the region. This travel demand model was used to provide estimates of the growth in traffic volumes at each intersection and each roadway segment. The growth estimates were based on the difference between a 1997 model run with the Proposed Project and a model run without the Proposed Project. The traffic volume growth estimates were then added to April 2001 traffic count data to develop estimates of existing plus project traffic volumes for each study area intersection.

Two development scenarios for the annexation area were analyzed under 2020 cumulative conditions:

- Without Project (Buildout of Annexation Area Under Existing Zoning); and
- With Proposed Project (Buildout of Annexation Area Under Proposed Zoning).

Fehr & Peers Associates performed a screening process to identify intersections and roadways that could be affected by development of the Proposed Project. Roadways that are projected to experience a one or more percent increase in traffic due to the Proposed Project were fully evaluated. Based on the results of the screening process, 73 roadway segments and 47 intersections were selected for study under each scenario.

The screening process also indicated a need for an analysis of 30 intersections in the City of Roseville due to the expected project-generated increases in traffic on "gateway" roadways into the City (e.g., Washington Boulevard, Blue Oaks Boulevard, etc). The long-term traffic impacts of the

Proposed Project within the City of Roseville were analyzed using the City of Roseville's 2015 CIP traffic model, which was recently approved by the Roseville City Council. This model uses the Year 2015 as the horizon year for Roseville and assumes 2015 "market" levels of development for the various specific plan areas within the City, including the Northwest, Highland Reserve North, Stoneridge, and North Roseville Specific Plans. All residential and much of the office and commercial uses planned in these Specific Plans are projected to be absorbed by 2015. The model includes a set of roadway improvements that are designed to provide LOS C or better operations at most intersections within Roseville in 2015.

Table F-1 summarizes the number of study roadways and intersections that are projected to operate unacceptably under each scenario.

Level of Service Definitions

Impacts of the Proposed Project on the study area roadway system were determined using "level of service" analysis. Level of Service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table F-2 relates the LOS letter designation to a general description of traffic operations.

Scenario	# of Roadway Segments	Roadways Segments Exceeding City Standards	# of Intersections	Intersections Exceeding City Standards
Existing Conditions	n/a	n/a	12	0
Existing plus Project	n/a	n/a	16	2
Cumulative (Future) without Project (buildout under Existing Zoning)	65	7	42	10
Cumulative with Proposed Project				
In the City of Roseville	n/a	n/a	90	4
Other Study Area Locations	73	6	47	5
Notes: * Other includes intersections within Rocklin, Roseville, Placer County, Lincoln and Loomis. Source: DKS Associates, 2001				

Level of Service	Description	Signalized Intersections (Volume-to-Capacity Ratio)	Unsignalized Intersections (Average Delay Per Vehicle)
A	Represents free flow. Individual users are virtually unaffected by others in the traffic stream.	≤ 0.60	≤ 5.0 sec/veh
B	Stable flow, but the presence of other users in the traffic stream begins to be noticeable.	0.61-0.70	5.1 – 10.0 sec/veh
C	Stable flow, but the beginning of the range of flow in which the operation of individual users becomes significantly affected by interactions with others in the traffic stream.	0.71-0.80	10.1 – 20.0 sec/veh
D	Represents high-density, but stable flow.	0.81-0.90	20.1 – 30.0 sec/veh
E	Represents operating conditions at or near the capacity level.	0.91-1.00	30.1 – 45.0 sec/veh
F	Represents forced or breakdown flow.	>1.00	> 45 sec/veh

Source: *Highway Capacity Manual – Special Report 209* (Transportation Research Board, 1994) and *Interim Materials on Highway Capacity - Circular 212* (Transportation Research Board, 1980).

Signalized intersections were analyzed using the methodology described in *Interim Materials on Highway Capacity - Circular 212* (Transportation Research Board, 1980) consistent with City of Rocklin standards. This methodology determines the level of service by comparing the volume-to-capacity (v/c) ratio of critical intersection movements to the thresholds shown in Table F-2.

Unsignalized intersections were analyzed using the methodology contained in the *Highway Capacity Manual – Special Report 209* (Transportation Research Board, 1994). Table F-2 displays the average delay thresholds for each level of service category.

Operations on study roadway segments were evaluated by comparing average daily traffic volumes to the daily volume level of service thresholds in Table F-3. These thresholds were established for previous environmental analyses in the Cities of Rocklin and Lincoln, and the Counties of Placer and Sacramento.

Facility Type	Average Daily Traffic Volume Threshold				
	LOS A	LOS B	LOS C	LOS D	LOS E
Two-Lane Street	9,000	10,700	12,000	13,500	15,000
Four-Lane Undivided Arterial	18,000	21,300	24,000	27,000	30,000
Four-Lane Divided Arterial	20,250	23,625	27,000	30,375	33,750
Four-Lane Restricted-Access Arterial	21,600	25,200	28,800	32,400	36,000
Six-Lane Divided Arterial	30,315	36,000	40,500	45,560	50,525
Six-Lane Restricted-Access Arterial	32,400	37,800	43,200	48,600	54,000
Two-Lane Freeway	18,800	26,400	34,000	38,000	40,000
Four-Lane Freeway	37,600	52,800	68,000	76,000	80,000
Six-Lane Freeway	56,400	79,200	102,000	114,000	120,000
Two-Lane Conventional Highway	3,100	4,800	7,900	13,500	22,900

Sources: *Sunset West Development Plan EIR (1995), Draft Subsequent Twelve Bridges Specific Plan EIR, (1997), Placer County General Plan Update DEIR (1994), and Sacramento County Traffic Impact Guidelines (1997).*

SETTING

Existing Roadway System

Figure F-1 displays the major roadways in the vicinity of the project site. Descriptions of the major roadways in the study area are provided below.

State Route 65 (SR 65) - is a north-south state highway that begins at Interstate 80 (I-80) in Roseville and extends north through Rocklin and Lincoln to SR 70 near Marysville. SR 65 is a four-lane freeway between I-80 and Industrial Avenue and a two-lane to four-lane conventional highway from Industrial Avenue to Lincoln and beyond. Traffic signals exist on SR 65 at Sunset Boulevard, Sterling Parkway, Westlake Boulevard, and several locations in downtown Lincoln.

Sunset Boulevard - extends in a northwest direction from Pacific Street to west of SR 65 in unincorporated Placer County. Sunset Boulevard has two lanes west of SR 65 and four to six lanes east of SR 65.

Stanford Ranch Road - extends from the SR 65/Stanford Ranch Road/Galleria Boulevard interchange in a generally northern direction into Stanford Ranch. It has six lanes between the interchange and Sunset Boulevard, four lanes between Sunset Boulevard and Crest Drive, and six lanes between Crest Drive and West Oaks Boulevard. It continues southwest from West Oaks Boulevard as West Stanford Ranch Road with six lanes, terminating at Sunset Boulevard.

Park Drive - extends north from the Roseville/Rocklin City limit line to east of Wyckford Boulevard as a four-lane to six-lane arterial roadway. South of the Roseville/Rocklin City limit line, this road becomes Pleasant Grove Boulevard and provides access to SR 65 via an interchange.

Industrial Avenue - extends from SR 65 north of the project site to Washington Boulevard in Roseville. It has 2 lanes for its entire length.

Sierra College Boulevard - begins at SR 193 in Lincoln and extends south through Loomis, Rocklin, and Roseville, and into Sacramento County, where it becomes Hazel Avenue. Sierra College Boulevard has two lanes from SR 193 to Taylor Road.

Figure F-2 displays the existing number of travel lanes on key roadways in the study area.

Existing Traffic Volumes

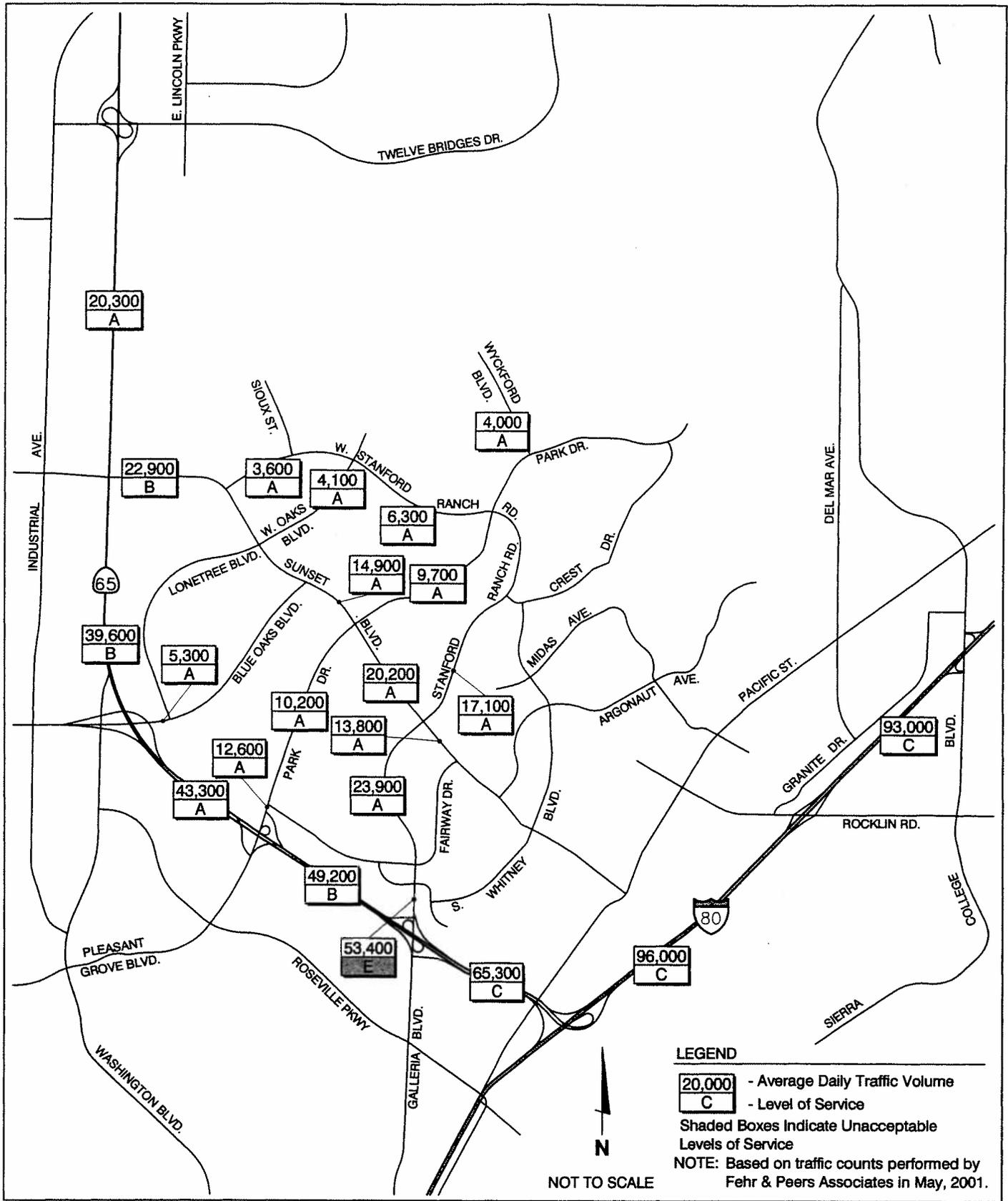
Figure F-3 displays existing average daily traffic volumes on 22 key roadways in the vicinity of the proposed annexation area. Traffic counts were performed at all study intersections and roadways in April 2001.

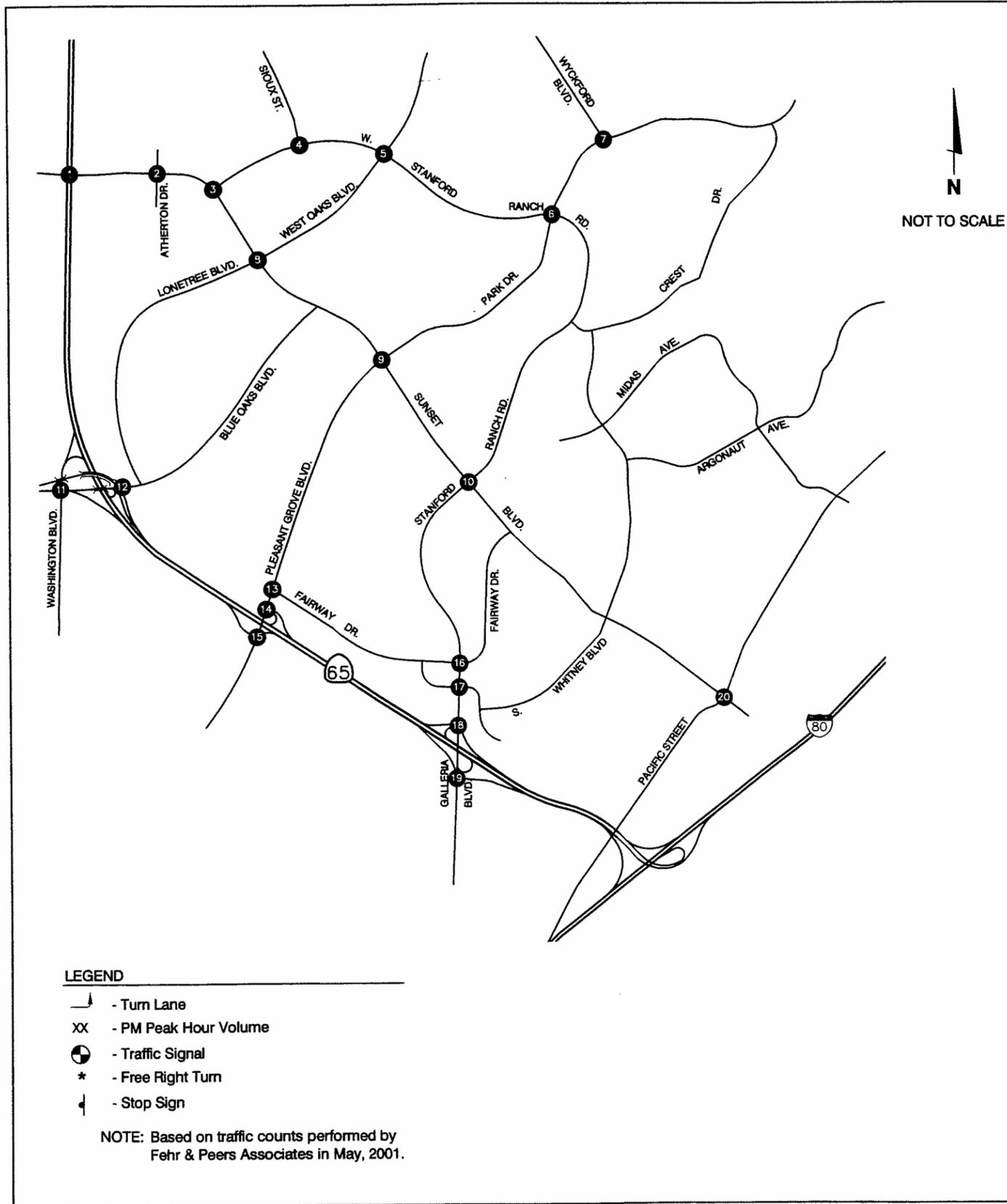
Figure F-4 displays the existing p.m. peak hour traffic volumes, lane configurations, and traffic control devices at 20 key intersections in the vicinity of the proposed annexation area. As shown, each intersection is currently signalized.

Existing Levels of Service

The level of service on roadway segments was determined by comparing the average daily traffic volume to the level of service thresholds in Table F-3. As shown on Figure F-3, all study roadways currently operate at LOS C or better with the exception of Stanford Ranch Road between SR 65 and Five Star Boulevard, which carries approximately 53,400 vehicles per day and operates at LOS E conditions.

Table F-4 displays the existing p.m. peak hour level of service at each intersection (technical calculations are contained in Appendix D of the separately bound appendix). As shown, all study intersections currently operate at LOS C or better during the p.m. peak hour.

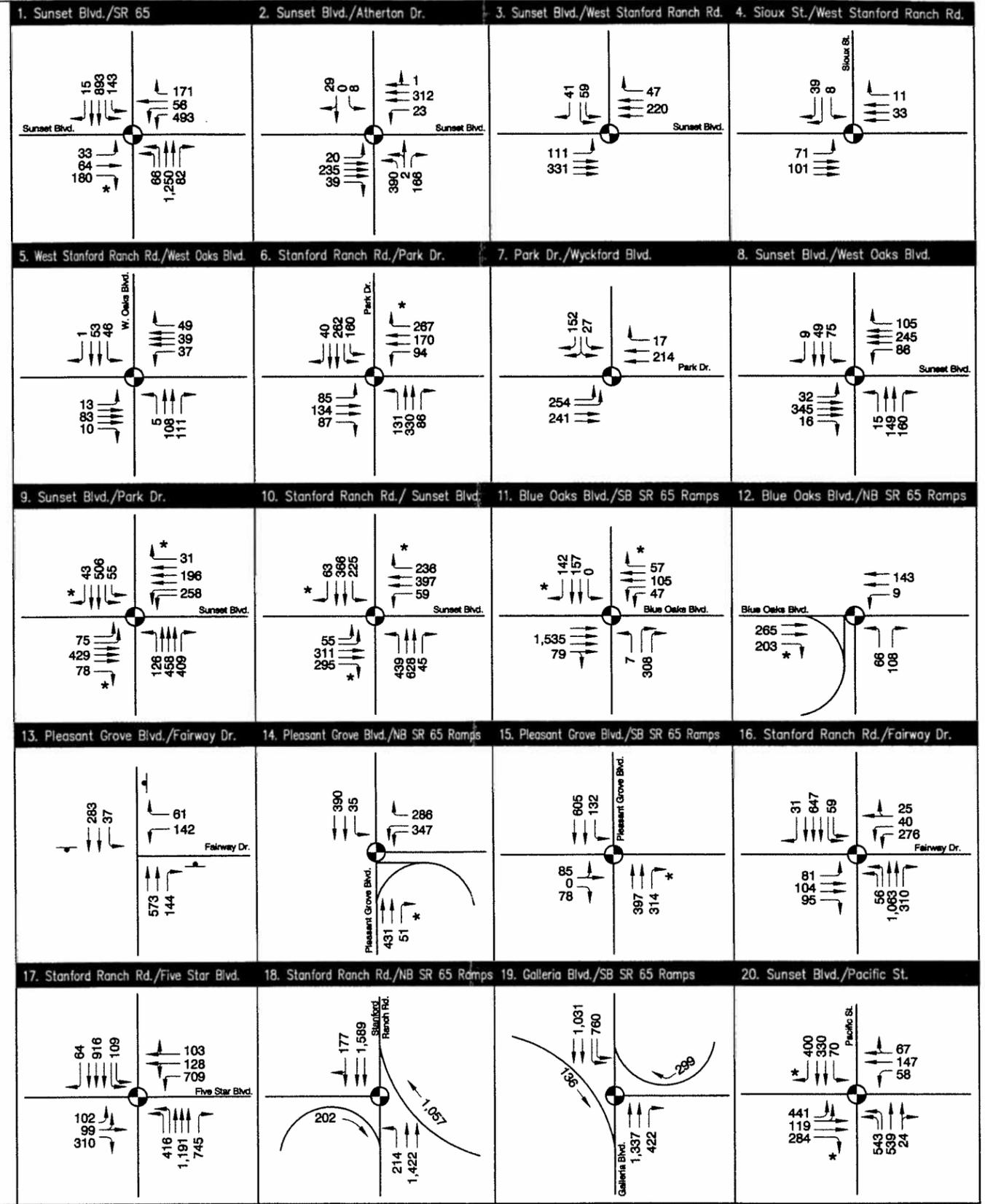




LEGEND

- ↘ - Turn Lane
- XX - PM Peak Hour Volume
- ⊙ - Traffic Signal
- * - Free Right Turn
- ⊥ - Stop Sign

NOTE: Based on traffic counts performed by Fehr & Peers Associates in May, 2001.



Intersection	Control	Volume-to-Capacity Ratio or Avg. Delay ¹	Level of Service
Stanford Ranch Road/Five Star Boulevard	Traffic Signal	0.75	C
Stanford Ranch Road/Fairway Drive	Traffic Signal	0.58	A
Sunset Boulevard/Stanford Ranch Road	Traffic Signal	0.62	B
Sunset Boulevard/Park Drive	Traffic Signal	0.48	A
Stanford Ranch Road/Park Drive	Traffic Signal	0.38	A
Sunset Boulevard/West Oaks Boulevard	Traffic Signal	0.26	A
West Stanford Ranch Road/West Oaks Boulevard	Traffic Signal	0.13	A
Sunset Boulevard/West Stanford Ranch Road	Traffic Signal	0.15	A
West Stanford Ranch Road/Sioux Street	Traffic Signal	0.06	A
SR 65/Sunset Boulevard	Traffic Signal	0.76	C
SR 65 SB Ramps/Blue Oaks Blvd./Washington Blvd.	Traffic Signal	0.53	A
SR 65 NB Ramps/Blue Oaks Boulevard	Traffic Signal	0.18	A
SR 65 SB Ramps/Pleasant Grove Boulevard	Traffic Signal	0.29	A
SR 65 NB Ramps/Pleasant Grove Boulevard	Traffic Signal	0.38	A
SR 65 SB Ramps/Galleria Boulevard	Traffic Signal	0.76	C
SR 65 NB Ramps/Stanford Ranch Road	Traffic Signal	0.54	A
Sunset Boulevard/Atherton Drive	Traffic Signal	0.25	A
Park Drive/Wyckford Boulevard	Traffic Signal	0.23	A
Sunset Boulevard/Pacific Street	Traffic Signal	0.59	A
Pleasant Grove Boulevard/Fairway Drive	All-Way Stop	8.3 sec/veh	B

Notes: ¹ Volume-to-capacity ratio for signalized intersections; average delay for unsignalized intersections.
Source: Fehr & Peers Associates, 2001.

Transit Services

Placer County Transit (PCT) is a fixed-route scheduled transit system operated by Placer County. PCT principally serves the I-80 corridor area between Alta and Roseville, SR 65 Corridor area into Lincoln, and the Highway 49 corridor. Some of the routes are "deviated." A "deviated route" means that the buses generally travel on a main route (i.e., I-80) but can deviate from that route up to a certain distance (three-quarter mile in the case of PCT) to serve the specific needs of transit patrons. Currently there are 13 runs a day between Auburn and Rocklin. This route makes some deviations with their buses connecting with Roseville Transit and Sacramento Regional Transit (RT). Other deviated routes provide service to Granite Bay and Loomis. While there are no current plans to extend RT's light rail system to Rocklin, at some future time PCT would like to provide connecting service through Rocklin to RT's light rail system. Roseville, Lincoln and Auburn operate their own transit system with some cooperation at city boundaries.

METHOD OF ANALYSIS

Land Use and Trip Generation for the Proposed Project

Table F-5 compares the land uses within the annexation area under the Proposed Project to cumulative without project conditions.

Annexation Property	Gross Acres	Cumulative Without Project (Buildout Under Existing Zoning) ^{1,2}	Proposed Project ⁶
Sunset Ranchos	1,300	130 SF d.u.'s	3,187 SF d.u.'s 1,186 MF d.u.'s 344.1 ksf Comm. 158.1 ksf BP
Parcel K	47	5 SF d.u.'s	113 SF d.u.'s
Atherton Tech Center	70	70 acres BP/LI	70 acres BP/LI
Herman Miller	156 ³	358 ksf Manuf. 1,346 ksf LI	358 ksf Manuf. 675 ksf BP 675 ksf LI
Placer Ranch	157 ⁴	1,803 ksf BP	304.9 ksf Comm. 522.7 ksf BP 914.8 ksf LI
JBC Investments	115 ⁵	1,137 ksf BP	320.5 ksf Comm. 587 ksf BP
Total	1,845	135 SF d.u.'s 4,286 ksf BP 70 acres BP/LI 358 ksf Manuf.	3,300 SF d.u.'s 1,186 MF d.u.'s 969.5 ksf Comm. 1,942.8 ksf BP 1,589.8 ksf LI 70 acres BP/LI 358 ksf Manuf.
Notes:	<ol style="list-style-type: none"> ¹ The existing zoning of the Sunset Ranchos and Parcel K properties is 1 d.u.'s per 10 acres according to the Placer County Planning Department. ² The existing zoning of the Herman Miller, Placer Ranch, and JBC Investments properties is Business Park according to the Placer County Planning Department. ³ The remaining developable land is about 103 acres after subtracting the existing Herman Miller facility (±33 acres) and 20 acres of open space. ⁴ The developable land is about 138 acres after subtracting 19 acres of open space. ⁵ The developable land is about 87 acres after subtracting 28 acres of open space. ⁶ Land uses for project trip generation based on December 2000 version of the North West Rocklin General Development Plan. Land uses have changed slightly for the Proposed Project. <ul style="list-style-type: none"> - Square footage of business professional uses computed using a 30% floor-to-area ratio. - Square footage of the 27.2-acre commercial site was computed using a 25% floor-to-area ratio. 		
ksf = thousand square feet SF d.u.s = Single-Family dwelling units. MF d.u.'s = Multi-Family dwelling units. Manuf. = Manufacturing BP = Business Professional LI = Light Industrial. Source: Fehr & Peers Associates, 2001.			

Table F-6 displays the estimated daily trip generation of the annexation area under project-specific and cumulative conditions. The trip generation forecasts are based on trip rates from the City of Rocklin Traffic Model. As shown, the gross trip generation of the annexation area would be approximately 8,350 daily trips under the No Project conditions, 88,557 daily trips under Cumulative Without Project conditions, and approximately 129,300 daily trips under the Proposed Project. It should be noted that the trip generation estimates are based on land uses proposed in the December 2000 General Development Plan for the Proposed Project. The land use assumptions for the traffic analysis are included in Table F-6. Since that time, the proposed land uses have changed slightly. The proposed land uses from the June 18, 2001 General Development Plan are described in Chapter 8, Project Description, of this EIR. Based on professional judgment, it was determined that the revised land uses would 1) result in a slightly lower trip generation than those used in the traffic analysis and 2) not result in substantial changes to the traffic analysis, including any changes to the significance of the traffic impacts. Therefore, the traffic analysis was not revised to reflect the revised project description.

Existing Plus Project Conditions

The following roadways were assumed in place under existing plus project conditions since they would be constructed as part of the project to provide access to the annexation area (see Figure F-5):

- Construct the SR 65/Whitney Boulevard interchange; and
- Extend the following roadways:
 - Sioux Street from its current terminus north into the annexation area;
 - West Oaks Boulevard from its current terminus north into the annexation area;
 - Lincoln Parkway from its southerly terminus south into the annexation area;
- Construct a north-south road from Sunset Boulevard (opposite Atherton Drive) to Whitney Boulevard.

The analysis of project impacts under existing conditions was performed using the City of Roseville's 1997 Traffic Model that was modified to include the proposed land uses and roadway system for the Proposed Project. This model was only used to estimate the distribution and route choice of project-related trips under existing conditions. The increment in traffic growth predicted by the model was added to existing traffic volumes to yield the "existing plus project" traffic forecasts.

Figure F-6 displays the average daily traffic volumes and levels of service on the study roadways under existing plus project conditions. The level of service on each study roadway was determined by comparing the daily traffic volumes to the level of service thresholds in Table F-3.

Figure F-7 displays the p.m. peak hour traffic volumes and lane configurations at the study intersections under existing plus project conditions. Three intersections within the annexation area were analyzed in addition to the 20 intersections that were studied under existing conditions. Table F-7 compares the p.m. peak hour level of service at each intersection under existing plus project conditions to existing conditions (technical calculations are included in Appendix D of the separately bound technical appendix).

**TABLE F-6
DAILY TRIP GENERATION OF ANNEXATION AREA**

Annexation Property	No Project (Existing Land Uses)			Cumulative Without Project (Buildout Under Existing Zone)			Proposed Project ⁴		
	Land Use	Daily		Land Use	Daily		Land Use	Daily	
		Trip Rate ¹	Trips		Trip Rate ⁴	Trips		Trip Rate ¹	Trips
Sunset Ranchos	--	--	--	130 SF du's	9 / du	1,170	3,187 SF du's	9 / du	28,683
Parcel K	--	--	--	5 SF du's	9 / du	45	1,186 MF du's	6.5 / du	7,709
Atherton Tech Center	±45 acres BP/LI	N/A	5,630 ²	70 acres BP/LI	N/A	8,760 ³	344.1 ksf Comm.	35 / ksf	12,044
Herman Miller	358 ksf Manuf.	N/A	2,720 ²	358 ksf Manuf. 1,346 ksf LI	N/A 17.7 ksf	23,824	158.1 ksf BP	17.7 / ksf	2,798
Placer Ranch	--	--	--	1,803 ksf BP	17.7 / ksf	31,913	113 SF du's	9 / du	1,017
JBC Investments	--	--	--	1,137 ksf BP	17.7 / ksf	20,125	70 acres BP/LI	N/A	8,760
Totals			Total Gross Trips = 8,350			Total Gross Trips = 88,557			Total Gross Trips = 129,293

Notes: ¹ Unless otherwise noted, based on trip generation rates from the City of Rocklin Traffic Model.

² Based on actual traffic counts performed in April, 1999.

³ Daily trips estimated based on remaining acreage and existing trip generation.

⁴ Land uses for project trip generation based on December 2000 version of the North West Rocklin General Development Plan. Land uses have changed slightly for the Proposed Project.

N/A = Not applicable.

Ksf = thousand square feet.

SF du's = Single-Family dwelling units.

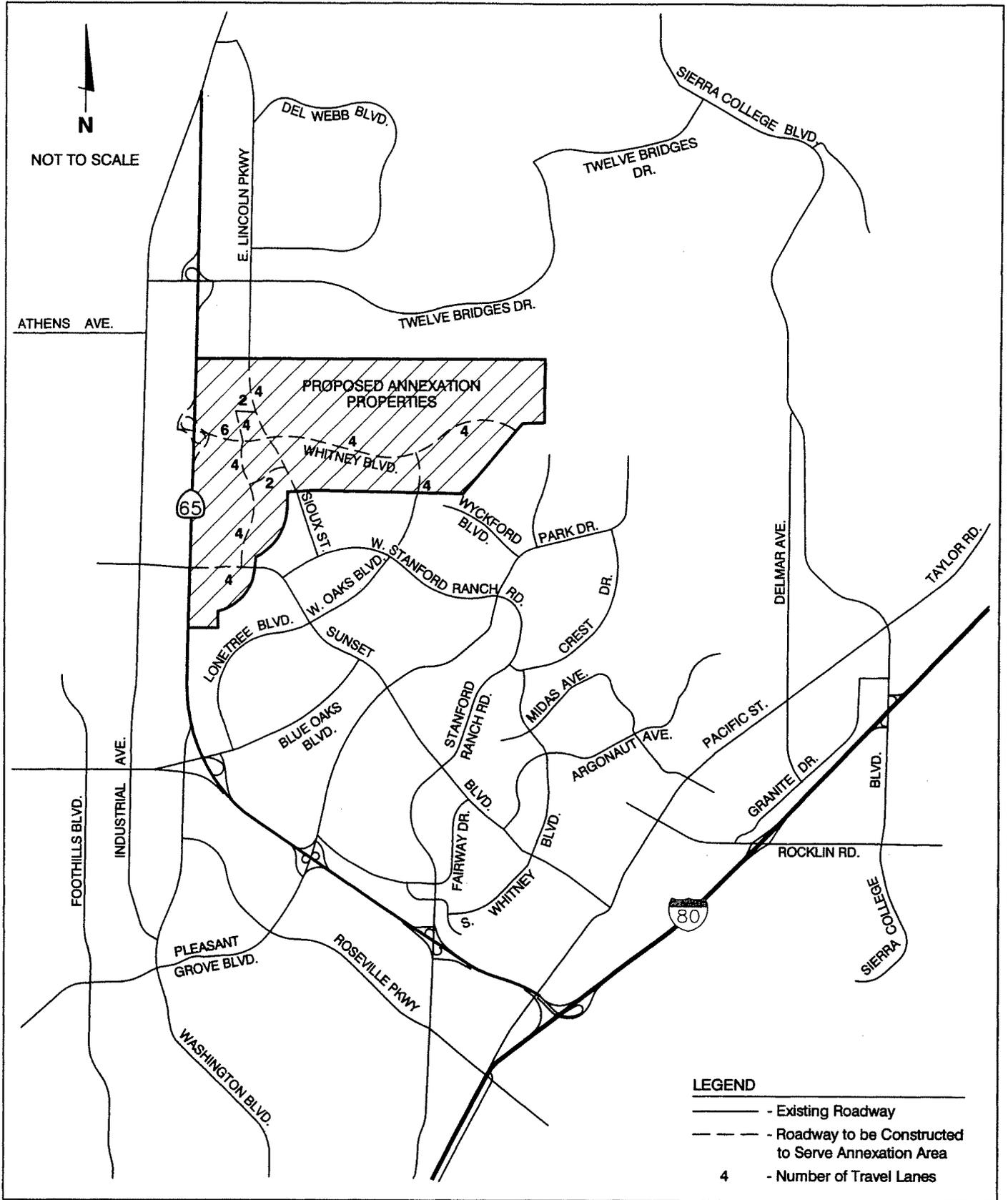
MF du's = Multi-Family dwelling units.

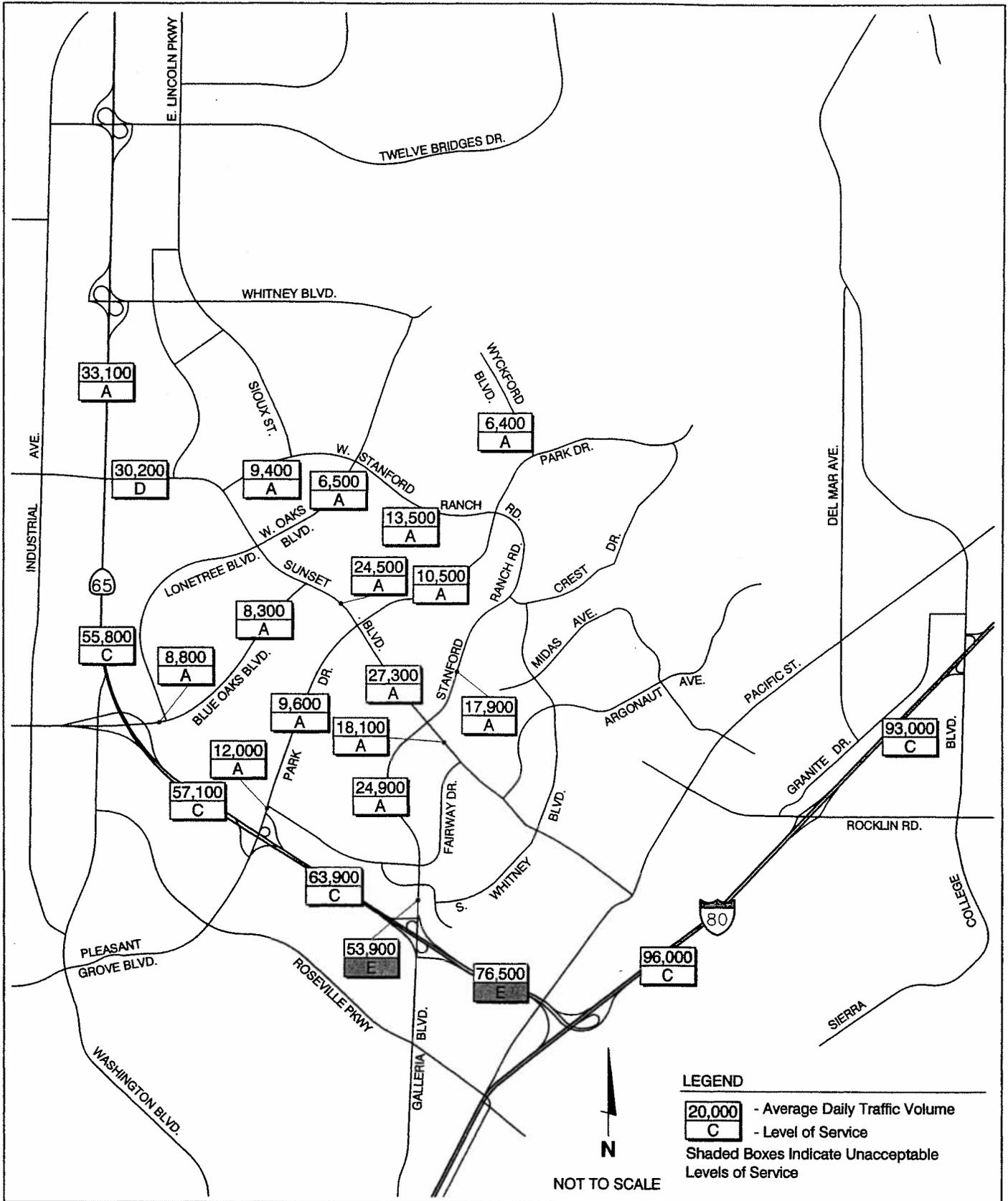
Manuf. = Manufacturing.

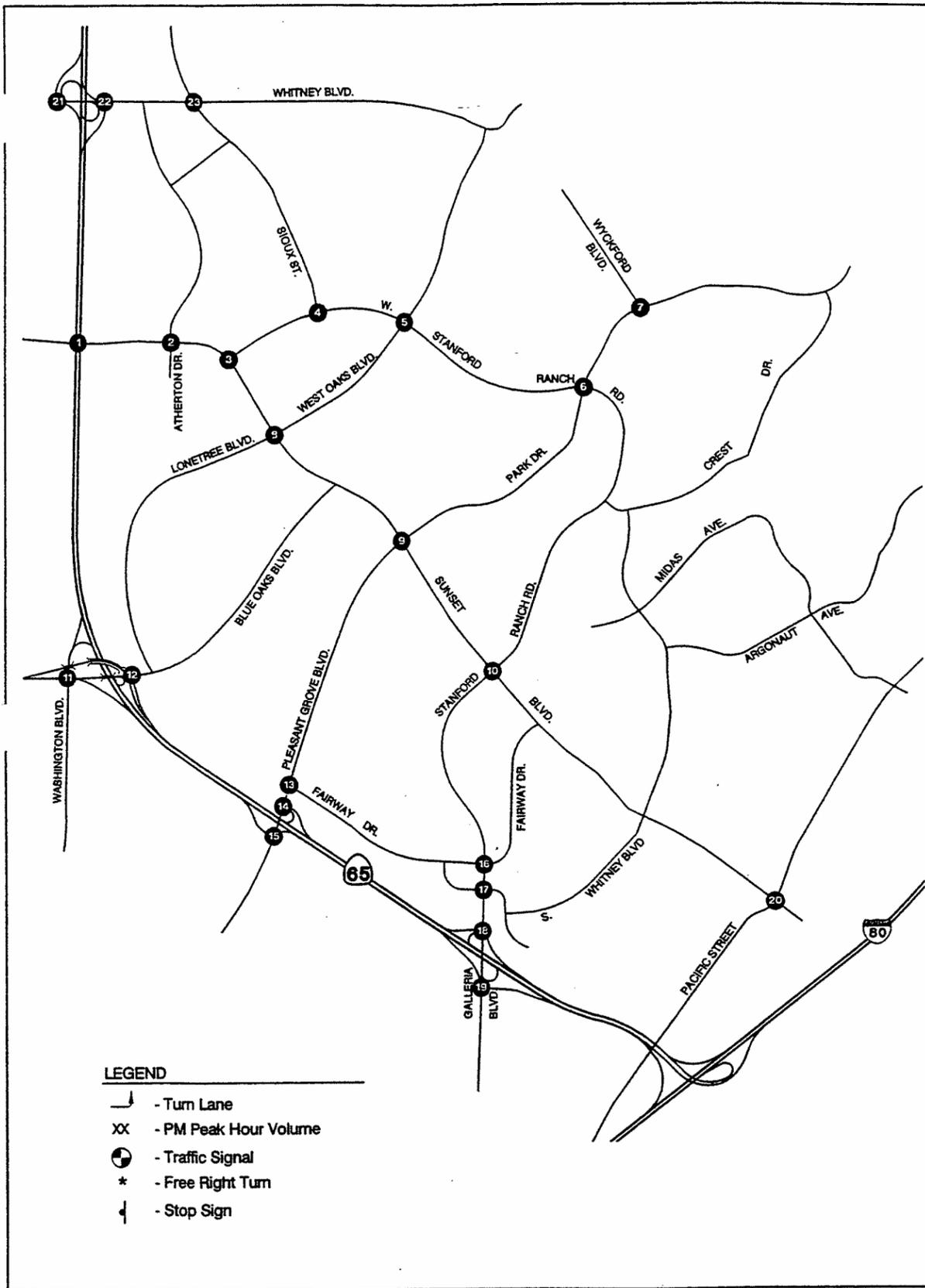
BP = Business Professional.

LI = Light Industrial.

Source: Fehr & Peers Associates, 2000.

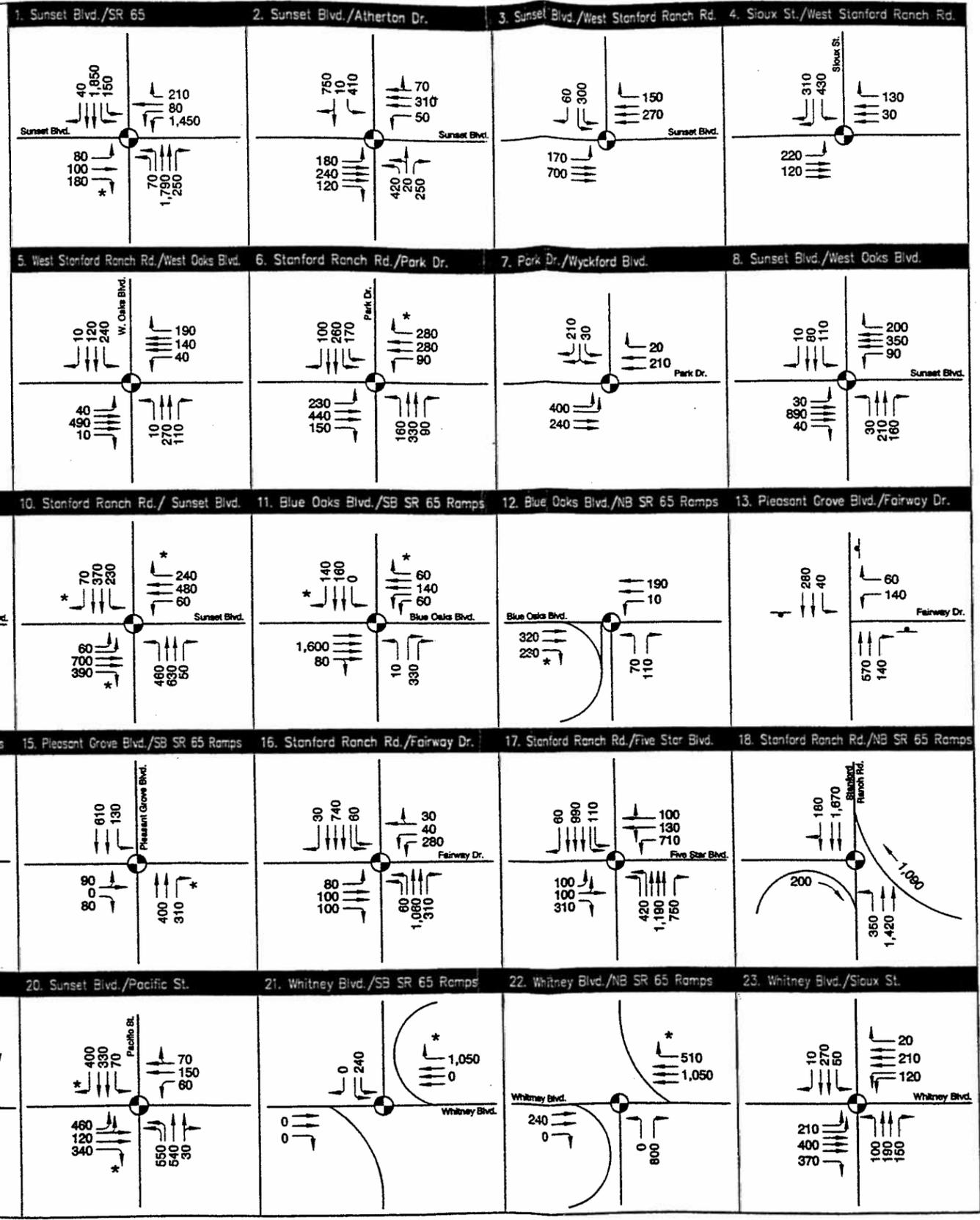






N
NOT TO SCALE

- LEGEND**
- ↪ - Turn Lane
 - XX - PM Peak Hour Volume
 - ⊙ - Traffic Signal
 - *
 - ⊥ - Stop Sign



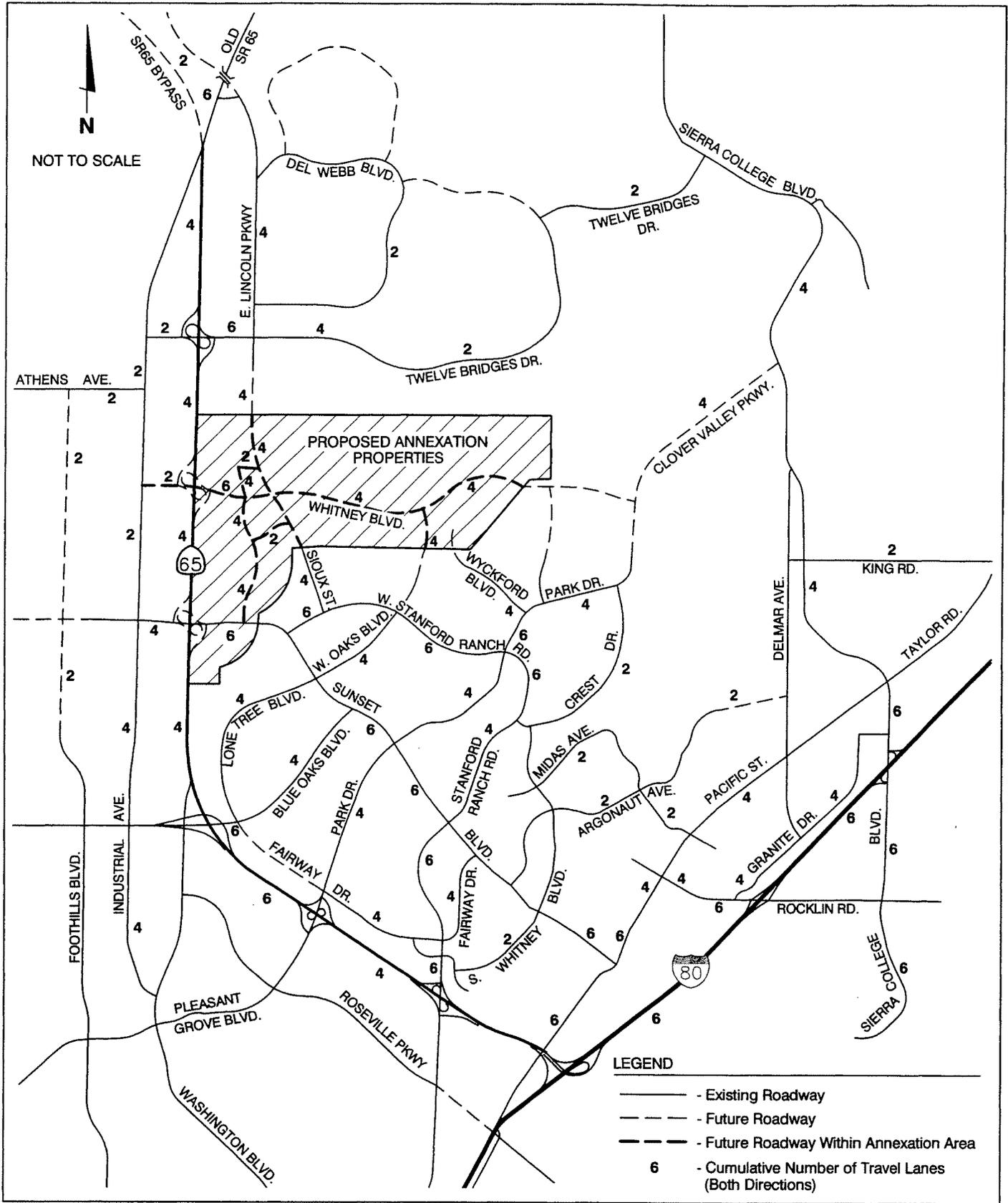
PEAK HOUR TRAFFIC VOLUMES AND LANE CONFIGURATIONS - EXISTING PLUS PROJECT CONDITIONS

Intersection	Existing Conditions		Existing Plus Project Conditions	
	V/C Ratio or Avg. Delay ¹	LOS ²	V/C Ratio ¹	LOS ²
Stanford Ranch Road/Five Star Boulevard	0.75	C	0.77	C
Stanford Ranch Road/Fairway Drive	0.58	A	0.58	A
Sunset Boulevard/Stanford Ranch Road	0.62	B	0.77	C
Sunset Boulevard/Park Drive	0.48	A	0.66	A
Stanford Ranch Road/Park Drive	0.38	A	0.51	A
Sunset Boulevard/West Oaks Boulevard	0.26	A	0.44	A
West Stanford Ranch Road/West Oaks Boulevard	0.13	A	0.42	A
Sunset Boulevard/West Stanford Ranch Road	0.15	A	0.34	A
West Stanford Ranch Road/Sioux Street	0.06	A	0.55	A
SR 65/Sunset Boulevard	0.76	C	1.36	F
SR 65 SB Ramps/Blue Oaks Blvd./Washington Blvd.	0.53	A	0.56	A
SR 65 NB Ramps/Blue Oaks Boulevard	0.18	A	0.20	A
SR 65 SB Ramps/Pleasant Grove Boulevard	0.29	A	0.30	A
SR 65 NB Ramps/Pleasant Grove Boulevard	0.38	A	0.43	A
SR 65 SB Ramps/Galleria Boulevard	0.76	C	0.77	C
SR 65 NB Ramps/Stanford Ranch Road	0.54	A	0.64	B
Sunset Boulevard/Atherton Drive	0.25	A	0.95	E
Park Drive/Wyckford Boulevard	0.23	A	0.31	A
Sunset Boulevard/Pacific Street	0.59	A	0.60	A
Pleasant Grove Boulevard/Fairway Drive ³	8.3 sec/veh	B	0.34	A
Whitney Boulevard/Sioux Street	Not Applicable		0.42	A
SR 65 SB Ramps/Whitney Boulevard	Not Applicable		0.09	A
SR 65 NB Ramps/Whitney Boulevard	Not Applicable		0.78	C

Notes: ¹ V/C ratio for signalized intersections; average delay for unsignalized intersections.
² LOS = Level of Service.
³ All-way stop-control under existing conditions; signalized under existing plus project conditions.
- Shaded boxes indicate unacceptable operations.
Source: Fehr & Peers Associates, 2001.

Future Roadway System

The cumulative traffic impacts of the Proposed Project were evaluated under 2020 conditions. Further, the transportation analysis under cumulative conditions for the Proposed Project assumes that all of the roadway improvements contained in the City of Rocklin's Capital Improvement Program and the Sacramento Area Council of Government's (SACOG's) Metropolitan Transportation Plan would be implemented by 2020. Figure F-8 displays the assumed roadway and lane assumptions under cumulative (2020) conditions. These improvement programs and their funding sources are discussed below.



Rocklin's Capital Improvement Program

To meet the transportation needs of existing and anticipated development in the City of Rocklin, as well as regional growth that impacts the City's roadway system, a detailed transportation analysis was undertaken as part of the North Rocklin Traffic Study and subsequent environmental studies on an update to the City's Circulation Element. That analysis was guided by the Circulation Policies of the General Plan. Among the policies, the City's level of service policy was instrumental in defining the future roadway network. At the direction of City Council, the planning horizon for the North Rocklin Circulation Study and subsequent Circulation Element Update was the year 2020.

To implement the policies in the Circulation Element Update, a Capital Improvement Program (CIP) was prepared. The CIP defined when roadway improvements should be implemented to maintain the City's level of service policy between 1995 and the year 2020. Required roadway improvements were determined for the years 2000, 2005, 2010, 2015, and 2020.

CIP Funding Sources

The cost of improvements to the City's major roadway system was estimated in the CIP to be about \$111.7 million. The City of Rocklin has various methods for financing improvements identified in the General Plan Circulation Element. One of the methods is the traffic impact fee program.

Many of the roadway improvements contained in the Circulation Element have been adopted in response to anticipated growth in the City. The City's traffic impact fee program collects funds from new development in the City to finance a portion of the roadway improvements that result from the traffic generated by the new development. Fees are calculated on a citywide basis and vary by land use type in relationship to the relative traffic impacts of each type of development. The intent of the fee program is to provide an equitable means of ensuring that future development contributes to roadway improvements, so that the City's General Plan Circulation Policies and quality of life can be maintained.

Funding for the various CIP improvements will be derived from a number of sources in addition to traffic impact fees. These include developer funded projects, assessment districts, redevelopment funds, and state and regional sources. Traffic impact fees were projected to fund approximately \$46.3 million of the improvement costs, about 41 percent of the total cost. About 40 percent of the roadway improvements in the CIP would be funded directly by developers or assessment districts outside the traffic fee program since those improvements benefit specific developments.

Four freeway interchanges on SR 65 will be funded through separate traffic impact fees for the SR 65 Joint Powers Authority. The benefit area that contributes to the SR 65 Joint Powers Authority includes the entire cities of Rocklin and Roseville, the Sunset Industrial Area of Placer County and the proposed Northwest Annexation area.

Rocklin's traffic impact fees include funding for a portion of two other key improvements: the I-80/Sierra College Boulevard interchange and the widening of Sierra College Boulevard. The remainder of the funding for these improvements would come from regional funds that would include funds from the State Transportation Improvement Program (STIP) and/or a regional impact fee that would cover several jurisdictions that contribute traffic to these facilities. The Placer County Transportation Planning Agency (PCTPA) has been coordinating effort to develop funding for those improvements.

Metropolitan Transportation Plan

The Sacramento Area Council of Governments (SACOG) is responsible for preparing the Metropolitan Transportation Plan (MTP) for the six-county Sacramento region every three years. The current MTP was adopted by SACOG's Board of Directors in 1999. To be eligible for Federal and State funding, the MTP must be "funding constrained". That is, realistic funding sources must be shown to implement the projects in the MTP. Therefore, the regional MTP improvements for 2020 that were assumed under the cumulative conditions analysis of the proposed project are based on a reasonable assessment of transportation financing through the year 2020.

Future Land Use Assumptions

The cumulative traffic impacts of the Proposed Project were evaluated under 2020 conditions. To perform the analysis, the City of Rocklin 2020 Traffic Model was modified to include "2020 Market" land use development in Roseville, Rocklin, Lincoln, Loomis, and unincorporated Placer County. The 2020 Market land use projections were based on market absorption forecasts from the *North Rocklin Circulation Element Draft EIR* (1993), the *City of Roseville Allocation of 1995-2020 Development Forecasts* (DKS Associates, 1998), land use forecasts from the Sacramento Area Council of Governments (SACOG), and other sources including Lincoln, Bickford Ranch and Placer County. Table F-8 summarizes the 2020 Market land use assumptions for major development projects in Rocklin, Lincoln, and unincorporated Placer County.

In addition to the projects shown in Table F-8, 2020 levels of development were assumed for the Lincoln Aircenter, Bickford Ranch, and Placer Vineyards projects, and buildout of the Auburn Rancheria Gaming Facility on Athens Avenue was assumed. The amount of retail assumed in the former Rocklin Mall site (i.e., the southeast quadrant of the I-80/Sierra College Boulevard Interchange) was assumed to include 150,000 square feet of retail uses, 100 single-family dwelling units and 200 multi-family dwelling units.

Cumulative No Project Conditions

The No Project Scenario assumes that the annexation area is built out by 2020 under its existing zoning. According to Placer County Planning Department staff,³ the current zoning of the Sunset

3. Personal communication with Loren Clark, Placer County Planning department, July 1999.

Project	Residential (Dwelling Units)			Non-Residential (KSF)		
	Conventional Single-Family	Age-Restricted Single-Family	Multi-Family	Retail	Office	Industrial
Whitney Oaks	746	890	--	16	24	--
Clover Valley Lakes	919	--	--	--	--	--
Highland Reserve North Specific Plan	1305	470	--	1204	325	--
Sunset West	2,010	--	895	500	252	--
Twelve Bridges/Sun City-Lincoln Hills	2,793	5,300	788	821	670	--
Sunset Industrial Area (lands west of SR 65)	--	--	--	--	315	1,603
Bickford Ranch	820	750	--	--	--	--

Notes: - Land use assumptions within Rocklin were based on 2020 market absorption land use forecasts developed for the North Rocklin Circulation Element.
- Land use assumptions within Sunset Industrial Area were based 2020 land use forecasts developed by the Sacramento Area Council of Governments.
- Buildout assumed for Highland Reserve North Specific Plan, Bickford Ranch, and Sun City – Lincoln Hills and 75 percent of buildout assumed for Twelve Bridges.
KSF = Thousand Square Feet.
Source: Fehr & Peers Associates, 2001.

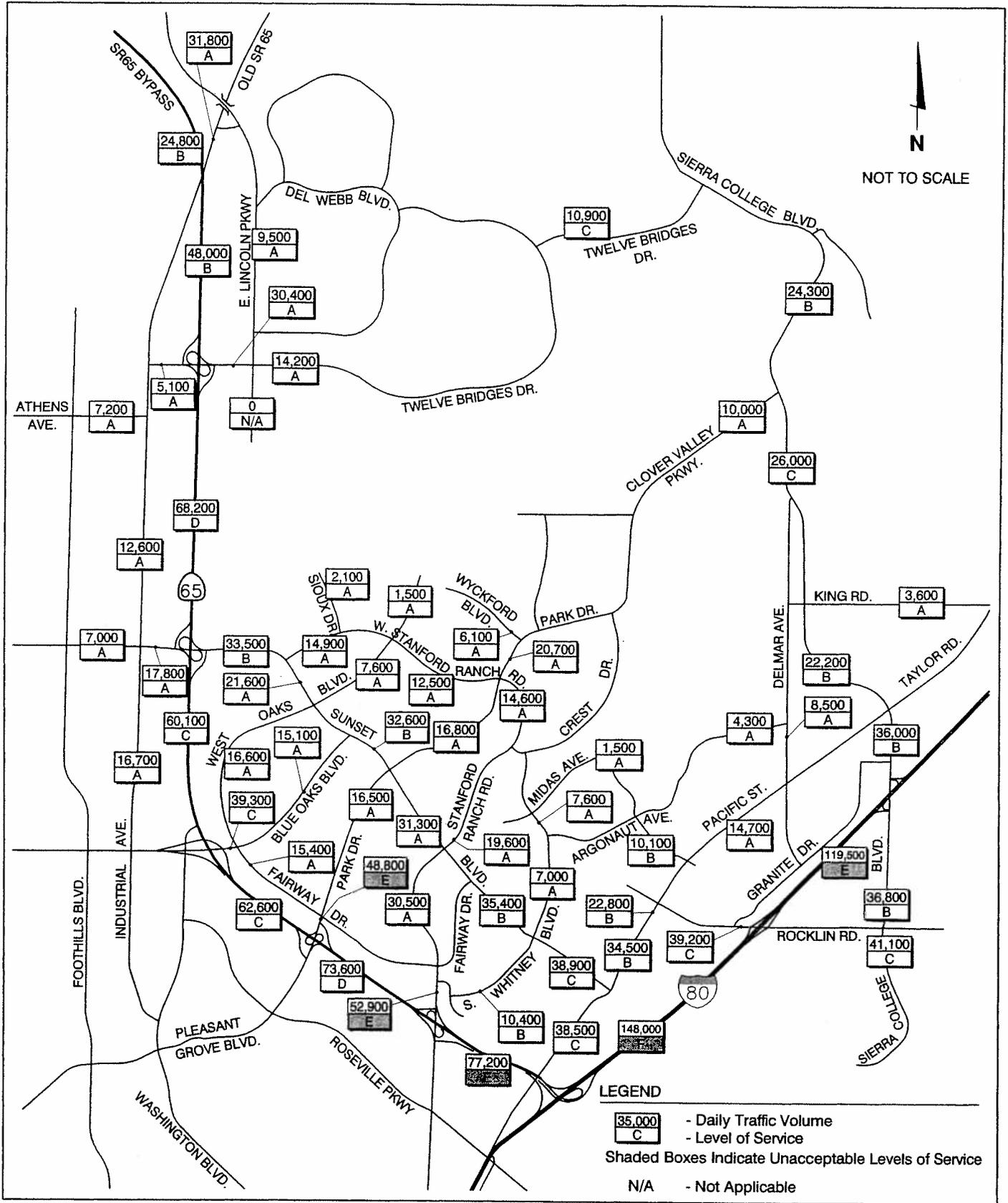
Ranchos and Parcel K properties would allow for 1 dwelling unit per 10 acres. The Herman Miller, Placer Ranch, and JBC Investments properties are currently zoned for business professional uses. This scenario assumes buildout of the Atherton Tech Center consistent with its current mix of office and industrial uses. This scenario assumes that a roadway connection is made between Sioux Street and East Lincoln Parkway, but that the SR 65/Whitney Boulevard interchange is not constructed.

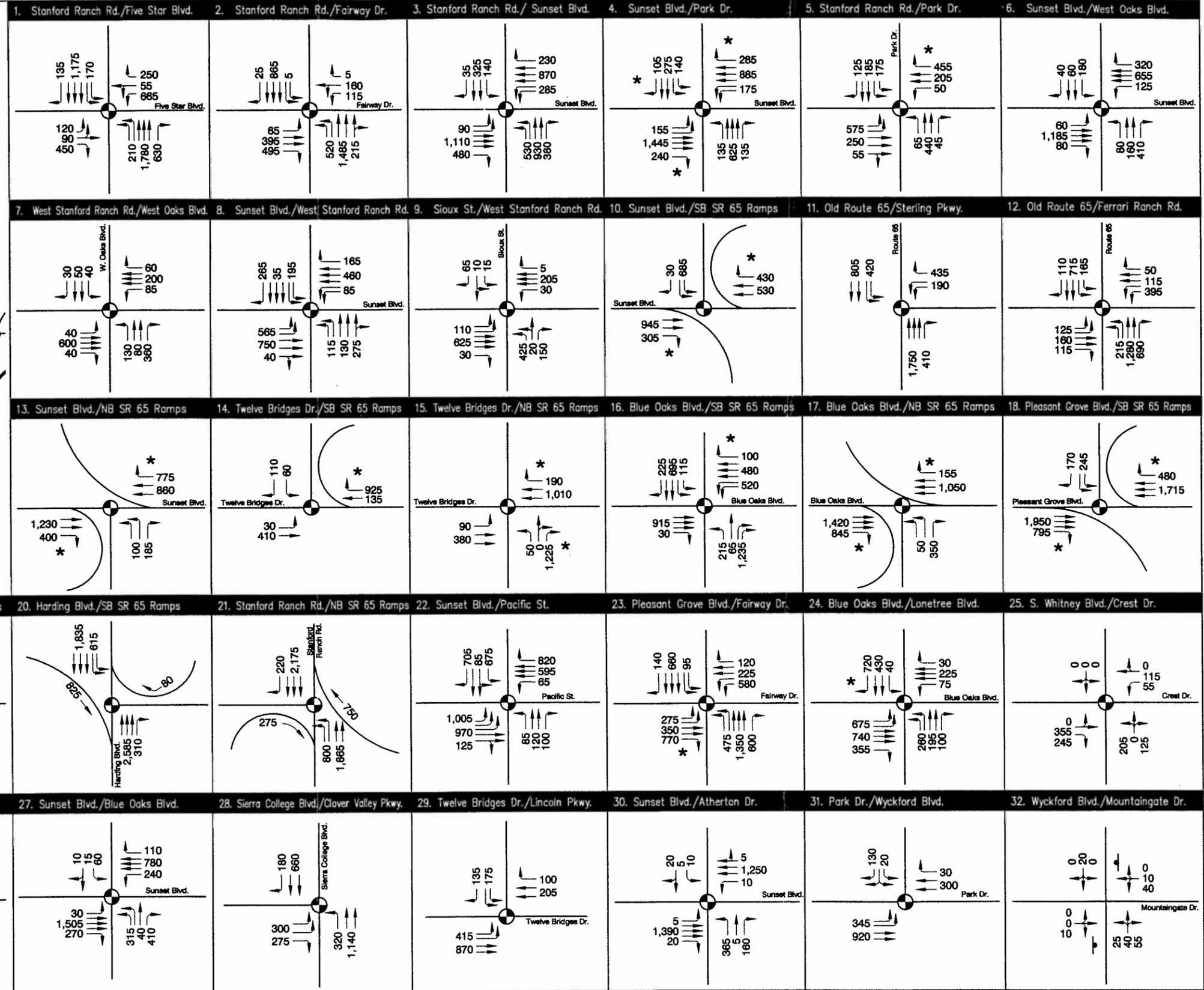
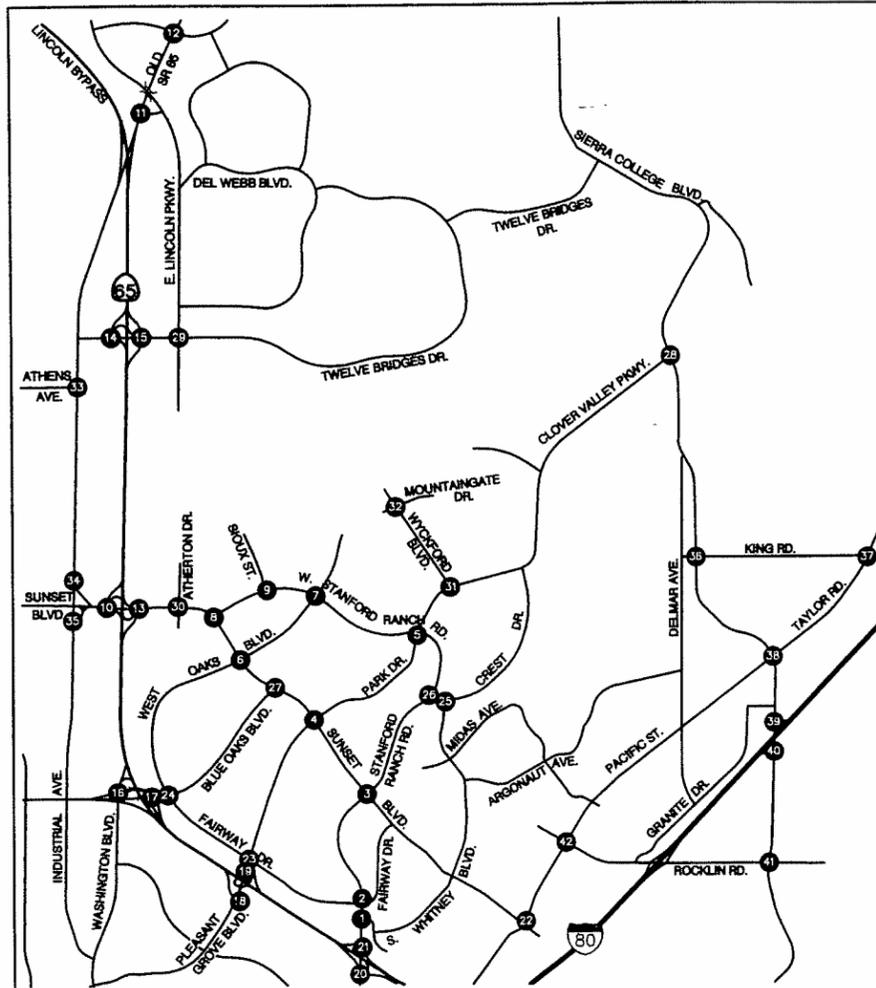
The City of Rocklin 2020 Traffic Model was modified to include the land use and roadway network assumptions for the No Project scenario. Figure F-9 displays cumulative average daily traffic forecasts on the study roadways without the project. The level of service on each study roadway segment was determined by comparing the cumulative average daily traffic forecast to the level of service thresholds in Table F-3. The results are displayed on Figure F-9. Figure F-10 displays cumulative p.m. peak hour traffic forecasts and lane configurations at the study intersections without the project.

Cumulative Plus Project Conditions

The following roadway improvements within the annexation area were assumed in place under the Cumulative Plus Project conditions (see Figure F-8):

- The SR 65/Whitney Boulevard interchange is constructed with an L-9 configuration (a partial cloverleaf);

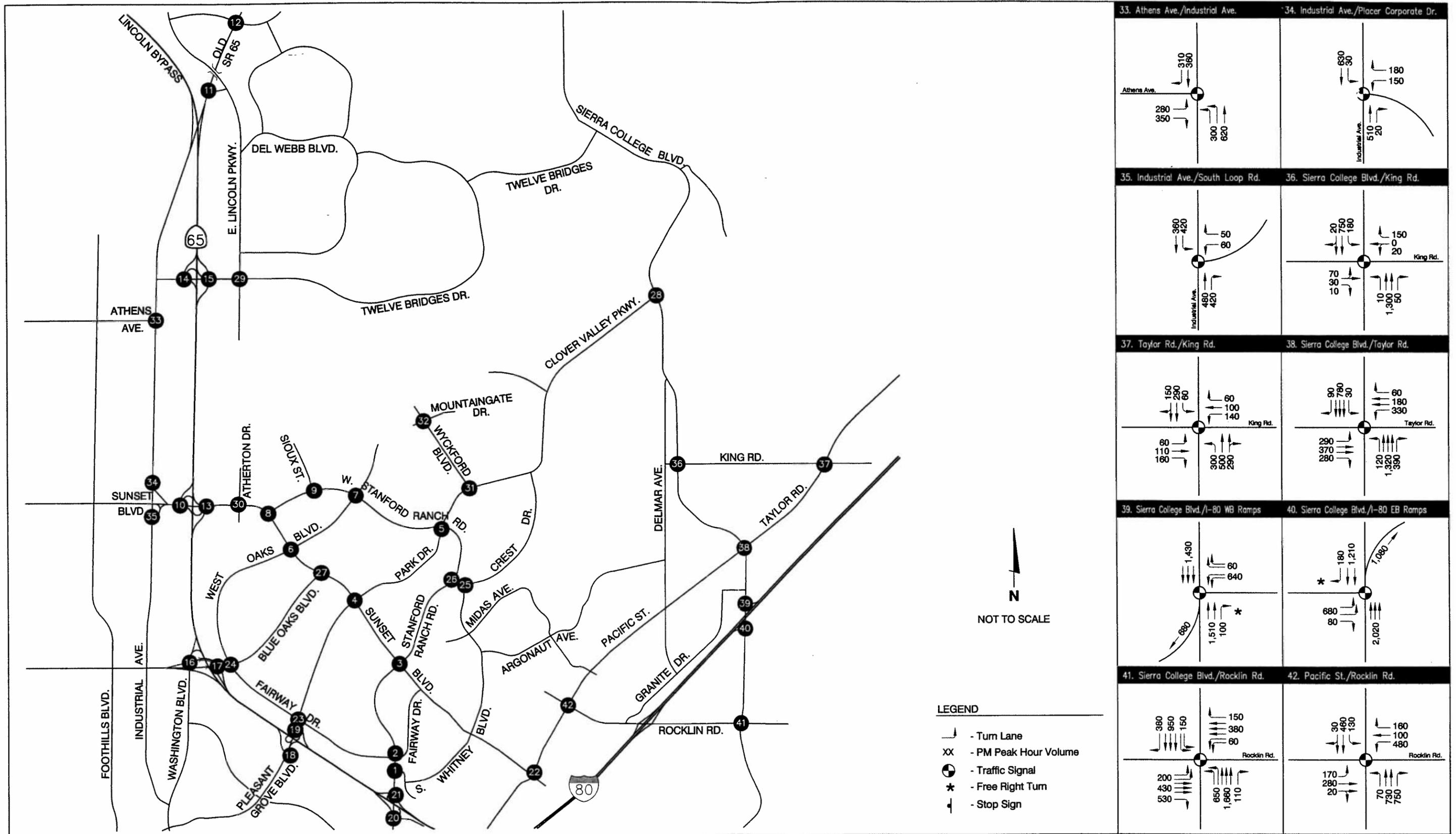




N
NOT TO SCALE

- LEGEND**
- ↙ - Turn Lane
 - XX - PM Peak Hour Volume
 - ⊙ - Traffic Signal
 - * - Free Right Turn
 - ⊥ - Stop Sign

**PEAK HOUR TRAFFIC VOLUMES AND LAND CONFIGURATIONS
CUMULATIVE CONDITIONS--WITHOUT PROJECT
(EXISTING LAND USES WITHIN ANNEXATION AREA)**



**PEAK HOUR TRAFFIC VOLUMES AND LAND CONFIGURATIONS
CUMULATIVE CONDITIONS--WITHOUT PROJECT
(EXISTING LAND USES WITHIN ANNEXATION AREA)**

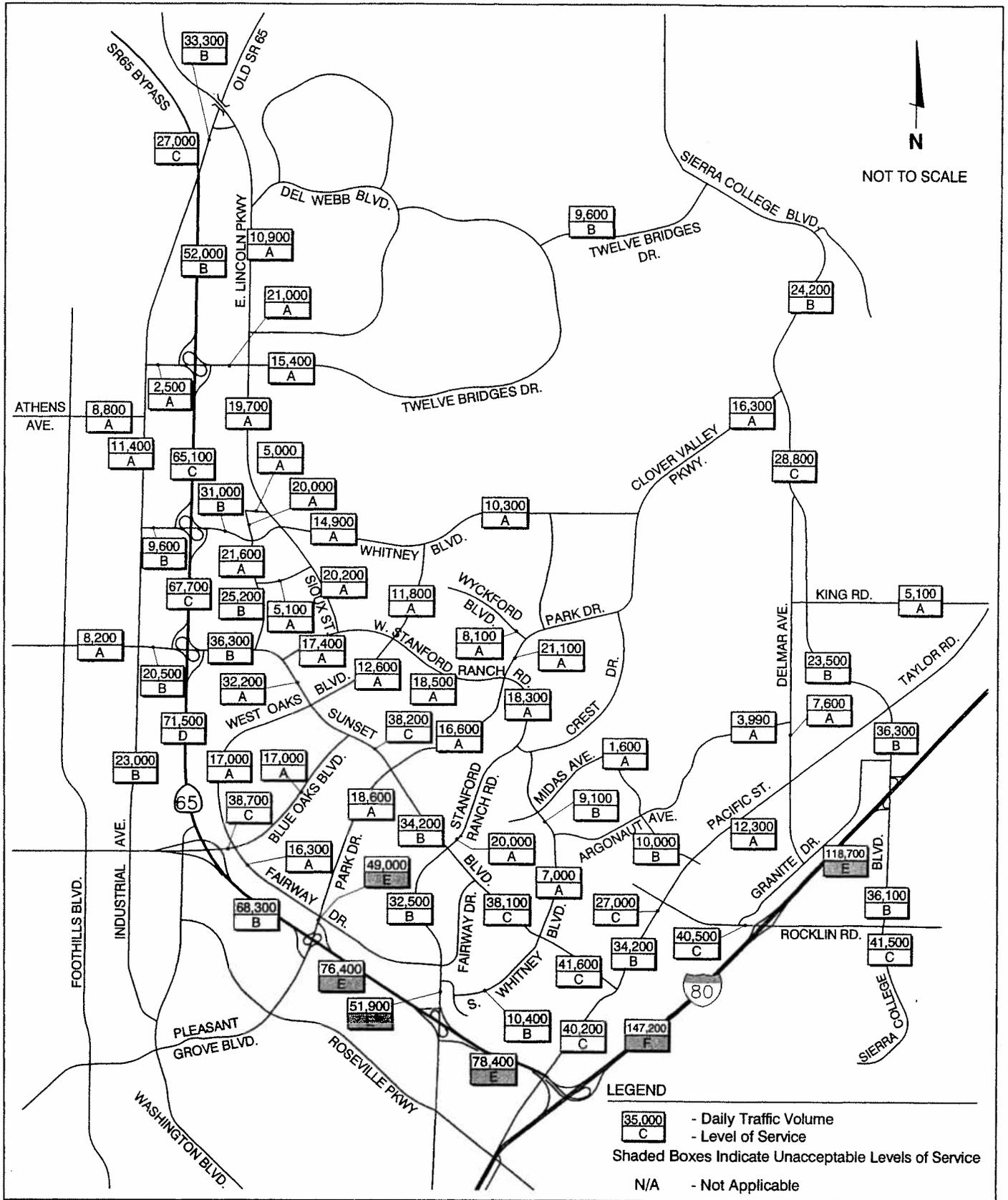
- Whitney Boulevard is constructed from Industrial Avenue to SR 65 as a two-lane road, from SR 65 to Sioux Street as a six-lane road, and from Sioux Street to Clover Valley Parkway as a four-lane road;
- West Oaks Boulevard is extended north to Whitney Boulevard as a four-lane road;
- Sioux Street is extended north as a four-lane road through the annexation area to East Lincoln Parkway at the southern boundary of the Twelve Bridges project; and
- A four-lane “north-south” road is constructed from Sunset Boulevard through the Herman Miller and Placer Ranch properties to the north of Whitney Boulevard.

The City of Rocklin 2020 Traffic Model was modified to include land use and roadway network assumptions for the Proposed Project. Figure F-11 displays cumulative average daily traffic forecasts and roadway segment level of service for the study area roadways under the Proposed Project. The level of service on each study roadway was determined by comparing the cumulative average daily traffic forecast to the level of service thresholds in Table F-3.

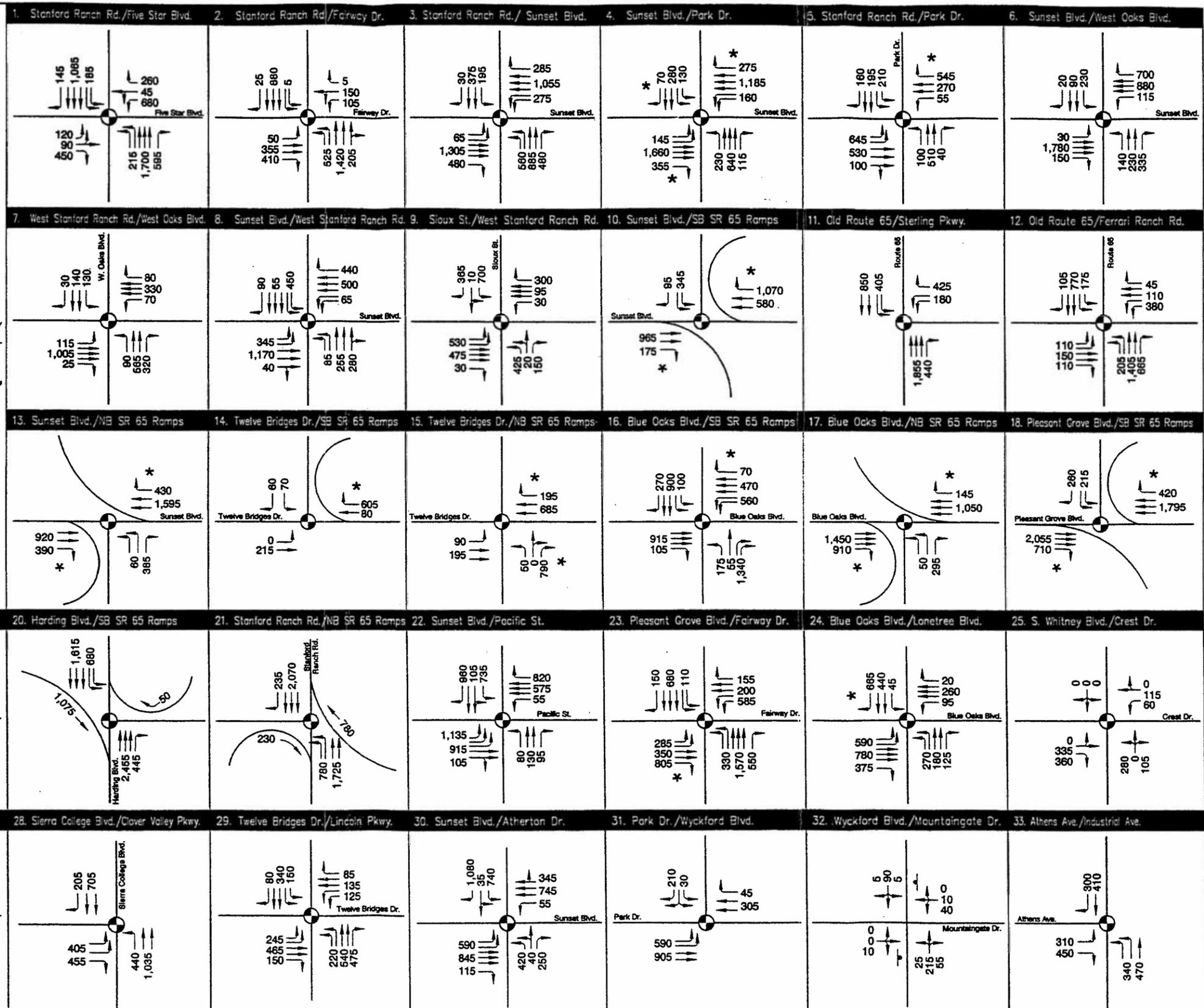
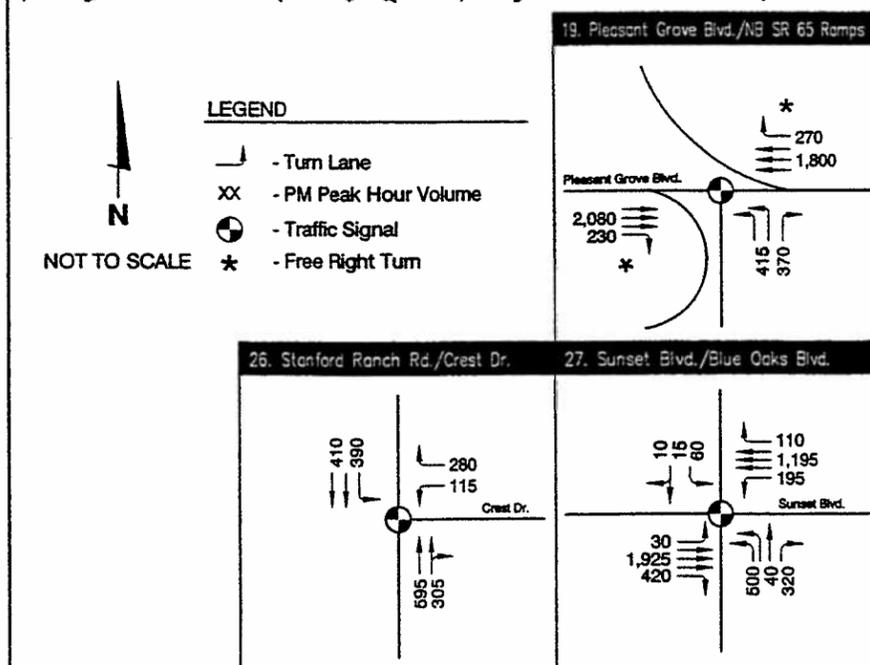
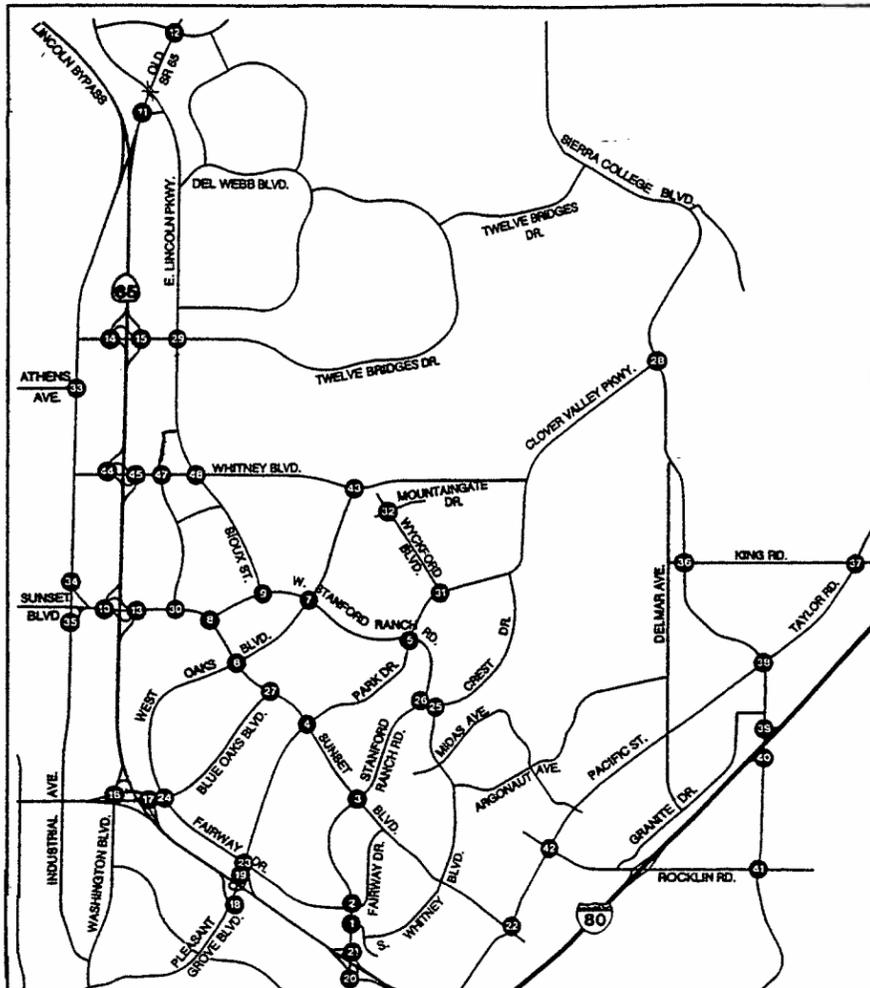
Figure F-12 displays cumulative p.m. peak hour traffic forecasts and lane configurations at the study intersections under the Proposed Project. Table F-9 compares the cumulative p.m. peak hour level of service at each study intersection under the Proposed Project to the No Project scenario (technical calculations are contained in Appendix D of the separately bound technical appendix).

Traffic Forecasts and Levels of Service within the City of Roseville

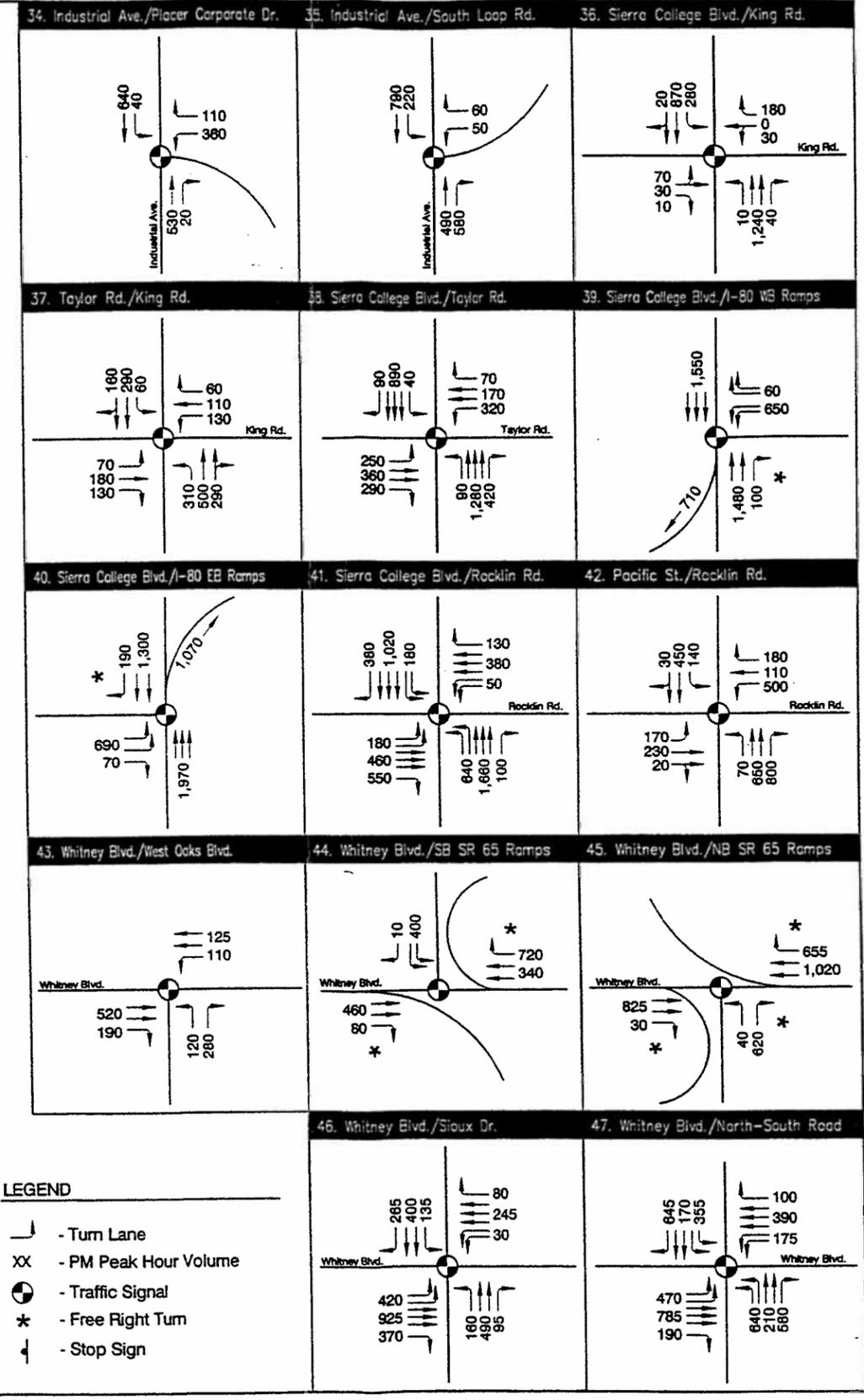
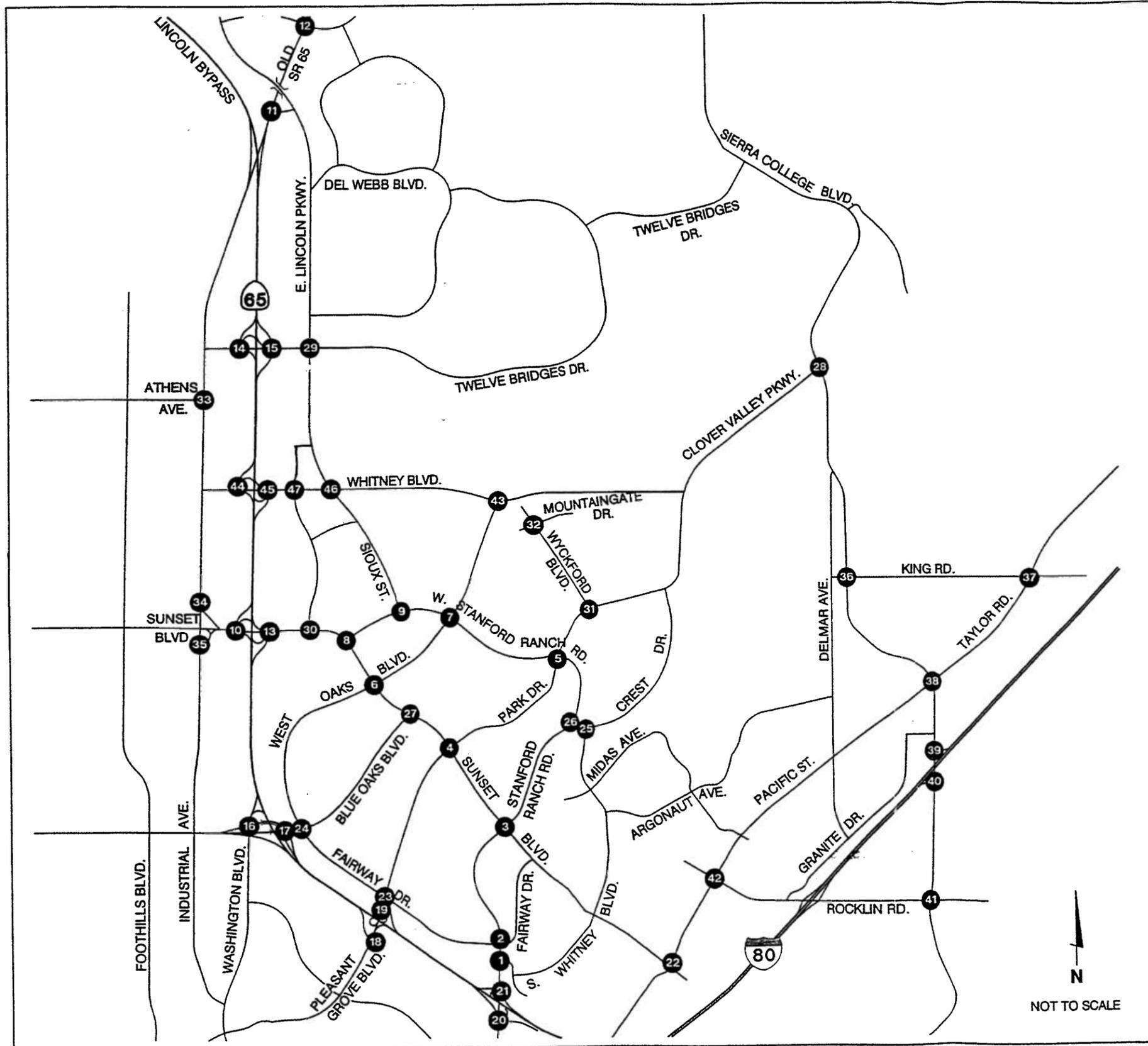
Cumulative traffic impacts within the City of Roseville were analyzed using the City of Roseville’s 2015 CIP traffic model together with the methodology used by Roseville to evaluate their recently approved 2015 CIP. Table F-10 displays the p.m. peak hour level of service at major intersections throughout the City of Roseville under the 2015 CIP scenario and 2015 CIP with Project scenario. The 2015 CIP scenario includes the North Roseville Phase III (Doctors Ranch), and Foothills Business Park projects, which were recently approved by the City. It also includes approximately 430 single-family dwelling units, 130,000 square feet of office uses, and 280,000 square feet of industrial uses within the Sunset Ranchos Annexation Area. The 2015 CIP with Project scenario substitutes these assumed land use within the annexation area with the Proposed Project land uses.



**CUMULATIVE TRAFFIC VOLUMES
AND LEVELS OF SERVICE – PROPOSED PROJECT
(BUILDOUT OF ANNEXATION AREA
UNDER PROPOSED ZONING)**



PEAK HOUR TRAFFIC VOLUMES AND LANE CONFIGURATIONS
 CUMULATIVE CONDITIONS – PROPOSED PROJECT
 (BUILDOUT OF ANNEXATION AREA UNDER PROPOSED ZONING)



- LEGEND**
- Turn Lane
 - PM Peak Hour Volume
 - Traffic Signal
 - Free Right Turn
 - Stop Sign

N
NOT TO SCALE

**PEAK HOUR TRAFFIC VOLUMES AND LANE CONFIGURATIONS
CUMULATIVE CONDITIONS - PROPOSED PROJECT
(BUILDOUT OF ANNEXATION AREA UNDER PROPOSED ZONING)**

Intersection	Volume-to-Capacity Ratio - Level of Service	
	No Project	Proposed Project
SR 65 SB Ramps/Twelve Bridges Drive	0.43 – A	0.23 – A
SR 65 NB Ramps/Twelve Bridges Drive	0.56 – A	0.34 – A
SR 65 SB Ramps/Whitney Boulevard	n.a.	0.30 – A
SR 65 NB Ramps/Whitney Boulevard	n.a.	0.67 – B
SR 65 SB Ramps/Sunset Boulevard	0.53 – A	0.45 – A
SR 65 NB Ramps/Sunset Boulevard	0.87 – D	0.74 – C
SR 65 SB Ramps/Blue Oaks Boulevard	0.91 – E	0.90 – D
SR 65 NB Ramps/Blue Oaks Boulevard	0.47 – A	0.52 – A
SR 65 SB Ramps/Pleasant Grove Boulevard	0.60 – A	0.60 – A
SR 65 NB Ramps/Pleasant Grove Boulevard	0.62 – B	0.71 – C
SR 65 SB Ramps/Harding Boulevard	0.79 – C	0.80 – C
SR 65 NB Ramps/Stanford Ranch Road	0.79 – C	0.75 – C
Sunset Boulevard/Atherton Road	1.36 – F	1.23 – F
Sunset Boulevard/W. Stanford Ranch Road	1.18 – F	0.70 – B
Sunset Boulevard/West Oaks Boulevard	0.86 – D	0.84 – D
Sunset Boulevard/Blue Oaks Boulevard	0.81 – D	0.87 – D
Sunset Boulevard/Park Drive	0.75 – C	0.74 – C
Sunset Boulevard/Stanford Ranch Road	0.91 – E	0.80 – C
Sunset Boulevard/Pacific Street	0.89 – D	0.96 – E
West Stanford Ranch Road/Sioux Street	1.30 – F	0.70 – B
West Stanford Ranch Rd./West Oaks Boulevard	0.68 – B	0.60 – A
Stanford Ranch Road/Park Drive	0.62 – B	0.63 – B
Stanford Ranch Road/Crest Drive	0.75 – C	0.79 – C
Stanford Ranch Road/Fairway Drive	0.73 – C	0.66 – B
Stanford Ranch Road/Five Star Boulevard	0.99 – E	1.02 – F
Blue Oaks Boulevard/Lonetree Boulevard	0.61 – B	0.57 – A
Pleasant Grove Boulevard/Fairway Drive	0.72 – C	0.78 – C
Sierra College Blvd./Clover Valley Parkway	0.66 – B	0.80 – C
Old Route 65/Ferrari Ranch Road	0.80 – C	0.79 – C
Old Route 65/Sterling Parkway	0.89 – D	0.80 – C
Twelve Bridges Drive/E. Lincoln Parkway	0.62 – B	0.56 – A
Whitney Boulevard/Sioux Street	n.a.	0.50 – A
Whitney Boulevard/Crest Drive	0.61 – B	0.57 – A
Wyckford Boulevard/Mountain Gate Drive	A - < 5 sec/veh	A - < 5 sec/veh
Whitney Boulevard/North-South Road	n.a.	D - 0.82
Whitney Boulevard/West Oaks Boulevard	n.a.	A - 0.46
Wyckford Boulevard/Park Drive	A - 0.34	A - 0.42
Industrial Avenue/Placer Corporate Center Drive	E - 0.91	B - 0.70
Industrial Avenue/South Loop Road	B - 0.67	A - 0.60
Athens Avenue/Industrial Avenue	B - 0.64	C - 0.71
Pacific Street/Rocklin Road	C - 0.80	C - 0.79
Sierra College Blvd./King Road	C - 0.72	C - 0.79
Taylor Road/King Road	A - 0.59	B - 0.62
Sierra College Boulevard/Taylor Road	C - 0.78	C - 0.78
Sierra College Boulevard/I-80 WB Ramps	C - 0.71	C - 0.73
Sierra College Boulevard/I-80 EB Ramps	B - 0.68	B - 0.69
Sierra College Boulevard/Rocklin Road	B - 0.69	B - 0.67

Notes: Shaded boxes indicate unacceptable levels of service.
n.a. = not applicable.
Source: Fehr & Peers Associates, 2001.

TABLE F-10

**P.M. PEAK HOUR INTERSECTION LEVEL OF SERVICE
UNDER ROSEVILLE 2015 CIP –WITH AND WITHOUT PROPOSED PROJECT**

Intersection	LOS Standard	2015 CIP Scenario		2015 CIP With Project Scenario	
		LOS ¹	V/C ²	LOS	V/C
Fiddyment Road/Baseline Road	C	C	0.76	C	0.78
Foothills Boulevard/Blue Oaks Boulevard	C	B	0.70	B	0.69
Foothills Boulevard/Pleasant Grove Boulevard	C	C	0.78	C	0.80
Foothills Boulevard/Junction Boulevard	C	C	0.80	D	0.83
Foothills Boulevard/Main Street	C	C	0.77	C	0.78
Foothills Boulevard/Cirby Way	D ³	D ³	0.83	D	0.82
Harding Boulevard/Roseville Parkway	D ³	D	0.87	D	0.87
Riverside Avenue/Cirby Way	C	D	0.83	D	0.82
Riverside Avenue/Douglas Boulevard	D ³	D ³	0.85	D	0.88
Sunrise Avenue/Cirby Way	E ⁵	E ³	0.99	E	0.98
Sunrise Avenue/Douglas Boulevard	C	C	0.76	C	0.77
Sunrise Avenue/Lead Hill Boulevard	C	C	0.77	C	0.73
Sunrise Avenue/Eureka Road	D ⁴	D ⁴	0.86	D	0.86
Grant Street/Vernon Street	D ²	D ³	0.89	E	0.95
Washington Boulevard/Blue Oaks Boulevard	C	C	0.79	D	0.83
Washington Boulevard/Roseville Parkway	C	C	0.74	D	0.88
Washington Boulevard/Industrial Avenue	C	A	0.56	C	0.72
Washington Boulevard/Pleasant Grove Boulevard	C	D ¹	0.83	D	0.87
Washington Boulevard/Junction Boulevard	C	C	0.76	B	0.70
Washington Boulevard/Main Street	D ³	D ³	0.88	D	0.89
Woodcreek Oaks Boulevard/Baseline Road	C	B	0.65	B	0.68
Woodcreek Oaks Boulevard/Junction Boulevard	C	B	0.69	B	0.66
Woodcreek Oaks Boulevard/Pleasant Grove Boulevard	C	C	0.80	C	0.80
Foothills Boulevard/Roseville Parkway	C	C	0.75	C	0.80
Baseline Road/Junction Boulevard	C	C	0.71	C	0.71
Pleasant Grove Boulevard/Fairway Drive	C	B	0.63	B	0.69
Roseville Parkway/Pleasant Grove Boulevard	D ⁴	D ⁴	0.88	E	0.91
Sunrise Avenue/Roseville Parkway	C	C	0.76	C	0.76
Taylor Road/Roseville Parkway	D ⁴	D ⁴	0.88	D	0.85
Woodcreek Oaks Boulevard/Blue Oaks Boulevard	C	B	0.64	B	0.67

Notes: Shaded boxes indicate significant impacts.

¹ Level of Service.

² Volume/capacity (V/C) ratio.

³ Infill intersection where LOS D has been allowed by the City of Roseville under the 2015 CIP.

⁴ Intersection within ½ mile of freeway interchange where LOS D has been allowed by the City of Roseville under the 2015 CIP.

⁵ Infill intersection where LOS E has been allowed by the City of Roseville under the 2015 CIP.

Source: Fehr & Peers Associates, 2000.

IMPACTS AND MITIGATION MEASURES

Impact: **F-1 Development of the Proposed Project would increase traffic on intersections in the vicinity of the project.**

Significance: This is considered a Significant impact

Mitigation: *SR 65/Sunset Boulevard Intersection*

FMM-1(a) Participate in a funding mechanism to construct an interchange at SR 65 and Sunset Boulevard.

Future construction of the interchange would result in LOS C or better conditions at this intersection.

Sunset Boulevard/Atherton Road Intersection

FMM-1(b) Modify the southbound Atherton Road approach to include a left-turn lane, a through lane, and two right-turn lanes.

This would result in LOS C at this intersection.

REQ-MM The project developer shall pay traffic impact fees for the City of Rocklin Capital Improvement Program, as established by City Council Resolution.

Level of Significance

After Mitigation: This impact would be Less than Significant

Discussion: Implementation of the proposed project would increase traffic at intersections in the City of Rocklin. Traffic operations at the following intersections would degrade from acceptable to unacceptable service levels as a result of the project under existing conditions:

- SR 65/Sunset Boulevard
- Sunset Boulevard/Atherton Road

Each of these intersections is addressed below. All other intersections within the vicinity of the project would operate at acceptable levels under existing plus project conditions.

SR 65/Sunset Boulevard Intersection

As shown in Table F-7, the SR 65/Sunset Boulevard intersection would operate at LOS F during the p.m. peak hour under Existing plus Project conditions. Operations could be improved to acceptable

levels under existing plus project conditions by constructing an interchange at this location. The SR 65 Joint Powers Authority (JPA) has collected traffic impact fees from new development in Rocklin, Roseville, and unincorporated Placer County to fund the construction of new interchanges on SR 65.

JPA fees have been used to construct the Stanford Ranch Road, Pleasant Grove Boulevard, and Blue Oaks Boulevard interchanges. The Sunset Boulevard interchange is the last interchange to be funded by the JPA. According to JPA staff, fees will begin to accrue and be earmarked for the Sunset interchange when a) an entity other than the JPA makes available funding that is equal in proportion to non-JPA advance-funding for Blue Oaks and Pleasant Grove, or b) when all outstanding reimbursement obligations by the JPA have been met (currently estimated to occur by July 2002). Without intervention by a non-JPA entity, it would take approximately 8 years to collect enough fees for this interchange.

Sunset Boulevard/Atherton Road intersection

As shown in Table F-7, the Sunset Boulevard/Atherton Road intersection would operate at LOS E during the p.m. peak hour under Existing Plus Project conditions. Implementation of FMM-1(b) would provide acceptable (LOS D) operations at this intersection during the p.m. peak hour under existing plus project conditions. This improvement is consistent with the cumulative lane requirements at the intersection and should be constructed when the north-south road between Sunset Boulevard and Whitney Boulevard is constructed.

Impact: **F-2 Development of the Proposed Project would increase traffic on roadway segments in the vicinity of the project.**

Significance: This is considered a Significant impact.

Mitigation: As explained in the Discussion for this impact, the following Mitigation Measures would improve operations on these roadway segments to acceptable levels. However, since these roadways are controlled by other agencies, these improvements may not be implemented.

Stanford Ranch Road between SR 65 and Five Star Boulevard

FMM-2(a) Widen the west side of Stanford Ranch Road to include a fourth southbound travel lane from Five Star Boulevard to SR 65.

This would result in LOS D on this roadway segment.

SR 65 between Stanford Ranch Road and Interstate 80

FMM-2(b) Widen this segment from four to six lanes.

This would result in LOS B on this roadway segment.

Level of Significance

After Mitigation: This impact would be Significant and Unavoidable.

Discussion: The Proposed Project would cause significant impacts on Stanford Ranch Road between SR 65 and Five Star Boulevard, and on SR 65 between Stanford Ranch Road and Interstate 80. These two roadway segments are addressed below. All other roadway segments within the vicinity of the project would operate at acceptable levels under existing plus project conditions.

Stanford Ranch Road between SR 65 and Five Star Boulevard

As shown on Figure F-3, Stanford Ranch Road between SR 65 and Five Star Boulevard currently operates at an unacceptable level (LOS E). As shown on Figure F-6, the Proposed Project would add a very minor amount of traffic to that roadway segment, but it would continue to operate at LOS E conditions. Widening the west side of Stanford Ranch Road to include a fourth southbound travel lane from Five Star Boulevard to SR 65 would restore operations on this roadway segment to LOS D. Figure F-13 illustrates the lane configurations on this segment of Stanford Ranch Road, without and with the widening. Although such a widening would require the acquisition of right-of-way, it does appear feasible (i.e., would not require the removal of buildings, elimination of driveways, etc.). It should be noted that the overcrossing of SR 65 would not need to be widened. The City limit boundary between Roseville and Rocklin runs down the middle of Stanford Ranch Road. The widening would occur on the Roseville side of the street. Implementation of this measure would reduce this impact to a less-than-significant level. However, the improvement lies outside the jurisdiction of the City of Rocklin. Since the City of Roseville may not implement this suggested mitigation measure, this is considered a Significant and Unavoidable impact.

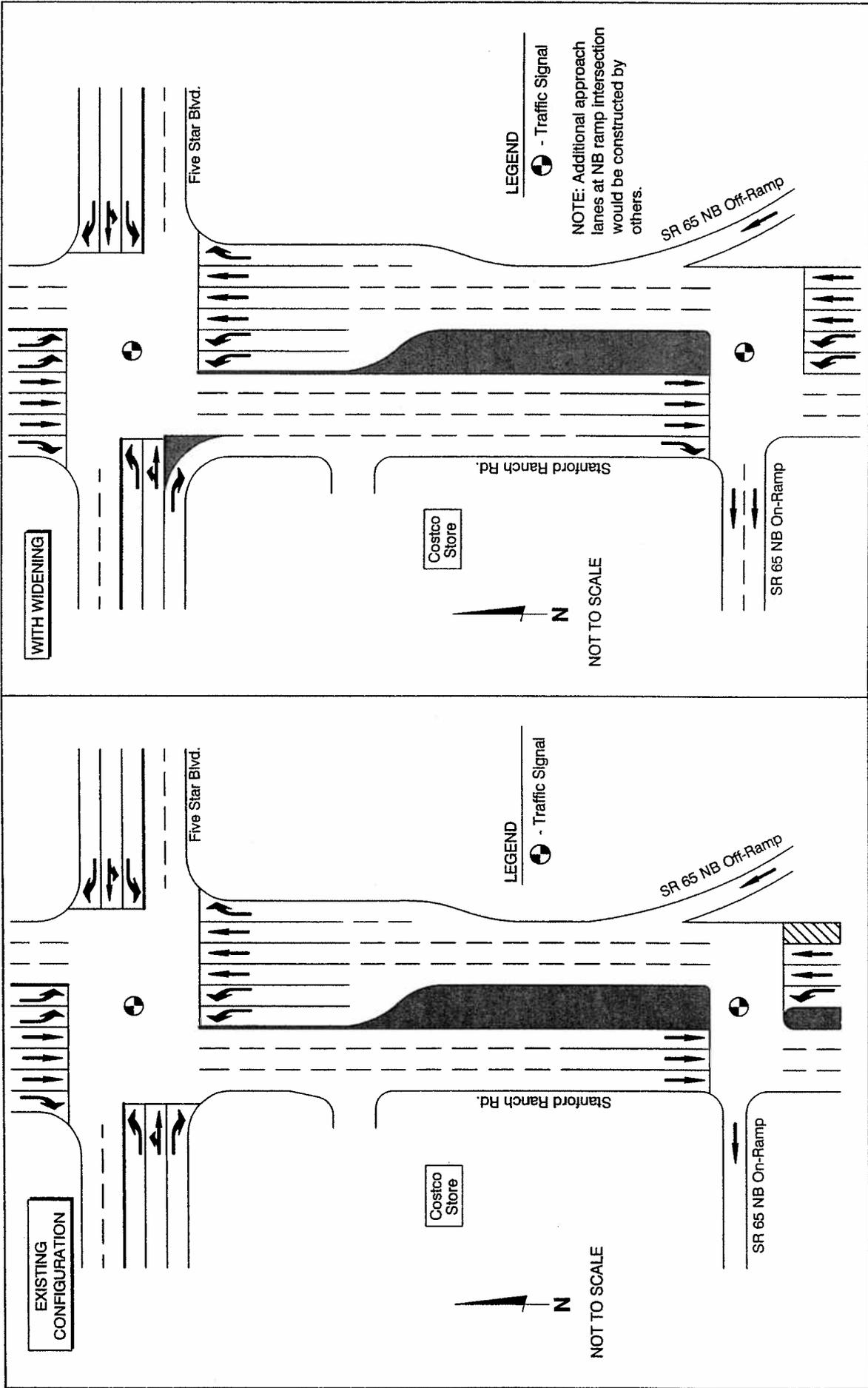
SR 65 between Stanford Ranch Road and Interstate 80

As shown on Figure F-3, SR 65 between Stanford Ranch Road and Interstate 80 currently operates at an acceptable level (LOS C). As shown on Figure F-6, the Proposed Project would add traffic to that roadway segment and cause it to operate at LOS E conditions. The widening of this segment of SR 65 to six lanes would improve operations to acceptable levels. According to the *SR 65 Route Concept Report* (Caltrans District 3, 1986) and previous discussions with Caltrans staff, this segment of SR 65 is ultimately planned for six lanes. However, this would require substantial additional studies to determine the impacts of such a program, one of which would be the widening of the bridges over roads and at least one railroad track. These suggested improvements would be extremely expensive, have not been analyzed for feasibility, and a source of funding has not been identified. Therefore, this is considered a Significant and Unavoidable impact.

Impact: **F-3 Development of the Proposed Project could create demand for bicycle and pedestrian facilities.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are required for this impact.



PROPOSED WIDENING OF STANFORD RANCH ROAD

FIGURE 13

Discussion: The City has a detailed on-street and off-street bicycle plan that interconnects the entire community on a bikeway trail system. Most of the major streets within the City have on-street bicycle lanes and pedestrian sidewalks. A comprehensive community bike and pedestrian trail system is incorporated into the Sunset Ranchos portion of the Proposed Project and is shown on Figure F-14. The trail system would enhance the neighborhood village design with an extensive network of interconnected pedestrian and bikeway trails on-street and off-street within the planned open space corridors. These amenities are designed to encourage human activities and interactions within the pedestrian/bikeway and open space corridors, resulting in a greater sense of community. The network of trails and bike lanes would be fully accessible to the general public.

The trail system design includes a transitional component and two internal components. The transitional component links the City of Rocklin existing major arterial streets into the project site. These segments would extend the Sioux Street, West Oaks Boulevard, and Park Drive bike lanes and sidewalk improvements to points of transition in the project area where the internal trail system begins. Street landscaping for the transitional component would be 27 feet from arterial roads (including a six-foot wide sidewalk). The landscaping would be designed to provide a six-foot wide landscape buffer from the roadway, a six-foot wide sidewalk, and a 15-foot landscape strip between the sidewalk and private property.

The two internal components include the community corridor and open space trails. The community corridor will be the centerpiece of the trail system. The community corridor places both the sidewalk and the bike paths within a 35-foot landscape corridor located on one side and a single sidewalk within a 27-foot landscape corridor on the opposite side of the street. The 35-foot wide corridor consists of a 10 foot-wide paved bicycle and pedestrian trail, a 4-foot-wide DG-base trail for tunners, and 21 feet of landscaping. These corridors provide connections between the GDP village core and the multi-family residential and commercial land use areas. In addition, the trail would connect to the Whitney Oaks trail starting at the intersection of Park Drive and Whitney Oaks Drive. To facilitate the transition between the on-street bike lanes and the community corridor, the corridor begins at signalized intersections. The community corridor is approximately four (4) miles long.

The open space trail cross-section is a 10-foot wide combined bike and pedestrian trail with 2-foot shoulders on each side of the trail. Open space trails will be off-street facilities located entirely within open space corridors. The open space trails will connect the 40-acre community park with residential areas and two other neighborhood parks, forming an off-street trail network of approximately 3 miles. This will provide for the easy movement of pedestrians between neighborhoods and encourage the use of this non-vehicular form of travel.

Stream crossings will also be provided to facilitate access and connections to residential neighborhoods. Approximately 3 miles of trails are provided in the open space corridors.

Impact: **F-4 The Proposed Project would create a demand for transit services.**

Significance: This is considered a Potentially Significant impact.

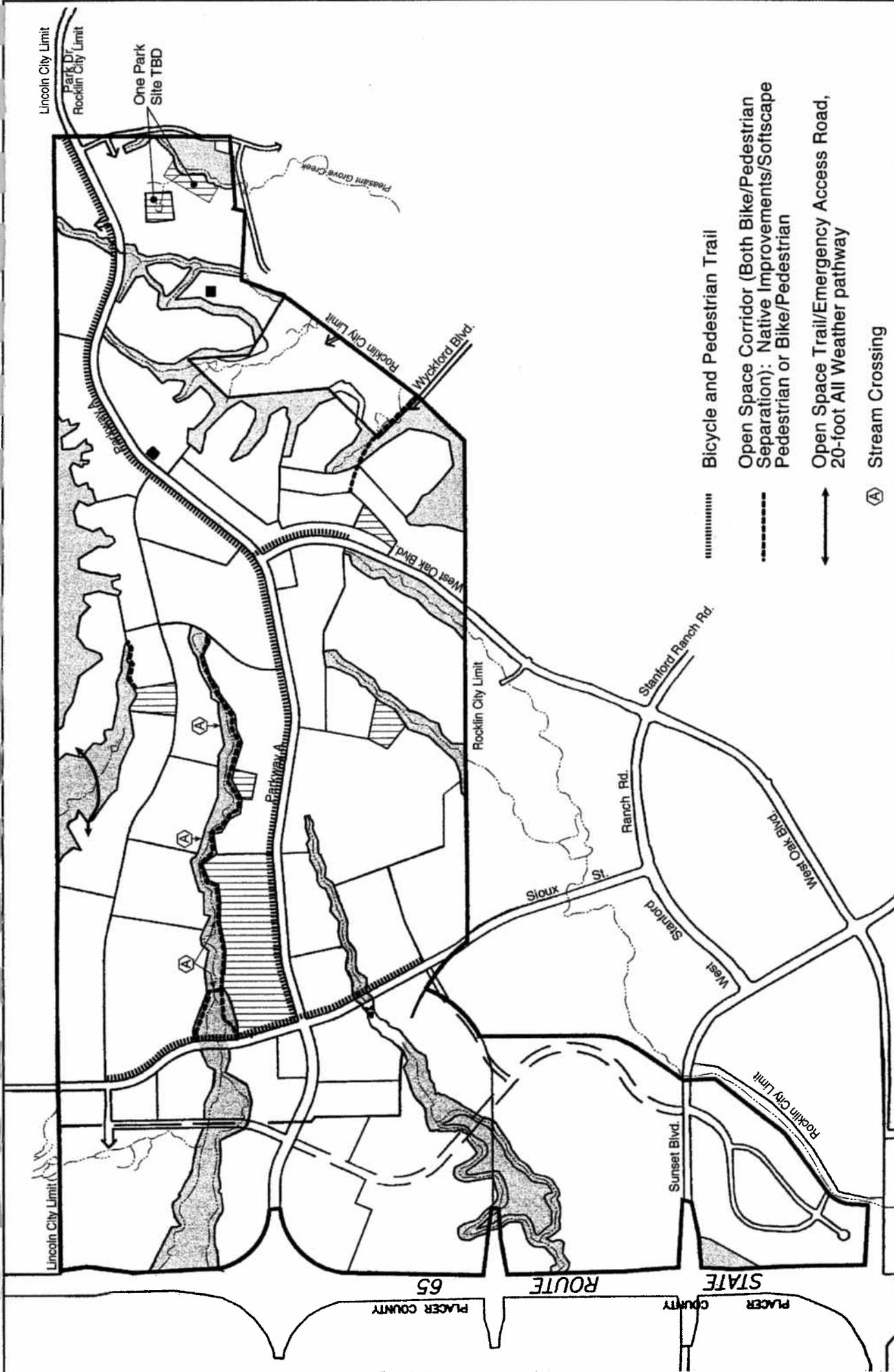


Figure F-14
Parks, Open Space,
Pedestrian Trails and
Bike Trails Map

SOURCE: Terrance E. Lowell & Associates, Inc., North West Rocklin General Development Plan, June 18, 2001; EIP Associates, October 2001.

EIP
ASSOCIATES

Scale
1" = 481' Site

Parks

Open Space

Project Boundary

Existing Residences

Streamcourses

Bicycle and Pedestrian Trail

Open Space Corridor (Both Bike/Pedestrian Separation): Native Improvements/Softscape Pedestrian or Bike/Pedestrian

Open Space Trail/Emergency Access Road, 20-foot All Weather pathway

Stream Crossing

Mitigation: FMM-4 The City shall ensure that, as future entitlements are planned in the annexation area, the City shall coordinate with Placer County Transit (PCT) to ensure that transit services are in place as needed to serve demand from new development.

Level of Significance
After Mitigation: This would be Less than Significant.

Discussion: Currently, transit services are not provided in the project area since there are too few patrons to warrant service at this time. Similarly, PCT would be unable to economically support the project area until there is sufficient patronage to warrant such service. Consequently, transit service in the project area would be phased in as the community develops and transit demands increase. Planning for future transit needs is coordinated as major projects are brought to the attention of PCT. Typically jurisdictions submit preliminary project plans to PCT for comment. PCT reviews the plans and provides the City with recommendations for features such as bus stops, turnouts and park and ride lots. Such a program will be used in the annexation area.

Development of the Proposed Project would increase traffic on roadway intersections in the vicinity of the project, outside of the City of Rocklin.

Impact: **F-5 The omission of school sites from the annexation area could result in traffic congestion in portions of the project site.**

Significance: This is considered a Significant impact.

Mitigation: FMM-5 At such time when tentative maps are proposed for sites designated with a school overlay, the City shall ensure that the developer provide revised traffic studies to ensure that the change will not violate City service level policies. The study shall indicate any necessary traffic mitigation measures in future development plans to reduce impacts to less-than-significant levels.

Level of Significance
After Mitigation: This impact would be Less than Significant.

Discussion: The four proposed school sites identified in the Proposed Project are called out as an 'overlay' on top of residential land use zoning designations. This means that if any one of the schools is not developed as shown on the land use map, that site could be used for residential development. It is generally recognized that residential areas generate more traffic than school sites. At this level of project planning it has not been determined precisely how many, where, and what types of schools will be developed in the annexation area. However, for the purpose of this program-level EIR, traffic modeling assumed that one high school and three elementary schools would be developed as part of the Proposed Project. Given that there are numerous school siting alternatives

that could be applied to the annexation area, this EIR would have to speculate on future traffic conditions if school sites were eliminated and residential development was proposed for the sites. As a result, some local intersections could be negatively affected if residential development occurs on sites currently shown as a school. The cumulative impact would be that operations at some local streets and intersections could exceed City standards, depending on how project land use plans are laid out in concert with surrounding land use plans. For this reason, it would be necessary to reanalyze traffic potential impacts on certain roads and intersections to determine the impacts of the deletion of school sites, prior to approval of tentative maps. The traffic study would recommend improvements, if any, needed to achieve the City's service level standard.

Impact: **F-6 Development of school sites could result in on-street parking and parking in residential neighborhoods.**

Significance: This is considered a Significant impact.

Mitigation: FMM-6 School parking plans shall provide adequate parking for students, staff, faculty, and visitors to reduce on street parking and parking in residential neighborhoods to the maximum extent practicable.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The Proposed Project assumes that one high school and three elementary school sites would be developed in the annexation area. Schools require adequate parking for school employees, visitors and delivery vehicles. At this level of project planning, it is not known precisely if all four of the schools would be developed or not. Thus, this program-level EIR assumes that it is possible that on street parking outside a school, and parking in residential neighborhoods, could occur. However, as school site plans are prepared, parking plans will be prepared that address both onsite and off site parking and any City ordinances that prohibit off site parking and enforcement mechanisms.

CUMULATIVE IMPACTS

Impact: **F-7 Development of the Proposed Project would increase traffic on City of Rocklin roadways and at roadway intersections in the vicinity of the project under cumulative conditions.**

Significance: This is considered a Significant impact.

Mitigation: As explained in the Discussion for this impact, the following Mitigation Measures would improve future intersection operations.

Sunset Boulevard/Blue Oaks Boulevard intersection

FMM-7(a) Construct a second left-turn lane on the northbound Sunset Boulevard approach.

This would result in LOS C at this intersection.

Sunset Boulevard/Pacific Street intersection.

FMM-7(b) Construct a “free” right-turn lane on the southbound Pacific Street approach to westbound Sunset Boulevard. This would necessitate widening the bridge over the railroad tracks.

This would result in LOS C at this intersection.

Sunset Boulevard/West Oaks Boulevard intersection.

FMM-7(c) Dedicate the inside through lane on the southbound West Oaks Boulevard approach as a shared left/through lane and rephasing traffic signal.

This would result in LOS C at this intersection.

Sunset Boulevard/Atherton Drive intersection.

FMM-7(d) Construct the following turn lanes at this intersection:

- Two left-turn lanes, one through lane, and two right-turn lanes on the southbound approach.
- Two left-turn lanes, one through lane, and one right-turn lane on the northbound approach.
- An exclusive right-turn lane on the westbound approach.

This would result in LOS D at this intersection.

Stanford Ranch Road/Five Star Boulevard intersection.

FMM-7(e) Construct a “free” right-turn lane on the eastbound Five Star Boulevard to southbound Stanford Ranch Road.

This would result in LOS C at this intersection.

REQ-MM The project developer shall pay traffic impact fees for the City of Rocklin Capital Improvement Program, as established by City Council Resolution.

Level of Significance

After Mitigation:

At all intersections except Stanford Ranch Road/Five Star Boulevard, the impacts would be Less than Significant after mitigation. At the Stanford Ranch Road/Five Star Boulevard intersection, the impact would be Significant and Unavoidable.

Discussion: Implementation of the Proposed Project, in combination with future development in the area, would increase traffic on roadways and at intersections in the City of Rocklin. Increased intersection traffic would either result in unacceptable operations at some intersections or exacerbate operations at some intersections that would already be operating at unacceptable levels. The following intersections would exceed significance levels under cumulative conditions:

- Sunset Boulevard/Blue Oaks Boulevard intersection during the p.m. peak hour
- Sunset Boulevard/Pacific Street intersection
- Sunset Boulevard/West Oaks Boulevard intersection
- Sunset Boulevard/Atherton Drive
- Stanford Ranch Road/Five Star Boulevard

Each of these intersections is discussed below. No significant effects would occur at other Rocklin intersections under cumulative conditions.

Sunset Boulevard/Blue Oaks Boulevard

Implementation of the Proposed Project would results in LOS D operations at the Sunset Boulevard/Blue Oaks Boulevard intersection during the p.m. peak hour (see Table F-9). Operations at this intersection could be restored to LOS C by constructing a second left-turn lane on the northbound Sunset Boulevard approach. No additional right-of-way would be required to construct this improvement.

Sunset Boulevard/Pacific Street intersection

Implementation of the Proposed Project would results in LOS E operations at the Sunset Boulevard/Pacific Street intersection during the p.m. peak hour (see Table F-9). Operations at this intersection could be improved to LOS C by constructing a “free” right-turn lane (i.e., channelized with its own receiving lane) on the southbound Pacific Street approach to westbound Sunset Boulevard. Under this configuration, Sunset Boulevard would consist of four lanes in each direction directly west of Pacific Street and narrow to three lanes in each direction prior to the bridge across the railroad tracks. The bridge would have to be widened as part of this effort. Preliminary analysis indicates that this configuration could be accommodated without requiring any additional right-of-way.

Sunset Boulevard/West Oaks Boulevard intersection

Development of the Proposed project under cumulative conditions would result in LOS D operations at the Sunset Boulevard/West Oaks Boulevard intersection during the p.m. peak hour. Operations at this intersection could be restored to LOS C by dedicating the inside through lane on the southbound West Oaks Boulevard approach as a shared left/through lane and operating the West Oaks Boulevard approaches with split-phasing.

Sunset Boulevard/Atherton Drive

Development of the Proposed Project under cumulative conditions would result in LOS F operations at the Sunset Boulevard/Atherton Drive/North-South Road intersection during the p.m. peak hour. Operations at this intersection could be restored to LOS D by constructing the following additional turn lanes at the intersection:

- Two left-turn lanes, one through lane, and two right-turn lanes on the southbound approach.
- Two left-turn lanes, one through lane, and one right-turn lane on the northbound approach.
- An exclusive right-turn lane on the westbound approach.

Since this intersection is located within ½ mile of a (future) freeway interchange, LOS D is considered acceptable according to City of Rocklin level of service standards.

Stanford Ranch Road/Five Star Boulevard

Development of the Proposed Project under cumulative conditions would cause LOS F operations at the Stanford Ranch Road/Five Star Boulevard intersection. Construction of a “free” right-turn lane (i.e., channelized with its own receiving lane) from eastbound Five Star Boulevard to southbound Stanford Ranch Road (see Figure 13) would provide LOS C operations under cumulative conditions with the Proposed Project. Additional right-of-way would be required to mitigate this impact. The City limit boundary between Roseville and Rocklin runs down the middle of Stanford Ranch Road. The widening would occur on the Roseville side of the street. Implementation of this measure would reduce this impact to a less-than-significant level. However, the improvement lies outside the jurisdiction of the City of Rocklin. Since the City of Roseville may not implement this suggested mitigation measure, this is considered a Significant and Unavoidable impact.

Impact: **F-8 Under cumulative conditions, development of the Proposed Project would create a demand for transit services as phased development occurs.**

Significance: This is considered a Potentially Significant impact.

Mitigation: FMM-8 Implement Mitigation Measure FMM-4.

Level of Significance

After Mitigation: This impact would become Less-than-Significant.

Discussion: The Proposed Project would create additional demands for transit services as phased development occurs on the site and in the developed areas around the site. This demand would be met over time by coordinating with Placer County Transit in advance of such developments. Such coordination would allow for service facilities, such as paratransit services, bus stops, bus turnouts and park and ride lots, to be provided in appropriate locations and as demands warrant. The coordinated planning of transit services as phased development occurs in and around the project site would reduce potential cumulative impacts to below a level of significance.

Cumulative Impacts in other Jurisdictions

Impact: **F-9 Development of the Proposed Project would increase traffic on City of Roseville intersections and roadways and State highways in the vicinity of the project under cumulative conditions.**

Significance: This is considered a Significant impact.

Mitigation: As explained in the Discussion for this impact, the following Mitigation Measures would improve some of the unacceptable intersections to a less-than-significant level. However, since these roadways are controlled by other agencies, these improvements may not be implemented.

Foothills Boulevard/Junction Boulevard intersection

FMM-9(a) Construct a third left-turn lane on the northbound Foothills Boulevard approach.

This would result in LOS C at this intersection.

Washington Boulevard/Roseville Parkway intersection

FMM-9(b) Convert the planned second left-turn lane on the eastbound Roseville Parkway approach to a through lane and convert the planned second left-turn lane on the westbound Roseville Parkway approach to an eastbound receiving lane.

This would result in LOS C at this intersection.

Roseville Parkway/Pleasant Grove Boulevard intersection

FMM-9(c) Construct an exclusive right-turn lane on the southbound Roseville Parkway approach.

This would result in LOS D at this intersection.

Grant Street/Vernon Street intersection

None available

SR 65 between Stanford Ranch Road and Interstate 80

None Available

SR 65 between Pleasant Grove Boulevard and Stanford Ranch Road

None Available

Pleasant Grove Boulevard between SR 65 and Fairway Drive

None Available

REQ-MM The project developer shall pay traffic impact fees for the City of Rocklin Capital Improvement Program, as established by City Council Resolution.

Level of Significance

After Mitigation: This impact would be Significant and Unavoidable.

Discussion: Implementation of the Proposed Project, in combination with future development in the area, would increase traffic at roadway intersections in the City of Roseville. As discussed below, the following intersections and roadway segments in the City of Roseville would experience significant levels of traffic congestion under cumulative conditions:

- Foothills Boulevard/Junction Boulevard intersection
- Washington Boulevard/Roseville Parkway intersection
- Roseville Parkway/Pleasant Grove Boulevard intersection
- Grant Street/Vernon Street intersection
- SR 65 between Stanford Ranch Road and Interstate 80
- SR 65 between Pleasant Grove Boulevard and Stanford Ranch Road
- Pleasant Grove Boulevard between SR 65 and Fairway Drive

Foothills Boulevard/Junction Boulevard intersection

As shown in Table F-10, the Foothills Boulevard/Junction Boulevard intersection would operate at LOS D, with the Proposed Project, during the p.m. peak hour under cumulative conditions in the City of Roseville. This mitigation would restore operations at this intersection to LOS C. However, the City of Roseville has indicated that the improvements contained in their 2015 CIP is the maximum feasible improvement at this location due to impacts on surrounding uses. Since the City of Roseville may not implement the suggested mitigation measure due to its feasibility or other factors, this impact is considered potentially significant and unavoidable.

Washington Boulevard/Roseville Parkway intersection

As shown in Table F-10, the Washington Boulevard/Roseville Parkway intersection would operate at LOS D, with the Proposed Project, during the p.m. peak hour under cumulative conditions in the City of Roseville. Mitigation Measure FMM-9(b) would restore operations at this intersection to LOS C. Because the City of Roseville may or may not implement the suggested mitigation measure, this is considered a potentially significant and unavoidable impact.

Roseville Parkway/Pleasant Grove Boulevard intersection

As shown in Table F-10, the Roseville Parkway/Pleasant Grove Boulevard intersection would operate at LOS E, with the Proposed Project, during the p.m. peak hour under cumulative conditions in the City of Roseville. Mitigation Measure FMM-9(c) would restore operations at this intersection to LOS D, which was defined as acceptable operations for this location under the City's 2015 CIP. Because the City of Roseville may or may not implement the suggested mitigation measure, this impact is considered potentially significant and unavoidable.

Grant Street/Vernon Street intersection

As shown in Table F-10, the Grant Street/Vernon Street intersection would operate at LOS E, with the Proposed Project, during the p.m. peak hour under cumulative conditions in the City of Roseville. This intersection is located in the downtown area of Roseville and, as such, the ability to improve the intersection is constrained by existing buildings, on-street parking and other factors. Consequently, no feasible mitigation measure was identified at this location. Under the adopted 2015 CIP, the City has allowed LOS D at this intersection since it is located in the infill area and the City found that the required improvements are unacceptable based on established criteria. The City has allowed LOS E operations at two infill intersections (Sunrise/Cirby and Harding/Douglas) under the adopted 2015 CIP. While the City could allow LOS E at the Grant Street/Vernon Street intersection, it would take an action by the Roseville City Council. Because the City of Roseville may not take that action, this is considered a potentially significant and unavoidable impact.

SR 65 between Stanford Ranch Road and Interstate 80

Development of the Proposed Project would exacerbate LOS E operations on the segment of SR 65 between Stanford Ranch Road and Interstate 80. The daily traffic volume on this segment would increase from 77,200 (under the no project condition) to 78,400 vehicles per day, which is a 1.5 percent increase.

The widening of this segment of SR 65 to six lanes would improve operations to acceptable levels. However, this would require substantial additional studies to determine the land use impacts of such a program, one of which would be the widening of the bridges over roads and at least one railroad track. These suggested improvements would be extremely expensive, have not been analyzed from a practicability or feasibility standpoint, and do not have an identified source of funding. Therefore, this is considered a significant and unavoidable impact.

SR 65 between Pleasant Grove Boulevard and Stanford Ranch Road

Development of the Proposed Project would worsen operations from LOS D to LOS E on the segment of SR 65 between Pleasant Grove Boulevard and Stanford Ranch Road. The widening of this segment of SR 65 to six lanes would improve operations to acceptable (LOS B) levels. However, there are no immediate plans (by Caltrans or local jurisdictions) to construct this widening. Therefore, the impact is considered significant and unavoidable.

Pleasant Grove Boulevard between SR 65 and Fairway Drive

Development of the Proposed Project would worsen slightly the LOS E operations on the segment of Pleasant Grove Boulevard between SR 65 and Fairway Drive. The daily traffic volume on this segment would increase from 48,800 (under the no project condition) to 49,000 vehicles per day, which is a 0.4 percent increase. The widening of this segment of Pleasant Grove Boulevard to eight lanes would improve operations to acceptable levels. However, it would require additional right-of-way. Therefore, this impact is considered significant and unavoidable.

Table F-11 summarizes the level of service at five impacted intersections and four impacted study roadways under cumulative conditions with the Proposed Project with and without mitigation.

TABLE F-11

EFFECTS OF MITIGATION MEASURES UNDER CUMULATIVE CONDITIONS

Impact	Facility	Jurisdiction	Without Mitigation		Mitigation Measure			With Mitigation	
			V/C Ratio ¹	LOS ²	Type	Description	Additional ROW Required?	V/C Ratio	LOS ²
<i>Impacted Intersections</i>									
FMM-7(e)	Stanford Ranch Rd./ Five Star Boulevard	Rocklin/Roseville	1.02	F	Outside Widening	Construct "free" right-turn lane on EB Five Star Boulevard approach	Yes	0.75	C
FMM-7(c)	Sunset Boulevard/West Oaks Blvd.	Rocklin	0.84	D	Restriping	Dedicate inside through lane on SB West Oaks Blvd. as a shared left/through lane	No	0.77	C
FMM-7(b)	Sunset Blvd./ Pacific Street	Rocklin	0.96	E	Outside Widening	Construct free right-turn lane on SB Pacific Street	No	0.80	C
FMM-7(a)	Sunset Boulevard/ Blue Oaks Blvd.	Rocklin	0.87	D	Median Widening	Construct second left-turn lane on NB Sunset Boulevard	No	0.79	C
FMM-7(d)	Sunset Blvd./ Atherton Dr./ North-South Rd.	Rocklin	1.23	F	Outside Widening	Provide additional turn lanes on NB and SB approaches and exclusive WB right-turn lane	Likely	0.85	D
<i>Impacted Roadways</i>									
	Stanford Ranch Rd. from SR 65 to Five Star Blvd.	Roseville/Rocklin	n.a.	F	Construct a fourth SB travel lane		Yes	n.a.	D
	Pleasant Grove Blvd. from SR 65 to Fairway Drive	Roseville	n.a.	E	Widen to eight lanes		Yes	n.a.	C
	SR 65 from Stanford Ranch Road to I-80	Caltrans	n.a.	E	Widen to six lanes		No	n.a.	B
	SR 65 from Pleasant Grove Blvd. to Stanford Ranch Rd.	Caltrans	n.a.	E	Widen to six lanes		No	n.a.	B

¹ V/C Ratio= Volume-to-Capacity Ratio.

² LOS= Level of Service.

Source: Fehr & Peers Associates, 2001.

G. AIR QUALITY

SCOPE AND METHODOLOGY

This chapter addresses project impacts on ambient air quality and the potential for exposure of people (especially sensitive individuals) to unhealthful pollutant concentrations. Air pollutants of concern for western Placer County include ozone (O₃), carbon monoxide (CO), and particulate matter 10 microns or less in size (PM₁₀). The type and quantity of emissions that would be generated by construction and operation of the Proposed Project are predicted using modeling techniques developed and recommended by the Placer County Air Pollution Control District (PCAPCD) and the California Air Resources Board (CARB). Strategies for mitigating air quality impacts, where necessary, are identified based on consultation with the PCAPCD.

Sources reviewed for this analysis includes the City of Rocklin's General Plan, California Air Resources Board's Blue Sky Report, PCAPCD Rules and Regulations, the Sacramento Metropolitan Air Quality Management District's (SMAQMD) Air Quality Thresholds of Significance, the CARB California Surface Wind Climatology, CARB Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel Fueled Engines and Vehicles, and the CARB website, which has the most recent air quality information.

Air quality impacts associated with mobile sources were addressed in the 1993 Environmental Impact Report (EIR) for the *North Rocklin Circulation Element*. The North Rocklin Circulation Element includes the project site and roadways within and around the site. The EIR identified significant and unavoidable air quality impacts would occur due to cumulative construction and from increased traffic at the intersection of Sierra College Boulevard and I-80. Regulations pertaining to air quality have changed since publication of this EIR. Most notably, the project area is now in attainment for carbon monoxide (CO) in accordance with federal standards and has been designated as non-attainment for particulate matter ten microns or less in diameter (PM₁₀) in accordance with state standards. Furthermore, the U. S. Environmental Protection Agency (EPA) has since implemented a federal 8-hour ozone standard of .08 ppm, whereas only the 1-hour standard of 0.12 ppm is presented in the EIR. The EPA has also implemented stricter federal standards for particulate matter of 150 micrograms per cubic meter, whereas the EIR uses the old standard of 250 micrograms per cubic meter.

In addition to the above, during the past 13 years the Sacramento Valley Air Basin (SVAB) has encountered substantial urbanization. As a result of this urbanization, air quality in the air basin has degraded and new mobile and stationary source regulations have been adopted and implemented by the CARB and local air districts. These regulations are frequently presented as mitigation measures in EIRs and are not used in the previous EIR. Mitigation measures which are now routinely used but excluded from the previous EIR, include use of alternative fuel for construction equipment, compliance with Title 24 requirements, and the use of only EPA certified wood burning stoves. Finally, air quality modeling has been refined and changed substantially since publication of the previous EIR. The current air quality models improve emission estimates and take into account the benefits of reduced mobile source emissions due to compliance with recent regulations.

Air quality impacts fall into two categories: short-term emissions due to construction and long-term impacts due to project operation. Impacts in each category can be classified as having effects on a regional or local scale. Construction activities result in the generation of PM₁₀ and dust from earthwork and ROG, NO_x, CO, and PM₁₀ from equipment exhaust. Operational activities result in vehicle emissions and area source emissions from such activities as residential fuel combustion in heaters, fireplaces, woodstoves, and landscaping equipment. Motor vehicle use is the primary project-related source of ozone precursors and carbon monoxide emissions.

The California Air Resources Board's URBEMIS7G emission estimation program was used to quantify potential emissions associated with construction activities and project-related vehicles. Where possible, default settings for projects in the Sacramento Valley Air Basin were used. Land use parameters entered into the model were consistent with those used in the December 2000 version of the North West Rocklin General Development Plan (GDP) and the traffic analysis completed for this EIR. Although land uses have changed slightly from the original GDP, these changes are not substantive and would not change the conclusions in this chapter. Operational effects of changes to localized CO concentrations were quantified using CALINE4 in accordance with the U.C. Davis/California Department of Transportation CO protocol. These air quality analyses rely upon project-related transportation effects identified in Chapter F, Transportation/Circulation, of this document.

The air quality analysis performed for this EIR determined that project-related construction emissions cannot be completely reduced to Placer County Air Pollution Control District (APCD) thresholds even though the project would be required to conform to standard construction emission reduction measures outlined by Placer County APCD. Also, the Proposed Project would generate vehicle and area source emissions, namely reactive organic gases, nitrogen oxides, particulate matter of less than 10 microns, and carbon monoxide that cannot be completely reduced to below Placer County APCD thresholds. In addition, the combination of the Proposed Project and other area projects would hinder the Placer County APCD's ability to bring the region into attainment for O₃ and PM₁₀. Even without the project, western Placer County is currently designated by the U.S. Environmental Protection Agency as a severe non-attainment area for O₃ and non-attainment for PM₁₀. The Proposed Project would result in development that would create new sources of CO. However, modeling suggests that, based on the projected traffic volume at the modeled intersections in and outside the project area, standard thresholds for CO would not be exceeded by project-related impacts. Lastly, future residents in the project area could be exposed to new stationary sources of air contaminants. However, these emissions are considered minor and are widely spread over the entire 1,874-acre project area.

The Initial Study for this EIR (see Appendix A) concluded that none of the proposed land uses are anticipated to generate objectionable odors, and that any potential air quality impacts related to odors would be less than significant. Therefore, odors are not addressed further in this EIR. Comments received in response to the Notice of Preparation did not include air quality concerns.

SETTING

Climate and Topography

Air quality is affected by the rate, amount, and location of pollutant emissions and the associated meteorological conditions that influence pollutant movement and dispersal. Atmospheric conditions including wind speed, wind direction, and air temperature, in combination with local surface topography (i.e., geographic features, such as mountains and valleys), determine the effect of air pollutant emissions on local air quality.

The Proposed Project is located in western Placer County, within the City of Rocklin sphere of influence, which lies within the Sacramento Valley Air Basin (SVAB). The climate of the SVAB is Mediterranean in character, with mild, rainy winter weather from November through March and warm to hot, dry weather from May through September. The physiographic features giving shape to the SVAB are the Coast Range to the west, the Sierra Nevada to the east, and the Trinity Range to the north. These ranges channel winds through the Sacramento Valley but also inhibit dispersion of pollutant emissions.

The SVAB is subject to eight unique wind patterns. The predominant annual and summer wind pattern is the Full Sea Breeze, commonly referred to as Delta Breezes. These cool winds originate from the Pacific Ocean and flow through a sea-level gap in the Coast Range called the Carquinez Straits. In the winter season (December through February), northerly winds predominate. Wind direction in the SVAB is influenced by the predominant wind flow pattern associated with the seasons.

Vertical and horizontal movement of air are important atmospheric components involved in the dispersion of air pollutants. Movement of air allows for the dispersion and subsequent dilution of air pollutants. Without air movement, air pollutants can collect and concentrate in a single area, increasing health hazards. For instance, in the winter months, the SVAB experiences a high percentage of calm atmospheric conditions. These calm conditions result in the stagnation of Valley air and increased air pollution. As a result, persistent inversions occur frequently in the SVAB, especially during late fall and early spring, and act to restrict vertical dispersion of pollutants released near ground level.

Although movement of air is generally considered an effective means of diluting air pollution and subsequently attenuating the pollution's unhealthful effects, predominant westerly winds during the summer season move urban air pollution from the west and southwest, consequently contributing to the region's inability to attain mandated air quality goals. In fact, the movement of urban pollution from the San Francisco Bay area to the foothills of the Sierra Nevada by means of the Carquinez Straits is a concern for air quality planning in the SVAB.

Criteria Air Quality Standards and Existing Concentrations

Much of the effort to improve air quality in the United States and California is directed toward the control of five "criteria" air pollutants: O₃, CO, PM₁₀, nitrogen dioxides (NO₂), and sulfur dioxide (SO₂). Pollutants subject to federal ambient standards are referred to as "criteria" pollutants because

the U.S. Environmental Protection Agency (U.S. EPA) publishes criteria documents to justify definition of standards. The air quality standards aim to protect those members of the population who are most sensitive to the adverse health effects of air pollution. The federal and State standards for the criteria pollutants of greatest concern in the SVAB -- ozone, carbon monoxide, and particulate matter -- are provided in Table G-1. Table G-2 provides a summary of the health effects

Pollutant	Averaging Time	Federal Standard	California Standard
Ozone	1-hour	0.12 ppm	0.09 ppm
	8-hour	0.08 ppm	--
Carbon Monoxide	1-hour	35.0 ppm	20.0 ppm
	8-hour	9.0 ppm	9.0 ppm
PM ₁₀	24-hour	150 ug/m ³	50 ug/m ³
	annual	50 ug/m ³	30 ug/m ³

Notes:
 ppm = parts per million
 ug/m³ = micrograms per cubic meter
 SOURCE: California Air Resources Board.

Air Pollutant	Adverse Effects
Ozone	eye irritation respiratory function impairment
Carbon Monoxide	impairment of oxygen transport in the blood stream aggravation of cardiovascular disease impairment of central nervous system function fatigue, headache, confusion, dizziness can be fatal in the case of very high concentrations in enclosed places
Particulate Matter	may be inhaled and lodge in and irritate the lungs increased risk of chronic respiratory disease with long exposure altered lung function in children may produce acute illness with sulfur dioxide

SOURCE: Bay Area Air Quality Management District.

associated with major air pollutants. Specific air quality regulations are discussed in the Regulatory Setting section of this chapter.

Criteria Air Pollutants

Ozone

Ozone is a colorless gas with a pungent odor. Ozone causes eye irritation and impairs respiratory function. Most ozone in the atmosphere is formed as a result of the interaction of ultraviolet light, reactive organic gases (ROG), and nitrogen oxides (NO_x). An example of reactive organic gases are non-methane hydrocarbons. Motor vehicles are the primary source of reactive organic gases and nitrogen oxides. Ozone is a highly reactive molecule that readily combines with many different components of the atmosphere. High levels of ozone tend to exist when reactive organic gas and nitrogen oxide levels are high and sustain the ozone formation process. When the precursors are depleted, ozone levels rapidly decline. Because these reactions occur on a regional scale, ozone is considered a regional pollutant.

Western Placer County, which includes the project site, has been designated as a severe non-attainment area for the federal ozone standard and is included within the Sacramento Air Quality Maintenance Area defined by the U.S. EPA. The portion of Placer County within the Sacramento Valley Air Basin is also designated as a non-attainment area for the state ozone standard.

Carbon Monoxide

Carbon monoxide is an odorless, colorless, gas. It causes a number of health problems including fatigue, headache, confusion, and dizziness. The incomplete combustion of petroleum fuels by on-road vehicles is a major cause of carbon monoxide emissions. Carbon monoxide is also produced during the winter from wood stoves and fireplaces. Carbon monoxide tends to dissipate rapidly into the atmosphere; consequently, violations of the state carbon monoxide standard are generally limited to major traffic intersections during peak-hour traffic conditions. Air quality standards for carbon monoxide are not exceeded in Placer County.

Particulate Matter

Particulate matter consists of atmospheric particles resulting from fume-producing industrial and agricultural operations, and natural activities. Placer County is designated an unclassified area for the federal standards for PM₁₀ and a non-attainment area for the PM₁₀ state standards. PM₁₀ includes materials such as sulfates and nitrates, which can cause lung damage. Recently the U.S. EPA adopted a PM_{2.5} standard in recognition of increased concern regarding particulate matter 2.5 microns or less in diameter. The California Air Resources Board is in the process of implementing a monitoring program in order to collect PM_{2.5} data for future area designations. No data is available at this time for PM_{2.5}.

Existing Air Pollutants in the Vicinity of the Project Site

The California Air Resources Board (CARB) collects ambient air quality data through a network of air monitoring stations. This data is summarized annually and is published in the California EPA CARB's California Air Quality Data Summaries. Table G-3 is a four-year summary listing the

highest annual concentration observed in the Rocklin area for O₃, CO, and PM₁₀. The data is compared to the more stringent State air quality standards.

As indicated in Table G-3, the State standard for O₃ was exceeded for all four monitoring years while the standard for PM₁₀ was violated during the 1995 and 1998 years. Each air basin, county, or, in some cases, specific urban area is classified by comparing actual monitoring data with State and federal standards. If a pollutant concentration is lower than the standard, the area is classified as "attainment" for that pollutant. If a pollutant exceeds the standard, the area is classified as "non-attainment." Placer County is currently designated as non-attainment for both O₃ and PM₁₀. If data are insufficient to determine whether a pollutant is exceeding the standard or not, the area is designated "unclassified."

Pollutant	State Standard	1995	1996	1997	1998
Ozone (O₃)¹					
Highest 1-Hour average concentration ppm	0.09	0.15	0.13	0.11	0.14
Number of violations ³		25	30	0	16
Carbon Monoxide (CO)¹					
Highest 1-Hour average concentration ppm ²	20	2.9	3.1	--	--
Highest 8-Hour average concentration ppm ²	9.0	1.6	1.4	--	--
Number of violations		0	0	--	--
Suspended Particulate Matter (PM₁₀)¹					
Highest 24-Hour average concentration ²	50	55	34	43	70
Annual Geometric Mean	30.0	20.8	16.6	19.0	16.6
Number of 24-hour violations		1	0	0	1
Notes:					
¹ Monitoring data is from the Rocklin (Rocklin Road) monitoring station.					
² ppm: parts per million Ug/m ³ : micrograms per cubic meter.					
³ For ozone, "Number of violations" refers to the number of days in a given years during which violations of the state standard were recorded.					
Shaded cells indicate that the recorded value exceeded State standard.					
SOURCE: CARB, Air Quality Data Summary CD, 1995-1998.					

Toxic Air Contaminants

Control of toxic air pollutants is achieved through federal and state controls on individual contaminants and individual source categories. National Emission Standards for Hazardous Air Pollutants have been developed by the U.S. EPA to protect public health and welfare, and the state Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588) provides for the regulation of over 200 air toxics and is the primary toxic air contaminant legislation in the state. Under the act, sources emitting more than 10 tons per year of any criteria air pollutant must estimate and report their toxic air emissions to the local air districts. The local air districts then prioritize facilities on the basis of emissions, and high-priority facilities are required to submit a health risk

assessment and communicate the results to the affected public if their health risk potential exceeds a specified threshold. The purpose of AB 2588 is to identify and inventory toxic air emissions and to communicate the potential for adverse health effects to the public.

In August 1998, following an exhaustive 10-year scientific assessment process, the Air Resources Board identified particulate matter from diesel-fueled engines as a toxic air contaminant. As a result of these findings, in October 2000, the ARB prepared the Diesel Risk Reduction Plan, which proposes methods to reduce diesel particulate emissions including the following:¹

- New regulatory standards for all new on-road, off-road and stationary diesel-fueled engines and vehicles to reduce diesel particulate emissions by about 90-percent overall from current levels;
- New retrofit requirement for existing on-road, off-road and stationary diesel-fueled engines and vehicles where determined to be technically feasible and cost effective; and
- New Phase 2 diesel fuel regulations to reduce the sulfur content levels of diesel fuel to no more than 15 ppm to provide the quality of diesel fuel needed by the advanced diesel particulate matter emission control.

Off road vehicle emissions are the primary source of diesel emissions, comprising more than 65-percent of the total diesel fuel emissions in the year 2000. For this reason, local air districts have adopted and are implementing stricter mitigation measures aimed at reducing the amount of diesel emissions created by construction equipment.

Existing Emission Sources and Concentrations

There are many types of air pollutant sources in western Placer County. These sources can be divided into three categories, stationary, area-wide, and mobile sources. Area sources include those activities that are distributed throughout a geographic area, such as residential fuel combustion, region-wide construction activities, and use of consumer products. The California Air Resources Board maintains an emission inventory of air pollutants within each of the state's air basins and the counties inside those air basins. Table G-4 presents the published emission inventory of reactive organic gases, nitrogen oxides, carbon monoxide, and particulate matter for the portion of Placer County located within the Sacramento Valley Air Basin. Exhaust emissions from on-road motor vehicles are the primary source of reactive organic gases, nitrogen oxides, and carbon monoxide in the western Placer County. In 1996, mobile sources contributed a total of 18 tons per day of ROG, 27 tons per day of NO_x, and 166 tons per day of CO. Vehicles operating throughout the region are the primary cause of ozone violations in the County and, they also contribute to a majority of area-wide PM₁₀ emissions through entrained road dust.

1. California Air Resources Board, *Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel Fueled Engines and Vehicles*, Stationary Source Division Mobile Source Control Division, October 2000.

TABLE G-4					
PLACER COUNTY EMISSION INVENTORY IN TONS PER DAY					
	Estimated 1996 Annual Average Emissions (ton/day)				
	Stationary Sources	On-Road Vehicles	Other Mobile Sources	Area-Wide Sources	Total Emissions
ROG	7	14	4	7	31
NO _x	1	19	8	1	29
CO	2	140	26	52	220
PM ₁₀	1	1	0	19	22

SOURCE: Air Resources Board, 2000.

Toxic Air Contaminants

In the region surrounding the project site, ambient air quality is affected by a number of toxic air contaminant (TAC) sources. Existing TAC sources within the region include existing facilities located along Industrial Avenue and the State Route 65 corridor as well as the Regional Sanitary Landfill and the Roseville Wastewater Treatment Plant. Individual emitters of TACs are required by AB 2588 to prepare Toxic Emission Inventory Reports, allowing the PCAPCD to monitor, inventory, and regulate toxic emissions.

Sensitive Receptors

Some land uses are considered more sensitive to air pollution than others, due to the type of population groups or activities involved. Land uses such as schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the young, the old and the infirm are more susceptible to respiratory infections and other air-quality-related health problems than the general public. Residential areas are also considered to be sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time resulting in sustained exposure to any pollutants present.

Recreational land uses are considered moderately sensitive to air pollutants. Although exposure periods are generally short, exercising places a high demand on respiratory functions, which can be impaired by pollution. In addition, noticeable air pollution can detract from the enjoyment of recreation. Industrial and commercial areas are considered the least sensitive to air pollution. Exposure periods are relatively short and intermittent, and the majority of workers spend most of the time indoors.

Existing sensitive receptors (single family residential homes) are currently located near the southeastern borders of the project site in the Whitney Oaks area and near the southern boundary of the site in the Stanford Ranch area. In addition, the project site borders the southern boundary of the Twelve Bridges Specific Plan area that is currently under construction. Consequently, future sensitive receptors will be located north of the project site, as well as within the project site itself (if and when the Proposed Project is developed).

REGULATORY SETTING

On both the federal and State levels, a distinction is made for regulatory purposes between criteria air pollutants and toxic air pollutants. Criteria air pollutants are those for which health-based concentration standards were first promulgated under the 1970 Amendments to the Federal Clean Air Act (FCAA). Regulation of criteria air pollutants is achieved through federal and state ambient air quality (concentration) standards and emission limits for individual sources. Air toxics are airborne substances that are capable of causing short-term (acute) and/or long-term (chronic or carcinogenic, i.e. cancer-causing) adverse human health effects but for which ambient air quality standards have not been set.

The FCAA required the California Air Resources Board to divide the state into air basins based upon similar meteorological features and with consideration of political boundaries. The eleven-county SVAB includes the project area in western Placer County. CARB has the responsibility to implement regulations controlling mobile sources and oversee the local and regional air quality agencies. On a regional level, the Placer County Air Pollution Control District (PCAPCD) is responsible for air quality regulation in the Placer County portion of the SVAB.

Federal

As required by the Federal Clean Air Act, the U.S. EPA established National Ambient Air Quality Standards (NAAQS) for: O₃, CO, nitrogen dioxide (NO₂), sulfur dioxide (SO₂), PM₁₀, and lead (Pb), see Table G-1. These standards represent the levels of air quality necessary, with an adequate margin of safety to protect the public health and welfare.

The FCAA required the states to classify basins (or portions thereof) as either "attainment" or "non attainment": with respect to criteria air pollutants, based on whether or not the NAAQS had been achieved and to prepare air quality plans containing emission reduction strategies for those areas designated as "non-attainment." The project site lies in western Placer County, within the SVAB. The PCAPCD has the responsibility to monitor and regulate air quality within the region. The project site is designated as severe non-attainment for the NAAQS for O₃. The severe non-attainment designation requires attainment of the O₃ standard by 2005.

State

The State of California has established its own ambient standards for the criteria pollutants. These standards are referred to as the State Ambient Air Quality Standards (SAAQS) and are equal to or more stringent than their NAAQS counterparts. SAAQS have also been established for certain pollutants not covered by the NAAQS, such as sulfide and vinyl chloride. In 1988, California passed the California Clean Air Act (CCAA) which, like its federal counterpart, called for designations of areas as attainment or non-attainment in reference to the SAAQS. In addition, a region can be designated non-attainment transitional or unclassified. The transitional designation recognizes a region's improving air quality but still maintains some regulatory restrictions and obligations. The unclassified designation is given for a region where data is absent or too limited for designation. Placer County has been designated as non-attainment for SAAQS for O₃ and PM₁₀ and unclassified for CO. Placer County is designated attainment for all other criteria pollutants.

The 1988 CCAA also requires non-attainment areas for O₃ and CO to develop air quality plans that contain strategies for achieving attainment. For this purpose, the PCAPCD's 1991 Air Quality Attainment Plan (AQAP) and the 1994 Rate of Progress Report for Ozone Attainment was developed for the region encompassed by the jurisdiction of the Placer County APCD. The Clean Air Act requires States that are federally designated as non-attainment for specific criteria air pollutants to prepare a State Implementation Plan (SIP) and submit them to the U.S. EPA for review. The SIPs discuss methods to bring regions into attainment and contain emission control measures for processes that generate O₃ and PM₁₀.

Local

Placer County Air Pollution Control District

As previously stated, the project site is located within the jurisdiction of the Placer County Air Pollution Control District (PCAPCD), which regulates air quality through its permit authority and through planning and review activities over most types of stationary emission sources. The PCAPCD is responsible for implementing emission standards for stationary sources and other requirements of federal and state laws.

PCAPCD has published its Air Quality Attainment Plan which addresses the California Clean Air Act requirement to bring the area into compliance with the state ambient air quality standards by suggesting a series of emission control strategies for air quality sources. The Placer County Air Quality Attainment Plan focuses on ozone and carbon monoxide and includes strategies for progressive reduction of air pollutants by promoting active public involvement. PCAPCD encourages compliance through positive influence and behavior, and through public education in both the public and private sector.

PCAPCD has several rules that relate to the Proposed Project, shown in the following paragraphs.

PCAPCD Rule 205 Nuisance

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause to have a natural tendency to cause injury or damage to business or property.

Rule 207 Particulate Matter

A person shall not release or discharge into the atmosphere from any source or single processing unit, exclusive of sources emitting combustion contaminants only, particulate matter in excess of 0.1 grains per cubic foot of gas at standard conditions.

Rule 217 Cutback and Emulsified Asphalt Paving Materials

A person shall not discharge into the atmosphere volatile organic compounds (VOCs) caused by the use or manufacture of Cutback or Emulsified asphalts for paving, road construction or road maintenance, unless such manufacture or use complies with the provisions of this rule.

Rule 218 Architectural Coatings

1. Except as provided in Subsections (D)(2) and (D)(5) a person shall not sell or offer for sale, apply or manufacture for sale any architectural coating which at the time of sale or manufacture:
 - a. Contains more than 250 grams of volatile organic compounds per liter of coating excluding water and any colorant added to tint bases, or
 - b. Is recommended for use as a bituminous pavement sealer unless it is an emulsion-type coating.
2. A person shall not sell, offer for sale, apply or manufacture for sale any non-flat architectural coating which at the time of sale or manufacture has a volatile organic compound content excluding water and colorant added to tint bases in excess of the following:
 - a. 380 grams of volatile organic compounds per liter of coating if manufactured prior to September 1, 1989.
 - b. 250 grams of volatile organic compounds per liter of coating if manufactured on or after September 1, 1989.

PCAPCD Rule 246 Natural Gas-Fired Water Heaters

A person shall not distribute, offer for sale, sell or install, any natural gas-fired water heater within the District, unless it meets either of the following standards:

1. A natural gas-fired water heater that emits less than or equal to 40 nanograms of nitrogen oxides [calculated as NO₂] per joule (93 pounds per billion BTU) of heat output; and is certified in accordance with Section 402.
2. A mobile home natural gas-fired water heater that emits less than or equal to 50 nanograms of nitrogen oxides [calculated as NO₂] per joule (116 pounds per billion BTU) of heat output; and is certified in accordance with Section 402.

City of Rocklin General Plan

Although the City of Rocklin's General Plan does not have an Air Quality element, it does contain the following policies that pertain to air quality.

Land Use Element Policies

Policy 12: Encourage the use of the "village concept" in new project of 500 acres or more in size, in order to encourage higher density core areas and encourage alternatives to the use of the automobile for short trips.

Circulation Element Policies

Policy 3: To require bike lanes in the design and construction of major new street and highway improvements, and to establish bike lanes on those City street wide enough to accommodate bicycles safely.

Policy 5: To promote and support coordinated public transit services that meet residents' needs.

Policy 6: To promote pedestrian conveniences through development conditions requiring sidewalks, walking paths, or hiking trails that connect residential areas with commercial, shopping, and employment centers.

Policy 7: To require landscaping and tree planting along major new streets and highways and along existing streets as appropriate.

<u>Policy 9:</u>	To seek improvement to existing railroad crossing and construction of grade separated crossings in newly developed areas.
<u>Policy 10:</u>	To promote the use of public transit through development conditions requiring park-and-ride lots, bus turnouts, and passenger shelters along major streets.
<u>Policy 11:</u>	To enforce the transportation system management requirements of the existing ridesharing ordinance.
<u>Policy 12:</u>	To promote and support the development of regional bikeway links as established in the County Bikeway Master Plan.
<u>Policy 17:</u>	To support the study of extending the Sacramento light rail transit system farther east along the I-80 corridor.
<u>Policy 25:</u>	To coordinate with the Placer County Air Pollution Control District in the development of stationary and mobile source control measures affecting the City of Rocklin, to be included in the California Clean Air Act Plan for Placer County.

SIGNIFICANCE CRITERIA

The State CEQA Guidelines (Appendix G) recommend that a project would normally be considered to have a significant effect on air quality if the project would cause, or contribute substantially, to a violation of the ambient air quality standards or if the project would expose sensitive receptors to substantial concentrations of an air pollutant. In practice, the Placer County Air Pollution Control District recommends use of a combination of quantitative and qualitative criteria described below. For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Cause emissions from all project-related sources (including mobile sources) to exceed the PCAPCD's new source review rule which includes the following thresholds:

Reactive Organic Gases (ROG):	82 lb/day
Nitrogen Oxides (NO _x):	82 lb/day
Particulate Matter	
< 10 microns (PM ₁₀):	82 lb/day
Carbon Monoxide (CO):	550 lb/day
- Cause or contribute to local carbon monoxide concentrations exceeding 20 parts per million (ppm) over a 1-hour averaging period or 9 ppm over an 8-hour averaging period at worst-case locations near congested intersections;
- Expose sensitive receptors to toxic air contaminants that would adversely impact their health and well being; or
- Conflict with or obstruct implementation of any applicable air quality plans.

IMPACTS AND MITIGATION MEASURES

Impact: **G-1 Construction activities associated with the Proposed Project could generate criteria air pollutants that would exceed Placer County APCD thresholds.**

Significance: This is considered a Short-term Significant impact.

Mitigation:

GMM-1 (a) Prior to commencement of grading, the project applicant shall submit a Construction Emission/dust control plan for approval by the City engineer and the Placer County Air Pollution Control District. This plan shall specify measures to reduce dust pollution during all phases of construction. These measures may include the following:

- (i) Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
- (ii) All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
- (iii) All trucks leaving the site shall be washed off to eliminate dust and debris.
- (iv) All construction equipment shall be maintained in clean condition.
- (v) All exposed surfaces shall be revegetated as quickly as feasible.
- (vi) If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- (vii) Water or dust palliatives shall be applied on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
- (viii) No open burning of any kind shall be allowed.

GMM-1 (b) The contractor shall reduce NO_x and ROG emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD. The contractor shall include in construction contracts the following requirements or measures shown to be equally effective:

- (i) Contractors' construction equipment shall be properly maintained and tuned during construction activity.
- (ii) Contractors shall use low emission mobile construction equipment where possible.
- (iii) Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
- (iv) The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

- (v) Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB-certified off-road engines, as follows:

175 hp	750 hp	1996 and newer engines
100 hp	174 hp	1997 and newer engines
50 hp	99 hp	1998 and newer engines

In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and/or particulate matter traps. The District shall be contacted to discuss this measure.

REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's rules and regulations.

REQ-MM The project applicant shall comply with all requirements in the Uniform Building Code.

REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24.

Level of Significance
After Mitigation:

This impact would remain Short-term Significant and Unavoidable.

Discussion: Construction emissions are generated from earthmoving activities such as site-grading and material handling, which produces PM₁₀, and from the operation of diesel equipment, which produces ROG, NO_x, and CO emissions. As indicated in Table G-5, construction activities associated with the Proposed Project would generate about 60 pounds per day of ROG, 480 pounds per day of NO_x, and 150 pounds per day of PM₁₀.

	Thresholds	Proposed Project Emissions (lb/day)			Construction Exceeds Threshold?	Operation Exceeds Threshold?
		Construction	Vehicles	Area-Wide		
ROG	82	61.9	516.3	3969.8	No	Yes
NO _x	82	480.6	1403.6	887.6	Yes	Yes
CO	550	86.5	4900.7	8329.7	No	Yes
PM ₁₀	82	149.1	724.7	602.0	Yes	Yes

SOURCE: URBEMIS7G, EIP Associates, October 2000.

Although short-term, construction emissions would exceed the PCAPCD thresholds for NO_x and PM₁₀. Implementation of Mitigation Measure GMM-1 would substantially reduce the magnitude of construction-related emissions, although not to a level that is below PCAPCD thresholds. Therefore, this impact would remain significant and unavoidable during project construction.

Impact: **G-2 Operation of the Proposed Project could result in the generation of both vehicle and area source air pollutants, increasing total air pollutant emissions.**

Significance: This is considered a Significant impact.

Mitigation: GMM-2 (a) The City shall not approve building permits for fireplaces in homes that do not have a primary heating source other than a fireplace. All fireplaces shall be plumbed for natural gas (if available).

GMM-2 (b) Tree planting programs shall include planting at least one tree per lot, for shade.

GMM-2 (c) In commercial buildings, the energy loss associated with buildings shall be improved by encouraging that the amount of energy used be reduced with automated time clocks or occupant sensors.

GMM-2 (d) The subdivider and/or developer shall make available educational material to new residents in the project area to educate them about air pollution problems and solutions. Issues identified include transportation control measures (TCM), open burning practices, and use of wood burning fireplaces and stoves.

GMM-2 (e) To reduce emissions associated with landscape management the project applicant shall landscape with native drought-resistant species, where appropriate, to reduce water consumption, emissions from lawn equipment, and to provide passive solar benefits.

GMM-2 (f) Low NO_x hot water heaters shall be installed per Air District Rule.

GMM-2 (g) The project applicant shall install an electrical outlet at the front and back of the residences for the use of electric landscape maintenance equipment.

REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's Rules and Regulations.

REQ-MM Only U.S. EPA certified woodstoves shall be installed.

REQ-MM The project applicant shall comply with all Environmental Protection Agency regulations applied to wood burning stoves.

REQ-MM The project applicant shall comply with all requirements in the Uniform Building Code.

REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24, and all federal EPA mandated requirements.

Level of Significance

After Mitigation: This impact would be Significant and Unavoidable.

Discussion:

Vehicular Emissions

Long-term air quality would be adversely affected by criteria air pollutant emissions, primarily from mobile sources. Mobile sources criteria air pollutant emissions associated with project traffic were calculated using URBEMIS7G emissions software using the trip generation rates presented in the traffic analysis. Table G-5 lists the air pollutant emissions associated with the Proposed Project. As indicated in Table G-5, vehicle emissions associated with the Proposed Project would exceed PCAPCD thresholds for ROG, NO_x, CO, and PM₁₀.

Area Sources

Area-wide source emissions, which are associated with operation of residential units, would be generated by fuel combustion in woodstoves, fireplaces, and landscaping equipment. Woodstoves and fireplaces contribute to the degradation of air quality during winter months, which is approximately four months of the year, while gas operated landscaping equipment contributes to the degradation of air quality during the summer months. The amount of air pollution generated by each source is listed in the model outputs in Appendix D. Area source emissions were quantified using URBEMIS7G. It was assumed that approximately 1.0 cord of wood would be burned each season per home. It was also assumed that 25 percent of the homes would install a wood burning stove and that 10 percent of the homes would have conventional wood burning fireplaces. Model outputs for area-wide sources operating under wintertime (worst-case day) conditions are presented in Table G-5. As indicated in Table G-5 area-wide emissions associated with the Proposed Project would exceed PCAPCD thresholds for ROG, NO_x, CO and PM₁₀.

It is important to note that it is likely new homes constructed as part of the project would include natural gas fireplace inserts. These fireplace inserts emit far fewer emissions than conventional fireplaces. The Air District has not yet established any method to model these emissions.

It should be noted that the modeling assumptions used for woodstove emissions were very conservative. Given the average winter temperature in the project area is approximately 50 degrees,

wood burning devices are infrequently used and it is possible that the project would not result in the addition of any wood burning stoves. Modeling also assumes that one cord of wood would be burned during a season. For the reason discussed above, it is unlikely that an entire cord of wood would be burned by 25 percent of residents with homes. Finally, emissions associated with wood burning stoves occur only during the winter months, and are not produced year round like many other area source emissions. In addition, new homes would be required to install only EPA-certified wood burning stoves. Therefore, ROG emissions would be reduced to a less-than-significant level.

Implementation of Mitigation Measure GMM-2 would reduce the magnitude of both vehicle and area source air quality impacts, but not to levels below Placer County APCD thresholds. Therefore, the impact related to operational emissions would remain significant and unavoidable.

Impact: **G-3 The Proposed Project could increase CO concentrations at some intersections.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: As indicated in Table G-6, five intersections were modeled using CALINE4 emission dispersion model created by Caltrans. A worst-case modeling approach was used in that only PM peak hour traffic volumes were modeled. None of the intersections would violate the 1-hour 20 ppm CO standard or the 8-hour 9 ppm CO standard. Potential CO concentrations would be the highest at the SR65/Sunset Boulevard intersection where the 1-hour concentration could reach 12.7 ppm, which is well below the 20 ppm standard. Since none of the intersections would violate the adopted CO standards, this would be a less-than-significant impact.

Intersection - Location	Total CO Concentrations (ppm) ¹	
	Ambient Air Quality Standard ²	Existing Conditions + Proposed Project
Sunset Boulevard/Atherton Drive	1-hour: 20 ppm	7.5
Sunset Boulevard/West Stanford Ranch Road	1-hour: 20 ppm	4.4
Sioux Street/West Stanford Ranch Road	1-hour: 20 ppm	4.6
SR 65/Sunset Blvd	1-hour: 20 ppm	12.7
Sunset Boulevard/Atherton Drive	8-hour: 9 ppm	4.0
Sunset Boulevard/West Stanford Ranch Road	8-hour: 9 ppm	2.4
Sioux Street/West Stanford Ranch Road	8-hour: 9 ppm	2.6
SR 65/Sunset Blvd	8-hour: 9 ppm	7.5

Notes:

¹ Total concentrations are based on CALINE4 output with background ambient CO concentrations of 3 ppm for a 1-hour averaging time and 1.6 ppm for an 8-hour averaging time, based on Air Quality Data published by the Air Resources Board.

² The State one-hour standard is 20 ppm, and the State and Federal eight-hour standard is 9 ppm.

SOURCE: EIP Associates, October 2000.

Impact: **G-4 Implementation of the Proposed Project could expose sensitive receptors to stationary source pollutants and toxic air contaminants.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's rules and regulations.

REQ-MM The project applicant shall comply with all Environmental Protection Agency regulations applied to wood burning stoves.

REQ-MM The project applicant shall comply with all requirements in the Uniform Building Code.

REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24.

Discussion: The project site is located east of the Sunset Industrial Area (SIA) and east of existing industrial facilities. Future residents of the Proposed Project could periodically be exposed to air pollutant emissions, including criteria air pollutants and toxic air contaminants from the SIA. In addition, uses in the SR 65 Corridor portion of the site could use toxic materials. The effects of criteria pollutants from these stationary sources on project residents would be minor relative to criteria pollutants associated directly with the Proposed Project, area-wide effects of particulate emissions, and existing regional ozone levels because stationary sources are regulated by the Placer County APCD and because the SIA is located approximately 3,200 feet west of the project site.² Furthermore, residential uses are buffered by a planned business park reserve located in the Highway 65 corridor. In addition, any new or modified stationary sources within the SIA must obtain a permit from the Placer County Air Pollution Control District before they can operate if emissions exceed specified threshold levels. District rules and regulations require emissions controls when necessary. New or modified sources of toxic air contaminants sources would also need to obtain a permit from the Placer County Air Pollution Control District and complete a health risk assessment before being allowed to operate. Furthermore, if the source is deemed to pose a threat to human health, emission controls will be required before the facility can operate.

CUMULATIVE IMPACTS

The cumulative context for air quality impacts includes future buildout of the City of Rocklin and the Placer County portion of the SVAB.

Impact: **G-5 The Proposed Project, in combination with other cumulative development, could hinder the PCAPCD's ability to bring the region into attainment for O₃ and PM₁₀.**

2. Terrence Lowell & Associates, North West Rocklin Annexation General Development Plan, General Plan Diagrams. Sheet 2 of 11. June 18, 2001.

Significance: This is considered a Significant impact.

Mitigation: GMM-5 Implement Mitigation Measures GMM-1, GMM-2 and GMM-4.

Level of Significance

After Mitigation: This impact would be Significant and Unavoidable.

Discussion: As indicated under Impact G-2, implementation of the Proposed Project would generate both short-term and long-term criteria air pollutants. Air quality emissions associated with development of Rocklin were evaluated in the City of Rocklin's General Plan Update EIR and were identified as significant and unavoidable.

Placer County, including the project area, is currently designated as severe non-attainment for O₃ and nonattainment for PM₁₀. Pollutants associated with the project include ROG and NO_x, both of which are ozone precursors, and short-term PM₁₀. Increases in these pollutants would hinder the PCAPCD's ability to bring the area into compliance for criteria air pollutants.

As previously stated, western Placer County is currently designated by the EPA as a severe non-attainment area for ozone. Therefore, implementation of the Proposed Project, would contribute to an existing air quality problem. The emissions caused by the Proposed Project compared to emissions caused by buildout under existing zoning are shown in Table G-7. This contribution to cumulative air quality impacts would be a significant and unavoidable impact.

	Buildout Under Existing Zoning Emissions (lb/day)			Proposed Project Emissions (lb/day)		
	Construction	Vehicles	Area-Wide	Construction	Vehicles	Area-Wide
ROG	45.2	364.5	121.6	61.9	516.3	3969.8
NO _x	414.2	1057.6	56.5	480.6	1403.6	887.6
CO	41.7	3698.4	262.6	86.5	4900.7	8329.7
PM ₁₀	137.7	552.0	18.2	149.1	724.7	602.0

Source: URBEMIS7G, EIP Associates, January 2000.

Impact: **G-6 The Proposed Project, in combination with other cumulative development, could result in increases of CO concentrations at some intersections.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: Project development would result in future (2020) traffic conditions that may cause congestion at some intersections. Eight intersections were modeled using CALINE4 to determine future CO concentrations. As indicated in Table G-8, two scenarios were modeled; build out under the existing zoning and buildout under the Proposed Project. As indicated in Table G-8, neither the 1-hour standard of 20 ppm nor the 8-hour standard of 9 ppm would be violated for any of the eight intersections. Therefore, the project, in combination with other development in the City would not contribute to a significant cumulative impact.

Intersection - Location	Total CO Concentrations (ppm) ¹		
	Ambient Air Quality Standard ²	Buildout Under Existing Zoning	Buildout Under Proposed Zoning
Sunset Boulevard/Atherton Drive	1-hour: 20 ppm	8.5	6.1
Pleasant Grove Boulevard/Fairway Drive	1-hour: 20 ppm	5.4	5.5
Sunset Boulevard/West Stanford Ranch Road	1-hour: 20 ppm	5.1	4.5
Sioux Street/West Stanford Ranch Road	1-hour: 20 ppm	7.8	4.4
Sunset Boulevard/Atherton Drive	8-hour: 9 ppm	4.7	3.4
Pleasant Grove Boulevard/Fairway Drive	8-hour: 9 ppm	3.0	3.1
Sunset Boulevard/West Stanford Ranch Road	8-hour: 9 ppm	3.0	2.5
Sioux Street/West Stanford Ranch Road	8-hour: 9 ppm	4.2	2.5

Notes:

¹ Total concentrations are based on CALINE4 output with background ambient CO concentrations of 3 ppm for a 1-hour averaging time and 1.6 ppm for an 8-hour averaging time, based on Air Quality Data published by the Air Resources Board.

² The State one-hour standard is 20 ppm, and the State and Federal eight-hour standard is 9 ppm.

SOURCE: EIP Associates, October 2000.

H. NOISE

SCOPE AND METHODOLOGY

This chapter examines the existing noise levels at the proposed Northwest Rocklin Annexation project site and evaluates the potential noise impacts from implementation of the Proposed Project. This noise chapter was prepared in accordance with Guidelines for Noise Study Reports as Parts of Environmental Impact Reports, issued by the California Department of Health Services, Office of Noise Control. The noise consequences of the project are predicted using Caltrans and Federal Highway Administration (FHWA) methods and compared to state-level and City of Rocklin regulatory requirements and guidelines for protecting public health and maintaining compatibility between land uses. An evaluation of construction- and operation-related noise impacts is provided, and mitigation measures intended to reduce noise impacts are recommended as appropriate.

The Proposed Project site contemplates a mixed-use development which includes residential, commercial, light industrial, schools, parks and open space uses. The project site is shown in Figure H-1. Noise generated by project-specific traffic and construction activity and the potential exposure of sensitive receptors to unacceptable noise levels are evaluated and, where appropriate, noise attenuation measures are recommended to reduce noise levels to acceptable levels.

The noise analysis performed for this EIR determined that traffic-related noise impacts would be less than significant. Noise generated during project construction would result in a temporary impact. However, this impact would be reduced to acceptable levels because construction equipment would use industry-standard noise suppression devices. Also, portions of the project, and some areas outside the project area, would be developed alongside roads that would expose residents to exterior noise levels above City noise compatibility guidelines. This impact would be reduced to acceptable levels by incorporating sound barriers and using construction techniques that reduce these emissions to acceptable levels. The project would also create stationary sources of noise that could exceed City noise compatibility guidelines. This impact would be reduced to acceptable levels by using industry-standard noise suppression devices where appropriate. Lastly, operation of the proposed high school, community park, athletic fields and recreation areas could result in noise levels adversely affecting adjacent residents. The incorporation of site design techniques to reduce noise impacts to surrounding residential development would reduce the magnitude of this impact, but it would remain significant and unavoidable.

The Initial Study (see Appendix A) and Notice of Preparation (NOP) prepared for the Proposed Project concluded that implementation of the project would result in a less-than-significant impact from groundborne vibration or noise and from noise associated with private airstrips. The Initial Study also concluded that the Proposed Project would result in no noise impact associated with a public airport or public use airport. Therefore, these issues are not analyzed in this EIR. Comments received in response to the NOP did not identify any noise-related concerns.



- Noise Measurement Sites
- Project Boundary
- Existing Residences
- Streamcourses



SOURCE: Bollard & Brennan, Inc., March 2000; EIP Associates, June 2001.

Figure H-1
Noise Measurement Locations

SETTING

Acoustic Terminology

Noise is often defined simply as unwanted sound, and thus is a subjective reaction to characteristics of a physical phenomenon. Researchers have generally agreed that A-weighted sound pressure levels (sound levels) are very well correlated with community reaction to noise. The unit of sound level measurement is the decibel (dB), sometimes expressed as dB. (Please see Appendix I for an explanation of terms used in this chapter). Variations in sound levels over time are represented by statistical descriptors, and by time-weighted composite noise metrics such as the Day-Night Average Level (L_{dn}), or the Community Noise Equivalent Level (CNEL). Throughout this analysis, A-weighted sound pressure levels will be used to describe community noise unless otherwise indicated. Figure H-2 provides examples of maximum sound levels associated with common noise sources.

The decibel notation used for sound levels describes a logarithmic relationship of acoustical energy, so that sound levels cannot be added or subtracted in the conventional arithmetic manner. For example, a doubling of acoustical energy results in a change of 3 decibels (dB), which is usually considered to be barely perceptible by most humans. A 10-fold increase in acoustical energy yields a 10 decibel change, which is subjectively like a doubling of loudness.

Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent sound level (L_{eq}), which corresponds to a steady-state sound level containing the same total energy as a time-varying signal over a given period (usually one hour). The L_{eq} is the foundation of the composite noise descriptors such as L_{dn} and CNEL, and shows very good correlation with community response to noise.

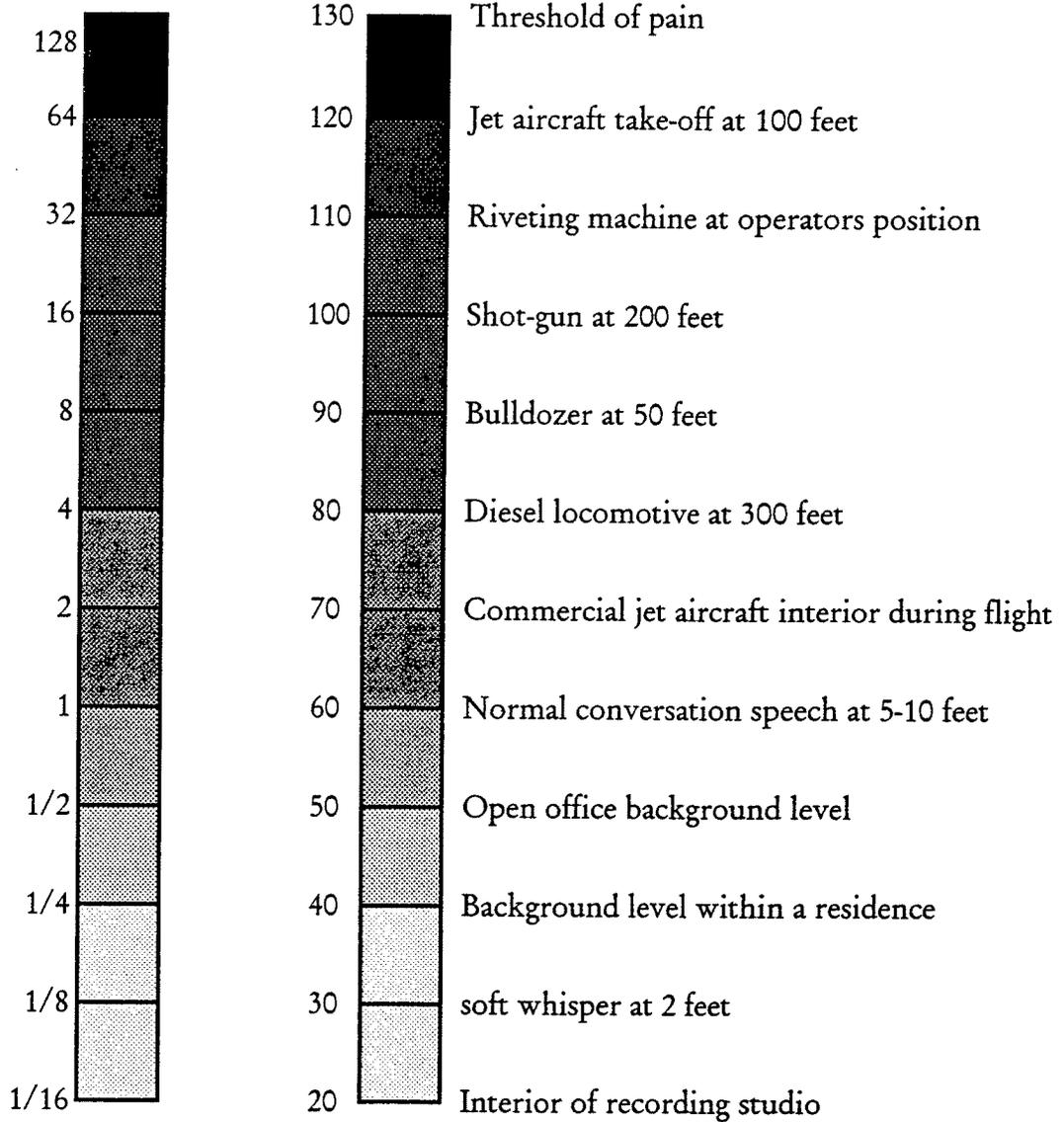
Noise levels from a source generally diminish as distance to the receptor increases. Other factors such as the weather and reflecting or shielding also help intensify or reduce noise levels at any given location. A commonly used rule of thumb for traffic is that for every doubling of distance from the road, the noise level is reduced by about 3 dBA, and for a single source of noise, the noise is reduced by about 6 dBA for each doubling of distance. A doubling of traffic on any given roadway would cause a noise increase of approximately 3 dBA. Noise levels may also be reduced by intervening structures; generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA.

Existing Ambient Noise Levels in the Vicinity of the Project Site

Existing ambient noise levels in the vicinity of the project site are generally due to traffic along SR 65, and local roadway traffic. In addition, typical neighborhood activities also contribute to the ambient noise environment.

Loudness Ratio Level

A-Weighted Sound Level (dBA)



SOURCE: Bollard and Brennan, Inc.,
EIP Associates, November 2000.



Figure H-2
Typical A-Weighted Sound Levels
of Common Noise Sources

To quantify existing ambient noise levels in the project vicinity, continuous 24-hour noise level measurements were conducted. Continuous hourly noise level measurements were conducted at three locations adjacent to the project site for a period of 24-hours, on March 6-7, 2000 (shown on Figure H-1). Table H-1 provides a summary of the noise measurement results.

Site	Time	Measured Hourly Noise Levels, dB ¹						
		L _{dn}	Daytime (7:00 a.m. - 10:00 p.m.)			Nighttime (10:00 p.m. - 7:00 a.m.)		
			L _{eq}	L ₅₀	L _{max}	L _{eq}	L ₅₀	L _{max}
Site #1; Peninsula Drive	24-hour period	53.6	53.4	40.0	73.2	44.1	38.0	59.7
Site #2; Pebble Beach Rd.	24-hour period	52.3	52.1	42.0	66.9	42.6	34.0	53.2
Site #3; 150 feet from Hwy 65 C.L.	24-hour period	65.3	62.4	61.0	73.3	57.9	52.0	69.9

Notes:
 1. Continuous 24-hour noise measurement sites. The daytime and nighttime hourly noise levels represent the average measured noise level during the noise measurement period.
 Source: Bollard and Brennan Inc., 2000.

Equipment used for all noise level measurements included Larson-Davis-Laboratories (LDL) Model 820 precision integrating sound level meters. The sound level meters were calibrated in the field using an LDL Model CAL200 acoustical calibrator to ensure accuracy.

Existing Traffic Noise Levels

The Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA RD77-108) was employed for the prediction of traffic noise levels for roadways adjacent to the project site. The FHWA model is currently the preferred method of predicting traffic noise levels by Caltrans and most cities and counties. The FHWA model was developed to predict hourly L_{eq} values, and is generally considered to be accurate within 1.5 dB. To predict L_{dn} values, it is necessary to determine the day/night traffic distribution, and adjust the traffic volume input data to yield an equivalent hourly traffic volume. To predict existing traffic noise levels, the FHWA model was used with traffic data provided by Fehr & Peers Associates, traffic consultants. The traffic noise modeling assumptions and predicted existing traffic noise levels are included in Tables H-2 and H-3, respectively. As discussed in Section F, Transportation/Circulation, existing traffic counts were updated during the preparation of this EIR. Because traffic counts did not substantively change and the updated data would not change the conclusions in the noise analysis, the predicted existing noise levels were not remodeled.

Roadway	ADT	Truck Mix		Speed (mph)	Day/Night Distribution	
		Med. Trk.	Hvy.Trk.		Day	Night
State Highway 65						
S. of Sunset Blvd.	24,400	2.5%	10.9%	65	82%	18%
N. of Sunset Blvd.	21,300	2.5%	10.9%	65	82%	18%
Sunset Boulevard						
W. of Stanford Ranch Rd.	11,300	2.0%	1.0%	45	85%	15%
E. of Stanford Ranch Rd.	10,500	2.0%	1.0%	45	85%	15%
Stanford Ranch Rd.						
Fairway Dr. to Sunset Dr.	22,900	2.5%	1.5%	50	85%	15%
Sunset Blvd. to Crest Dr.	12,300	2.0%	1.0%	35	85%	15%
Crest Dr. to Park Dr.	11,200	2.0%	1.0%	35	85%	15%
W. Stanford Ranch Rd.						
Sunset Blvd. to W. Oaks Blvd.	3,000	2.0%	1.0%	40	85%	15%
W. Oaks Blvd. to Park Dr.	4,000	2.0%	1.0%	40	85%	15%
Park Dr.						
N. of Sunset Blvd. To West Stanford Ranch Rd.	10,700	2.0%	1.0%	45	85%	15%
Sierra College Blvd.						
Twelve Bridges to Del Mar	6,400	2.5%	1.5%	55	85%	15%
Del Mar to Taylor Rd.	6,900	2.5%	1.5%	45	85%	15%

Source: Bollard and Brennan, Inc., 2000.

Roadway	L _{dn} at 100 Feet from Roadway Centerline	Distance to Traffic Noise Contour ¹	
		60 dB L _{dn}	65 dB L _{dn}
State Highway 65			
S. of Sunset Blvd.	73.5 dB	794'	368'
N. of Sunset Blvd.	72.9 dB	725'	337'
Sunset Boulevard			
W. of Stanford Ranch Rd.	63.3 dB	165'	77'
E. of Stanford Ranch Rd.	62.9 dB	157'	73'
Stanford Ranch Rd.			
Fairway Dr. to Sunset Dr.	67.8 dB	330'	153'
Sunset Blvd. to Crest Dr.	61.0 dB	117'	54'
Crest Dr. to Park Dr.	60.6 dB	110'	51'
W. Stanford Ranch Rd.			
Sunset Blvd. to W. Oaks Blvd.	56.3 dB	56'	26'
W. Oaks Blvd. to Park Dr.	57.5 dB	68'	32'
Park Dr.			
N. of Sunset Blvd. to West Stanford Ranch Rd.	63.0 dB	159'	74'
Sierra College Blvd.			
Twelve Bridges to Del Mar	63.3 dB	165'	76'
Del Mar to Taylor Rd.	61.5 dB	126'	58'

Notes:

1. Distance to traffic noise contours is from the roadway centerline

Source: Bollard and Brennan, Inc., 2000.

REGULATORY SETTING

Federal and State

There are no federal or State noise regulations that would be directly applicable to the Proposed Project.

Local

City of Rocklin

To determine the potential noise impacts due to, and upon the project site, significance thresholds were established based upon the City of Rocklin Noise Compatibility Guidelines (see Figure H-3), previous work with the City staff regarding the potential for annoyance due to stationary noise sources, and generally accepted criteria for determining a significant impact.

City of Rocklin General Plan

The City of Rocklin General Plan Noise Element establishes noise level criteria for acceptable noise exposure at residential uses. For single family residential uses, the General Plan establishes a normally acceptable exterior noise level criterion of 60 dB L_{dn}. A conditionally acceptable exterior noise level criterion of 65 dB L_{dn} is considered only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. These criteria are used for evaluating transportation noise sources such as roadway traffic.

The City of Rocklin General Plan includes a Noise Element that recognizes the goals of the city to enhance the quality of the living environment by managing noise. The goal of the Noise Element is to protect residents from health hazards and annoyance associated with excessive noise levels.

The following General Plan policies are relevant to the Proposed Project:

- | | |
|------------------|---|
| <u>Policy 1:</u> | To use adopted noise compatibility guidelines to evaluate compatibility of proposed new development. |
| <u>Policy 2:</u> | To require noise analysis of proposed development projects as part of the environmental review process and to require mitigation measures that reduce noise impacts to acceptable levels. |
| <u>Policy 3:</u> | To require noise buffering or insulation in new development along major streets and highways, and along railroad tracks. |
| <u>Policy 6:</u> | To encourage sound mitigation, including but not limited to sound walls, along existing highways where noise is determined to exceed adopted standards. |

**Figure H-3: City of Rocklin
Noise Compatibility Guidelines**

Land Use Category	Community Noise, L_{dn} or CNEL, dB								
	50	55	60	65	70	75	80	85	
Residential - Single Family, Duplex, Mobile Home					☒	☒	☒	☒	
Residential - Multi-Family					☒	☒	☒	☒	
Transient Lodging - Motel, Hotel					☒	☒	☒	☒	
School, Library, Church, Hospital, Nursing Home					☒	☒	☒	☒	
Auditorium, Concert Hall, Amphitheater	☒	☒	☒	☒	☒	☒	☒	☒	
Sports Arena, Outdoor Spectator Sports	☒	☒	☒	☒	☒	☒	☒	☒	
Playground, Neighborhood Park						☒	☒	☒	
Golf Course, Stable, Water Recreation, Cemetery							☒	☒	
Office Building, Business, Commercial and Professional						☒	☒	☒	
Industrial, Manufacturing, Utilities, Agriculture							☒	☒	

☐ Normally Acceptable Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal, conventional construction, without any special noise insulation requirements.

☒ Conditionally Acceptable New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but using closed windows and fresh air supply systems and/or air conditioning, will normally suffice.

☒ Normally Unacceptable New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made, and needed noise insulation features included in the design.

☒ Clearly Unacceptable New construction or development should generally not be undertaken.

Source: City of Rocklin, *City of Rocklin General Plan*, April 1991.

Considerations in Determination of Noise-Compatible Land Use

A. Normalized Noise Information Desired. Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn} .

B. Noise Source Characteristics. The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Community Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. Suitable Interior Environments. One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL or L_{dn} . This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. Acceptable Outdoor Environments. Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

City of Rocklin Construction Noise Compatibility Guidelines

The City of Rocklin has no noise ordinance; however, staff-level guidelines have been used specifically for construction projects that cause noise at residential areas. According to these guidelines, construction-related noise generation activities within or near residential areas should be restricted to occur only between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends.

City of Rocklin Additional Criteria for Stationary Noise Sources

For stationary noise sources, the City of Rocklin has recently begun using alternative criteria for evaluating the potential for annoyance.¹ Stationary noise sources include, but are not limited to activities such as loading docks, HVAC systems, pump stations, and outdoor speakers. The types of uses which may typically produce the noise sources described above include, but are not limited to, facilities such as trucking facilities, tire shops, auto maintenance shops, shopping centers, drive-up windows, car washes, athletic fields, and active park facilities.

The City of Rocklin has recently used criteria which are patterned after the State of California "Model Community Noise Control Ordinance" which suggests that an exterior hourly L_{50}/L_{eq} noise level of 55 dB should be used for evaluating stationary noise source impacts during the daytime period (7 am - 10 pm) and 45 dB during the nighttime period (10 pm - 7 am), within "suburban" areas.² The hourly L_{eq} , or hourly average noise level, has been found to provide good correlation to noise sources which operate for a short duration. Based upon noise measurement data and criteria which have recently been used for the evaluation of noise sources associated with shopping centers within the City of Rocklin, an exterior hourly average noise level criterion of 55 dB L_{eq} has been applied during the daytime period, and an exterior hourly average noise level criterion of 45 dB L_{eq} criterion has been applied during the nighttime period.

SIGNIFICANCE CRITERIA

For purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Increase substantially, on a permanent basis, the ambient noise levels in the project vicinity above levels existing without the project;
- Result in noise exposure circumstances that would be considered unacceptable with regard to the state noise compatibility guidelines (see Figure H-3) used by the City of Rocklin in the Noise Element of the General Plan; or
- Result in site preparation, and/or construction noise that would not comply with the City's construction noise compatibility guidelines.

1. Jim Brennan, Bollard & Brennan Inc., discussions with City of Rocklin staff to develop standards for stationary noise sources, 1999.
2. Jim Brennan, Bollard & Brennan Inc., discussions with City of Rocklin staff to develop standards for stationary noise sources, 1999.

One means of determining a potential noise impact is to assess a person's reaction to changes in noise levels due to a project. Table H-4 is commonly used to show expected public reaction to changes in environmental noise levels. This table was developed on the basis of test subjects' reactions to changes in the levels of steady-state pure tones or broad-band noise and to changes in levels of a given noise source. It is probably most applicable to noise levels in the range of 50 to 70 dB, as this is the usual range of voice and interior noise levels. For this analysis, an increase of 3 dB is considered significant in residential areas that experience ambient noise levels of 60 dB or greater.

Change in Level, dB	Subjective Reaction	Factor Change in Acoustical Energy
1	Imperceptible (Except for Tones)	1.3
3	Just Barely Perceptible	2.0
6	Clearly Noticeable	4.0
10	About Twice (or Half) as Loud	10.0

Source: Architectural Acoustics, M. David Egan, 1988.

IMPACTS AND MITIGATION MEASURES

Impact: **H-1 Construction of the Proposed Project could temporarily increase noise levels at existing noise sensitive land uses.**

Significance: This is considered a Potentially Significant Short-term impact.

Mitigation: HMM-1(a) All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers.

HMM-1(b) Equipment warm up areas, water tanks, and equipment storage areas shall be located in an area as far away from existing residences as is feasible.

REQ-MM The project applicant shall comply with the City of Rocklin construction Noise Compatibility Guidelines, including restricting construction-related noise generation activities within or near residential areas shall be restricted to between 7:00 am and 7:00 pm on weekdays, and between 8:00 am and 7:00 pm on weekends.

Level of Significance
After Mitigation:

This impact would be Less than Significant.

Discussion: During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in construction would generate maximum noise levels, as indicated in Table H-5, ranging from 85 to 90 dB at a distance of 50 feet. Construction activities would be temporary in nature and are anticipated to occur during normal daytime working hours.

Type of Equipment	Maximum Level, dB at 50 feet
Bulldozers	87
Heavy Trucks	88
Backhoe	85
Pneumatic Tools	85

Source: Environmental Noise Pollution, Patrick R. Cunniff, 1977.

Noise would also be generated during the construction phase by increased truck traffic on area roadways. A significant project-generated noise source would be truck traffic transporting heavy materials and equipment to and from construction sites. The majority of the construction equipment would remain on-site at a construction staging area. Daily truck traffic would consist of approximately 12 pick-ups and a utility truck traveling to and from the site during construction.³ The truck noise would be of short duration, and would likely occur primarily during daytime hours.

Providing mufflers on construction equipment would dampen construction noise. Placing equipment away from residential areas would minimize construction noise experienced by sensitive receptors. Generally, a doubling of distance from a source would reduce noise levels by 3 dB. Therefore, if noise levels at 50 feet from a particular source are 90 dB, then moving that source approximately 100 feet farther away would reduce noise levels by 3 dB, 200 feet would reduce noise levels by 6 dB and so on. Implementation of Mitigation Measure HMM-1 and compliance with the City of Rocklin staff-level construction noise compatibility guidelines would reduce noise impacts to noise-sensitive land uses to less-than-significant levels.

Impact: **H-2 The Proposed Project would result in residential development within close proximity to existing and proposed roadways. These new residential areas could be exposed to exterior traffic noise levels in excess of the City of Rocklin Noise Compatibility Guidelines.**

Significance: This is considered a Significant impact.

Mitigation: HMM-2(a) For each tentative map with residential areas within the 60 dB contour or greater, the developer shall use setbacks, barriers, or other measures as necessary to ensure that exterior noise levels do not exceed

³ Tom Leland, Terrance Lowell & Associates, Inc., personal communication, April 6, 2001.

65 dB at first-floor outdoor activity areas, as demonstrated by a project-specific noise analysis.

HMM-2(b) For each tentative map with residential areas within the 65 dB or greater contour, the developer shall use setbacks, building materials, systems (including heating and air conditioning) that would allow residents to keep their windows closed, and/or other construction techniques necessary to ensure interior noise levels do not exceed 45 dB.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The City of Rocklin uses the 60 dB L_{dn} exterior noise level criterion for outdoor activity areas of residential uses. The City also uses the 45 dB L_{dn} interior noise level criterion for the interior spaces of residential uses. The proposed single family and multi-family residential uses could be exposed to exterior traffic noise levels in excess of 60 dB L_{dn} at the outdoor activity areas. Exterior noise levels below 60 dB L_{dn} would be considered acceptable for new residential uses and conditionally acceptable between 60 and 70 L_{dn} .

New residential uses located within the project area inside of the 60 dB L_{dn} noise level contours described in Table H-6 do not have grading plans, building pad elevations or roadway elevations available, so a detailed barrier analysis cannot be determined. When plans and related information are available, a detailed analysis of barrier heights can be conducted.

Standard construction practices will generally provide a minimum exterior to interior traffic noise reduction of 20 dB. To determine compliance with the interior noise level criterion of 45 dB L_{dn} within future residences which are exposed to traffic noise levels inside the 65 dB L_{dn} traffic noise contours shown in Table H-6, a detailed analysis of interior noise levels should be conducted when construction details, building elevations and floor plans are available.

Impact: **H-3 Project generated traffic is expected to result in changes in noise levels on the existing street system in the project vicinity ranging from -0.8 dB Ldn to +5.0 dB Ldn.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The FHWA Model was used to predict the changes in traffic noise levels. The comparison for the Existing plus Project scenario is based upon the existing zoning for the project site, and the proposed project zoning. Table H-7 shows the results of the traffic noise analysis. For the most part, traffic from the Proposed Project would result in changes in overall traffic noise of less than 3 dB Ldn on the existing street system. The only roadway which has been identified as having a significant increase in noise levels is West Stanford Ranch Road. Most existing residences along this street have fences or masonry walls shielding back yards. Because the existing fences would provide noise attenuation and most of the noise level increases are less than 3 dB, this would be a less-than-significant impact.

TABLE H-6					
CUMULATIVE FHWA TRAFFIC NOISE PREDICTION MODEL RESULTS					
NORTHWEST ROCKLIN ANNEXATION					
Roadway/Segment	Traffic Noise Levels 100 feet from Centerline, L_{dn}			Cumulative + Project Zoning Distance to L_{dn} Contours	
	Cumulative + Existing Zoning	Cumulative + Project Zoning	Change	65 dB L_{dn}	60 dB L_{dn}
S.R. 65					
S. of Sunset	77.8 dB	78.2 dB	+0.4 dB	754 feet	1625 feet
N. of Sunset	77.7 dB	77.9 dB	+0.2 dB	727 feet	1567 feet
Sunset Blvd.					
W. of Stanford Ranch Rd	68.4 dB	68.1 dB	- 0.3 dB	160 feet	345 feet
E. of Stanford Ranch Rd	68.5 dB	68.5 dB	None	172 feet	371 feet
Stanford Ranch Rd.					
Fairway - Sunset	69.3 dB	69.3 dB	None	194 feet	417 feet
Sunset - Crest	62.7 dB	63.1 dB	+0.4 dB	75 feet	162 feet
Crest - Park	62.4 dB	62.7 dB	+0.3 dB	71 feet	153 feet
W. Stanford Ranch Rd.					
Sunset - West Oaks Blvd	67.5 dB	63.9 dB	- 3.6 dB	84 feet	182 feet
West Oaks Blvd - Park	64.4 dB	64.2 dB	- 0.2 dB	88 feet	189 feet
Park Drive					
N. of Sunset	64.7 dB	64.9 dB	+0.2 dB	99 feet	213 feet
Sierra College Blvd.					
Twelve Bridges - Del Mar	69.3 dB	69.8 dB	+0.5 dB	208 feet	449 feet
Del Mar - Taylor Rd.	66.4 dB	66.8 dB	+0.4 dB	132 feet	285 feet
Twelve Bridges					
Sierra College - Del Webb	63.4 dB	62.5 dB	- 0.9 dB	69 feet	148 feet
Del Webb - E. Lincoln Pkwy	65.0 dB	64.6 dB	- 0.4 dB	94 feet	203 feet
E. Lincoln Pkwy - S.R. 65	67.6 dB	65.9 dB	- 1.7 dB	116 feet	249 feet
East Lincoln Pkwy					
Old Hwy 65 - Twelve Bridges	63.4 dB	63.1 dB	- 0.3 dB	75 feet	161 feet
Twelve Bridges - E. Lincoln	65.5 dB	65.7 dB	+0.2 dB	111 feet	239 feet
Sioux Drive					
N. of West Stanford	68.3 dB	65.8 dB	- 2.5 dB	113 feet	243 feet
Whitney Oaks Extension					
Clover Valley - W. Oaks Bl.	NA	62.9 dB	NA	72 feet	155 feet
W. Oaks Bl - E. Lincoln	NA	64.5 dB	NA	92 feet	198 feet
E. Lincoln - S.R. 65	NA	67.6 dB	NA	150 feet	323 feet

FHWA-RD-77-108 with inputs from Fehr & Peers, Caltrans, and Bollard and Brennan, 2000.

Roadway/Segment	Traffic Noise Levels 100 feet from Centerline, Ldn			Distance to 60 dB Ldn Contour	
	Existing	Existing + Project Zoning	Change	Existing	Existing + Project Zoning
S.R. 65					
S. of Sunset	73.5	75.8	+2.3	794	1136
N. of Sunset	72.9	75.0	+2.1	725	1008
Sunset Blvd.					
W. of Stanford Ranch Rd	63.3	65.6	+2.3	165	238
E. of Stanford Ranch Rd	62.9	65.8	+2.9	157	242
Stanford Ranch Rd.					
Fairway - Sunset	67.8	68.0	+0.2	330	342
Sunset - Crest	61.0	60.7	- 0.3	117	111
Crest - Park	60.6	61.9	+1.3	110	134
W. Stanford Ranch Rd.					
Sunset - West Oaks Blvd	56.3	60.8	+4.5	56	113
West Oaks Blvd - Park	57.5	62.5	+5.0	68	147
Park Drive					
N. of Sunset	63.0	62.2	- 0.8	159	141
Sierra College Blvd.					
Twelve Bridges - Del Mar	63.3	64.0	+0.7	165	185
Del Mar - Taylor Rd.	61.5	61.7	+0.2	126	129
Twelve Bridges					
Sierra College - Del Webb	--	55.3	--	--	48
E. Lincoln Pkwy - S.R. 65	--	56.3	-	--	57
East Lincoln Pkwy					
Old Hwy 65 - Twelve Bridge	--	56.5	--	--	59
Twelve Bridges - E. Lincoln	--	59.0	--	--	85
Sioux Drive					
N. of West Stanford	--	63.2	--	--	164

Source: FHWA-RD-77-108 with inputs from Fehr & Peers, Caltrans, and Bollard and Brennan, 2000.

Impact:

H-4 There are a variety of stationary noise sources associated with future development within the Plan Area that have the potential to create noise levels in excess of the City of Rocklin Noise Compatibility Guidelines or result in annoyance at existing and future noise-sensitive developments within the Plan Area. Such uses/noise sources include, but are not limited to, commercial loading docks associated with such uses as grocery stores, school playgrounds and neighborhood parks.

Significance: This is considered a Potentially Significant impact.

Mitigation: HMM-4 Commercial loading docks, schools, playgrounds and parks shall be sited and designed to ensure that noise levels at nearby residential areas do not exceed stationary noise standards utilized by the City. An acoustical study may be required demonstrating compliance to the City prior to approval of the entitlements for each of these projects, as determined by the City.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: There are a variety of noise sources associated with future development within the project site that have the potential to create noise levels in excess of the City of Rocklin Compatibility Noise Guidelines or result in annoyance at existing and future noise-sensitive developments within the Plan Area. Such uses/noise sources include, but are not limited to, commercial loading docks associated with grocery stores, school playgrounds and neighborhood parks.

Detailed site and grading plans associated with these types of noise sources have not yet been developed. As a result, it is not feasible to identify specific noise levels associated with each of these sources. Rather, the potential for each of these sources to generate excessive or annoying noise levels is discussed generally below. It should be noted that the City does not have permit authority for public schools. The Rocklin Unified School District would be responsible for preparation of its own CEQA documentation and implementation of associated mitigation measures.

Loading Docks

Due to the elevated noise emissions of heavy trucks and the common practice of utilizing loading docks during late night or early morning hours, adverse public reaction to loading dock usage is not uncommon. This is especially true if heavy trucks idle during unloading or if refrigeration trucks are parked in close proximity to residential boundaries.

Average noise levels for single idling trucks generally range from 60 to 65 dB L_{eq} at a distance of 100 feet, and maximum noise levels associated with heavy truck passages range from 70 to 75 dB L_{max} at a distance of 100 feet. Maximum noise levels generated by passages of medium duty delivery trucks generally range from 55 to 65 dB at a distance of 100 feet, depending on whether or not the driver is accelerating. A recent noise study prepared for a grocery store loading dock found that during a busy hour of loading dock operations, the measured hourly L_{eq} noise level was 60.3 dB at a distance of 50 feet from the loading dock. The measured L_{max} was 81.9 dB.⁴ In light of these levels, a single heavy truck pass-by on a loading dock access route could result in adverse public reaction to noise levels and could exceed the City of Rocklin Noise Compatibility Guidelines.

4. Bollard & Brennan, Inc., Environmental Noise Analysis, Rocklin Safeway, March 2, 2000.

The potential for adverse noise impacts associated with loading dock usage could be reduced by restricting heavy truck arrivals or departures during the nighttime hours, by requiring that heavy truck drivers turn off their engines while parked at the loading dock, and by requiring solid noise barriers along the side of the loading docks. The City has also typically prohibited the development of two-story single-family residences adjacent to commercial sites. These measures, in addition to implementation of Mitigation Measure HMM-4, would be sufficient to ensure compliance with the applicable Noise Element standards.

Schools/Playgrounds/Day Care Centers

Children playing on school playgrounds, at neighborhood parks and in daycare centers are often considered potentially significant noise sources which could adversely affect adjacent noise-sensitive land uses. Typical noise levels associated with groups of approximately 50 children playing at a distance of 50 feet generally range from 55 to 60 dB L_{eq} , with maximum noise levels ranging from 70 to 75 dB.

Given the proximity of most schools, parks and daycare centers to residential uses, the potential for exceedance of the City's Noise Element standards exists, depending on the orientation and proximity of the play areas to those nearest residences, the number of children using the play areas at a given time, and the types of activities the children are engaged in.

Practical noise mitigation measures could be used to reduce the potential for adverse noise impacts associated with children playing at these types of uses. Such measures could include requiring minimum setbacks between play areas and residential property lines, requiring noise barriers at the perimeter of the play areas, and limiting the number of children using the play areas at a given time. Because sounds consisting of speech have been shown to be more annoying than broad-band noise, the potential for annoyance associated with these uses cannot practically be eliminated. However, implementation of Mitigation Measure HMM-4 would ensure that these uses would be sited and designed to meet the City's Noise Compatibility Guidelines. This would reduce the impact to a less-than-significant level.

Impact: **H-5 Operation of open athletic fields and recreation areas, including the assemblage of large crowds and the use of public address systems could result in noise levels that would adversely affect adjacent residents.**

Significance: This is considered a Potentially Significant impact.

Mitigation: HMM-5 Future development of athletic fields and recreation areas associated with the high school and community park sites shall utilize site design techniques to reduce impacts to surrounding residential development. Solid noise barriers shall be incorporated into residential improvement plans and be constructed at the interfaces of such recreation and residential areas. Prior to final design of high school and community park athletic fields and associated recreation areas, a noise analysis with recommendations shall be conducted to ensure that noise

impacts from future operation of those facilities are reduced to the maximum extent feasible.

Level of Significance

After Mitigation: This impact would be Potentially Significant and Unavoidable.

Discussion: The North West Rocklin General Development Plan includes the construction of a high school and a community park. Both of these facilities are expected to contain open athletic fields, and related recreational facilities. Noise associated with related athletic events, including the assembly of large crowds and the use of public address systems, are cited as a potential source of annoyance at noise sensitive areas, such as adjacent residential areas.

Given the proximity of the open athletic fields and related recreation areas to residential areas, the potential to exceed the City's Noise Element standard exists, depending on the orientation and proximity of these areas to the nearest residences, the number of individuals utilizing them, the types of activities in which youths and adults are engaged, the time the events take place, the size of the crowd and whether or not a public address system is utilized. Mitigation Measure HMM-5 would reduce this impact to the extent practicable, but until the facilities are actually designed, the effectiveness of site design and noise attenuation efforts are unknown. It should be noted, however, that the City of Rocklin cannot compel the Rocklin Unified School District to implement this measure and that the District would be responsible for preparation of its own CEQA documentation. Because the effectiveness of site design and attenuation efforts would remain unknown until the facilities are designed, the impact is still considered potentially significant.

CUMULATIVE IMPACTS

Impact: **H-6 Project generated traffic, in conjunction with future development in the area, is expected to result in a change in noise levels on the existing street system in the project vicinity ranging from -2.5 dB L_{dn} to $+0.5$ dB L_{dn} .**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The FHWA Model was used to predict the changes in traffic noise levels. The comparison for the cumulative conditions is based upon the existing zoning for the project site, and the Proposed Project zoning. Table H-6 on page H-13 shows the results of the traffic noise analysis. For the most part, traffic from the Proposed Project would result in a reduction in overall traffic noise, or a less than 1 dB L_{dn} increase in overall traffic noise on the existing street system. As indicated in Table H-4, changes in decibel levels between 0 and 3 dB are barely perceptible, so an increase of less than 1 dB L_{dn} would be less than significant.

I. POPULATION, EMPLOYMENT, AND HOUSING

SCOPE AND METHODOLOGY

This chapter evaluates the population, employment, and housing implications of the Proposed Project. Housing information is based on information contained in the *City of Rocklin General Plan Update* (1991), the *City of Rocklin General Plan Update EIR* (1990), the City of Rocklin Housing Element of the General Plan (April, 1992), the *Rocklin Public Facilities Master Plan* (February, 1988), the Sacramento Area Council of Governments *Projections Summary for the Sacramento Region, Housing, Population, and Employment: 1997-2022* (1999), the *North Rocklin Traffic Study* (1993), the Placer County Department of Economic Development, and the California Department of Finance.

This chapter focuses on the effects that the Proposed Project may have on the City's future population, jobs/housing balance, and demand and provision of affordable housing, while considering current trends in land development and the employment sector.

The Population, Employment and Housing analysis performed for the EIR determined that the Proposed Project would increase the City's population by approximately 11,620 residents. This growth is generally consistent with growth projections estimated for the City and could be adequately accommodated on the project site without negatively affecting other areas of the City. Although this increase would increase the demand for affordable housing in the City, the City's Housing Element does provide the opportunity for new and existing residential projects in the City to be developed with affordable goals in mind. The combination of these opportunities, along with other City programs, could enable the City to achieve its housing goals. Lastly, the Proposed Project is expected to improve the current jobs housing balance in the City by adding approximately 12,874 employment opportunities in the newly created commercial, business, professional, manufacturing and industrial uses. These new jobs are expected to help reverse the trend of workers commuting to the Sacramento area.

The Notice of Preparation (NOP)/Initial Study prepared for the Proposed Project concluded that the project would result in no impact due to the displacement of existing housing and numbers of people, and these issues are not addressed in the EIR (see Appendix A). No specific comments regarding population, employment or housing were received in response to the NOP for the Proposed Project.

Generation rates for population and employment were identified from published sources, including the *City of Roseville Hewlett-Packard Master Plan Draft EIR* and the *Placer County General Plan Update DEIR*, and were applied to the proposed land uses in order to predict the potential impacts of project implementation. Based on the City's assumed population generation rate of 2.6 persons per dwelling unit,¹ the Proposed Project would generate a population of approximately 11,620. The employment generation rates are as follows: three employees per

1. California Department of Finance, City and County Population and Housing Estimates, January 1, 2000.

1,000 square feet of commercial uses;² 3.3 employees per 1,000 square feet of business professional uses; and 2.3 employees per 1,000 square feet of manufacturing/industrial uses.³

SETTING

Population

The California Department of Finance estimated that there were 21,650 persons residing in Rocklin in 1991.⁴ Despite the slow economic conditions between 1991 and 1993, construction of housing and relocation of businesses provided slow but steady growth in the City, primarily in western Rocklin and Stanford Ranch. The population in Rocklin in January 2000 was estimated to be 35,226.⁵

The City of Rocklin General Plan Update EIR prepared in 1990 includes population and housing growth projections for the City from 1995 to 2010. Growth projections for the City were updated for the North Rocklin Traffic Study, conducted by the City of Rocklin between October 1992 and April 1993. As part of that study, estimates of total housing development potential at full buildout⁶ of the City were prepared, based on existing General Plan designations and zoning.⁷ The North Rocklin Traffic Study estimated 27,778 dwelling units at buildout of the City with a population of 68,334. This figure included an assumption of 1,400 dwelling units for the Planning Reserve area that includes the North West Rocklin project site.

When the City's General Plan was prepared in 1991, an assumption of 2.46 persons per household was projected for the year 2010. This figure was also used in the North Rocklin Traffic Study. Since that time, estimates regarding persons per household have changed and vary depending upon the source. Recent California Department of Finance estimates suggest that the number of persons per household in Rocklin is approximately 2.6.

If the current estimate for persons per household is applied to the number of dwelling units anticipated at buildout of the City in the North Rocklin Traffic Study, the resulting population would be 72,223 persons.

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2. City of Roseville, *Hewlett-Packard Master Plan, Draft Environmental Impact Report*, February 1996.
 3. Tom Brinkman, Placer County, personal communication, November 2000.
 4. City of Rocklin, *Draft EIR for The Highlands General Plan Amendment, General Development Plan Amendment, and Tentative Subdivision Map and Rezone*, prepared by Fugro, December 1994, page I-1.
 5. California Department of Finance, *City and County Population and Housing Estimates*, January 1, 2000.
 6. Buildout is defined as the total development potential in the City based upon existing General Plan land use designations and zoning. The time at which buildout would occur within the City would vary by land use. Based upon development potential and annual absorption rates contained on page 4.4-9 of the *North Rocklin Circulation Element Draft EIR*, residential buildout could occur as early as 2026. Buildout of non-residential uses could occur on a much longer timeline. However, because market conditions are used to estimate annual absorption, any change in market conditions could drastically affect projected timelines. For these reasons, the term buildout refers to a condition within the City, rather than a date at which such a condition would occur. The *North Rocklin Circulation Element Draft EIR* specifically defined buildout as development of all residentially-designated property and partial development of the non-residential land.
 7. City of Rocklin, *North Rocklin Circulation Element Draft Environmental Impact Report*, City of Rocklin Community Development Department, December 1993, page 3-3.

During review of project plans currently being considered for the Northwest Rocklin Annexation Area (Sunset Ranchos), City staff re-evaluated the number of units that were estimated at buildout for the City in the North Rocklin Traffic Study to come up with a year 2001 updated figure. The number generated in the North Rocklin Study counted each recorded parcel in 1992 and calculated the maximum density allowed for each residential parcel that had not been developed and/or subdivided at that time. Staff then subtracted out major projects that had built out differently than what was projected in 1992. The result was an updated estimate of 25,770 dwelling units at buildout of the City (i.e., a reduction of 2,008 units from what was projected in 1992). Since the 1992 buildout estimate had assumed 1,400 units for the Northwest Rocklin Annexation Area, this amount was also subtracted ($25,770 - 1,400 = 24,370$). As a final step, staff added back in the number of dwelling units presented within the current proposal (i.e., 4,469) to arrive at a new buildout estimate that includes the project. The new buildout estimate is 28,839 units. This is a difference of 1,061 dwelling units from what was projected in the North Rocklin Traffic Study, or an increase of 3.8 percent. Utilizing the more current persons per household assumption of 2.6, the City's updated buildout population estimate, including the Proposed Project, would be 74,982 persons.

Employment

As of 1992, the most recent data available, approximately 50 percent of Rocklin residents are employed in the retail trade, construction, public administration, and education services sectors.⁸ Traditionally, employment in Placer County has emphasized professional, clerical/office workers, and service workers. However, the industrial, commercial, and office construction activities, both under way and planned in the area, indicate that historic trends may be evolving towards high-tech light industries and large retail/ commercial development.⁹

The unemployment rate in the City of Rocklin was approximately 4.0 percent in 1998 and dropped slightly to 3.4 percent in 1999.¹⁰ According to the County of Placer Office of Economic Development, out of a workforce of 14,630, 97.0 percent (14,190) were employed in August of 2000.

Historically, the South Placer region including Rocklin, has been characterized as a bedroom community economy, losing employment revenues to established nearby employment locations in the Sacramento metropolitan area. However, continuing residential growth has converted the south Placer region from predominantly rural to an increasingly suburban area, generating a substantial daily commute into the Sacramento metropolitan area. This daily commute poses significant adverse environmental consequences for the region. In order to reduce commute-related impacts in the region, Rocklin, Roseville, and Placer County cooperatively support a more balanced development philosophy, which includes a greater proportion of employment generating land uses.

8. City of Rocklin, *City of Rocklin General Plan Housing Element*, April 1992, page 26.

9. City of Rocklin, *Draft EIR for The Highlands General Plan Amendment, General Development Plan Amendment, and Tentative Subdivision Map and Rezone*, prepared by Fugro, December 1994, page K-1.

10. Placer County, Office of Economic Development, City of Rocklin Labor Force Data, August 2000.

The largest employers in the Rocklin area have been Hewlett Packard, Sierra Community College, Sutter Roseville Medical Center, Kaiser Permanente, Rocklin Unified School District, and Herman Miller. Other businesses that have located in the area include RD Labs in the Stanford Ranch Technical Center, an NEC Electronics manufacturing facility and an Albertson regional distribution center in the Roseville North Industrial area, and an Ace Hardware regional distribution center within Stanford Ranch.

The majority of commercial and industrial development in North West Rocklin will be in the SR 65 Corridor plan area. The Herman Miller furniture manufacturing facility already exists on the project site, and the Atherton Tech Center is approximately 90 percent developed in this project area.

Housing

The number of housing units in the City in 1990 was 7,559.¹¹ The number of dwelling units, as of January 2000, is 14,333.¹² The current vacancy rate in the City of Rocklin is 6.57 percent.¹³ In 1990, approximately 73 percent of the housing stock was single-family dwellings.

Housing Affordability

Housing affordability refers to the relationship between total household income and total household expenditure for housing, including mortgage, taxes, insurance and utilities. This relationship is typically expressed as the percentage of total household income allocated to housing expenditures. Affordable housing is a factor in improving the social and economic conditions of a region. A lack of affordable housing can result in socioeconomic impacts, such as households paying more for housing than they can reasonably afford. The 1999 median family income in Placer County was \$51,900.¹⁴ The average sales price of a three-bedroom, two-bath home (based on average sales price) was \$162,612 in 1998 and \$185,057 in 1999.¹⁵

The City of Rocklin does not have an ordinance mandating that developers build a certain percentage of affordable housing. However, the 1985 and 1992 Housing Elements both contained goals and policies directed at providing affordable housing to all income groups. The 1992 Housing Element contained an assessment of the policies included in the 1985 Housing Element and provided information on the status of the policies and actions.

The 1985 Housing Element included Policy 6: To ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices that will meet the needs for projected growth. This policy included Action 6c: The City will evaluate the benefits of adding a mixed use zone to the City Zoning Ordinance to allow for housing cost reductions through a

11. City of Rocklin, *City of Rocklin General Plan Housing Element*, April 1992, page 44.

12. California Department of Finance, *City and County Population and Housing Estimates*, January 1, 2000.

13. California Department of Finance, *City and County Population and Housing Estimates*, January 1, 2000.

14. City of Rocklin, *City of Rocklin City Statistics*, www.rocklin.ca.gov/services/citystatistics.htm, September 2000.

15. City of Rocklin, *City of Rocklin City Statistics*, www.rocklin.ca.gov/services/citystatistics.htm, September 2000.

combination of commercial and residential uses on the same parcel. According to the 1992 Housing Element, one mixed use zone was created by the City.

The 1985 Housing Element included Policy 7: To encourage and assist in the construction of a variety of housing types with varying densities and prices, for both sales and rental, that are affordable to all income groups, particularly low-income and special needs groups. This policy included Action 7a: The City will continue its Density Increase Program to provide density increase incentives to developers who set aside a percentage of their development to provide housing for low- and moderate-income families and special needs groups, who agree to a program of buyer or renter screening, and who agree to implement anti-speculation controls. According to the 1992 Housing Element, one project was developed that satisfies the goal in Action 7a. The project contained 152 dwelling units, of which 30 were density bonus units.

The 1992 Housing element includes Policy 1.2 to provide for the City's regional share of new housing for all income groups. Policy 1.2 identified a planned breakdown of 75-percent single family housing and 25-percent multi-family housing to meet this goal. (See Impact I-2 in this chapter).

Jobs-Housing Ratio

A jobs-housing ratio is the relationship between the total number of jobs and the total number of residential units in a region. This ratio indicates the ability of a region to provide both adequate employment and housing opportunities for its existing and projected population. The lower the jobs/housing ratio, the fewer number of jobs for residents, resulting in workers commuting out of the area. The higher the number, the greater number of jobs, suggesting that the workers are commuting into the area. A balance of jobs and housing can benefit the environment of an area by reducing commute times and distances between residential areas and employment centers. Longer commutes result in increased vehicle trip length, which creates environmental effects associated with transportation, air quality and noise.

Although the job-housing ratio is a planning concept, it is limited in its usefulness because it assumes only one worker per household and it does not attempt to characterize the types of jobs or housing. For example, the ratio does not take into account the wage level of the employment opportunities or the affordability of the housing units. Thus, a region that is characterized as having an adequate jobs-housing ratio could have mostly low-wage jobs and up-scale housing. The result would be employees commuting to the area and residents commuting to jobs outside the area, thereby exacerbating traffic and air quality problems.

The Sacramento Area Council of Governments projected that the City of Rocklin would have 14,267 jobs as of July 1, 2000.¹⁶ With 14,333 housing units, the resulting jobs-housing ratio would be approximately 1.0. While this number would suggest a balance of employment and housing, as stated above, the jobs-housing ratio assumes one worker per household. The average number of employees per household in the Lincoln, Roseville, and Rocklin area is approximately

16. Sacramento Area Council of Governments, Projections Summary for the Sacramento Region, Housing, Population, and Employment: 1997-2022, July 1999.

1.35.¹⁷ Using this average, there would be approximately 19,350 workers in the City of Rocklin, which indicates that residents are commuting out of the City for employment. The jobs-to-worker ratio is approximately 0.74.

The inventory of undeveloped land in the City¹⁸ determined that there are approximately 520 acres of non-residential land yet to be developed within the existing city limits. This undeveloped acreage is similar in size to the area proposed for employment-generating uses within the project site. Therefore, it is assumed that undeveloped non-residential areas within the City's corporate limits would generate approximately the same number of jobs as the Proposed Project (12,874). Therefore, the City-wide jobs-housing ratio (assuming existing development, anticipated infill, and implementation of the Proposed Project) would be 1.39 (40,015 jobs and 28,839 housing units). The jobs to workers ratio would be 1.03 (40,015 jobs and 38,932 workers) at buildout of the City.

REGULATORY SETTING

Federal and State

There are no relevant federal or State goals or policies applicable to this chapter.

Local

City of Rocklin General Plan

The following goal from the City of Rocklin General Plan, Section A, Land Use Element, is applicable to the Proposed Project.

A. Land Use

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

City of Rocklin Housing Element

The following goals and policies from the City of Rocklin Housing Element are applicable to the Proposed Project.

Goal One: To provide for the City's regional share of new housing for all income groups.

Policy 1.2: Evaluate current zoning to ensure that sufficient land is zoned at various densities to meet the City's regional share of housing. The zoning analysis will also identify any non-residential sites that may be suitable for residential development. To meet its regional share of housing need, Rocklin will plan for 75% single family housing and 25% multifamily housing, in accordance with the quantified objectives shown on page 95 [of the Housing Element]. According to these objectives, about 25% of the additional

17. City of Lincoln, *Revised Twelve Bridges Specific Plan Draft Subsequent Environmental Impact Report*, August 1997, page 4.6-9.
18. George Djan, Terrance Lowell Associates, memorandum, November, 7 2000.

dwelling units needed between 1989 and 1996 should be affordable to low- and moderate-income households. Their needs can be met through the construction of multifamily housing.

Goal Two: Encourage the provision of affordable housing

Policy 2.1: Establish affordable housing goals for new development which address the production of low- and moderate-income housing in new residential developments. These goals should be linked to the availability of financial incentives and regulatory concessions that relate to the financial feasibility of producing affordable housing.

Goal Five: To Ensure Equal Housing Opportunity

Policy 5.1 Continue to contribute to and participate in the joint county-cities program to promote equal housing opportunity.

In addition, the 1992 Housing Element includes one quantified City-wide objective regarding the construction of new dwelling units for very low, low, moderate, and above-moderate income groups. The new construction objectives are listed in Table I-1 below.

TABLE I-1				
HOUSING ELEMENT QUANTIFIED OBJECTIVES (FOR NEW CONSTRUCTION)				
	Very Low	Low	Moderate	Above Moderate
New construction	120	160	400	2,198

Source: City of Rocklin, *City of Rocklin Housing Element*, April 1992, page 95.

SIGNIFICANCE CRITERIA

Population and Housing

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Induce substantial population growth in an area through the development of new homes or through the extension of roads and other infrastructure; or
- Allow development that would be inconsistent with adopted City of Rocklin General Plan Housing Element goals and policies.

Employment

The significance threshold for employment impacts is based on section 15064(e) of the CEQA Guidelines. According to this section, a socioeconomic impact must either cause, or be caused by, a physical change to the environment before it can be considered a significant impact. Economic and social changes resulting from a project shall not be treated as significant effects on the environment (CEQA Guidelines section 15064(e)). Socioeconomic changes may have substantial impacts on the lives of people, but evidence of economic and social impacts that do

not contribute to, or are not caused by, physical changes in the environment is not substantial evidence that the project may have a significant impact on the environment (CEQA Guidelines, section 15064 (f)(6)). Land use changes that entail no discernable effects on the environment cannot be deemed to be significant socioeconomic impacts. Secondary effects resulting from the increase in population due to the Proposed Project, such as increased traffic and traffic-related noise, degradation of air quality, and additional demand for public services, are discussed in Chapters F. Transportation/Circulation, G. Air Quality, H. Noise, J. Public Utilities, and K. Public Services of this EIR.

IMPACTS AND MITIGATION MEASURES

Impact: **I-1 The Proposed Project would increase the City's population over existing conditions.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The Proposed Project includes 1,150 multi-family dwelling units and 3,319 single-family dwelling units. This would result in a total increase of 4,469 dwelling units. The City of Rocklin's assumed General Plan population generation rate is currently 2.6 persons per household. This would result in a population of approximately 11,620 residents. This increase in population would contribute to potentially adverse environmental effects such as increased traffic, degradation of air quality, increase in traffic noise, and additional demand for public services. These subjects are discussed in greater detail in the appropriate chapters of this EIR. Although CEQA does not consider a population increase, in and of itself, a significant environmental impact, this increase in population has been compared to the City of Rocklin General Plan for consistency with the Plan's goals and policies.

As discussed previously in this chapter, the 1993 North Rocklin Traffic Study projected a total future number of housing units for the City of Rocklin at 27,778 dwelling units. With a population generation rate of 2.6, this would result in a future buildout population of 72,223. The City's updated (2001) buildout estimate projects the total future number of housing units in the City of Rocklin at buildout under the General Plan, including the Proposed Project, will be 28,839 units. This is a difference of 1,061 dwelling units from what was projected in the North Rocklin Traffic Study or an increase of 3.8 percent. Utilizing the more current persons per household assumption of 2.6, the City's updated buildout population estimate, including the Proposed Project, would be 74,982 persons.

A 3.8 percent increase in dwelling units and population is considered generally consistent with the City's existing General Plan and is considered a less-than-significant impact.

Population of Proposed Project with Residential Development of the School Sites

As discussed in Chapter B, Project Description, if the high school site and one elementary school site were developed with residential uses, the maximum number of dwelling units on the school sites would be 290 dwelling units (one 10-acre site with a four unit per acre density and one 50

acre site with a five unit per acre density) with a resulting maximum population of 754 persons. Under this scenario, the total number of dwelling units for the Proposed Project would be 4,759 and the resulting population would be 12,373. This would be a difference of 1,351 dwelling units from what was projected in the North Rocklin Traffic Study, or an increase of 4.8 percent. This would remain less than significant.

Impact: **I-2 The Proposed Project would increase demand for affordable housing.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The Proposed Project includes 1,150 multifamily and 3,319 single-family dwelling units. It is not known at this time how many, if any, housing units will be available for low-income residents. Twenty-six percent of the proposed housing would be multi-family, which are typically more likely to be affordable. As presented in Table I-1, the quantified objective for very low and low-income households is 120 and 160 units, respectively. The Rocklin Housing Element's objectives for housing units did not include a percentage of units per development, but a total number of new construction units within the City. The City's Housing Element does not include policies to directly meet the affordable housing goals; however, it does provide the opportunity for land to be developed with affordable housing units which, along with other City programs, could enable the City to achieve its goals. Also, as stated above, the City of Rocklin Housing Element Policy 1.2 states that to "meet its regional share of housing need, Rocklin will plan for 75% single family housing and 25% multifamily housing..." The City is close to meeting this policy. The Proposed Project would support this policy because 26-percent of the proposed units would be multi-family units. Although the project's multi-family housing may not be developed as affordable housing units, projects in the City are not required to provide affordable housing units on a project-specific basis, and the Proposed Project does not hinder the City's ability to develop such units.

Demand for Affordable Housing Generated by the Proposed Project with Residential Development of the School Sites

The Proposed Project with residential development of the schools sites assumes an additional 290 single-family residential dwelling units on the school sites. Although it is not known at this time how many, if any, of these additional units would be available for low-income residents, the overall Proposed Project would still meet the City of Rocklin Housing Element Policy of 75% of proposed units designated for single family housing and the remainder of the units designated for multi-family unit housing. (3,609 single family units out of 4,759 total dwelling units equals 76 percent.)

Impact: **I-3 The Proposed Project would change the Citywide jobs/housing ratio.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: Buildout of the Proposed Project would increase the commercial, light industrial, and business professional space in the City of Rocklin. No commercial or industrial uses are planned for Parcel K. The Sunset Ranchos and SR 65 portions of the project would include approximately 483 acres of commercial, business professional and light industrial uses. A portion of this acreage is already in use, including 86.8 acres on the Atherton Tech Center portion and a portion of the Herman Miller site that is already in manufacturing use. These portions are not included in the estimate of new employees generated by the Proposed Project. The total estimated square footage for the remainder of the site is shown in Table I-2, below.

The Proposed Project would add approximately 1,070,000 square feet of commercial use, 1,662,000 square feet of business professional use, and 1,817,000 square feet of manufacturing/industrial use. As stated in the Scope and Methodology Section, commercial uses would generate 3.0 employees per 1,000 square feet, business professional 3.3 employees per 1,000 square feet, and manufacturing/industrial 2.3 employees per 1,000 square feet.¹⁹ Therefore, the Proposed Project would generate approximately 12,874 jobs. The ratio of jobs (12,874) to housing units (4,469) within the project area would be 2.9. The city-wide jobs-housing ratio, assuming existing development, anticipated infill, and implementation of the Proposed Project, would be 1.39 (40,015 jobs and 28,839 housing units).

As stated in the Setting section, the average number of workers per household in the region is 1.35. The Proposed Project would generate 6,033 workers, so the project's jobs-to worker ratio would be 2.13. The Citywide ratio of jobs to workers at buildout, including the Northwest Rocklin project, (40,015 jobs and 38,932 workers) would be 1.03.

Portion of the Project	Generation Rates						Total # of employees
	Commercial ¹		Business Professional ²		Manufacturing/Industrial ²		
	3.0 employees/ksf	# of employees	3.3 employees/ksf	# of employees	2.3 employees/ksf	# of employees	
Sunset Ranchos	369 ksf	1,107	125 ksf	413	0	0	1,520
Highway ³ 65	701 ksf	2,103	1,537 ksf	5,072	1,817 ksf	4,179	11,354
Total	1,070 ksf	3,210	1,662 ksf	5,485	1,817 ksf	4,179	12,874

Notes:

1. City of Roseville, Hewlett-Packard Master Plan, Draft Environmental Impact Report, February 1996.
2. Tom Brinkman, Placer County, personal communication, November 2000.
3. Total square footage (in thousand square feet (ksf)) for employment generation does not include Atherton Tech and the Herman Miller site that is already developed with manufacturing uses.

Source: EIP Associates, 2000.

19. Placer County, *Placer County General Plan Update Draft Environmental Impact Report*, October 1, 1993, pages 2-9 and 2-10.

As stated in the Setting, a substantial number of workers in the South Placer region commute to the Sacramento metropolitan area due to the limited amount of employment opportunities in the region. It should be noted that, although the Proposed Project includes employment-generating uses, the majority of the area to be developed with these uses is already designated for development under the Sunset Industrial Area Plan and would be developed without the Proposed Project. However, any increase in employment opportunities in Rocklin would help to reverse the trend of workers in the area commuting to the Sacramento area for employment. Therefore, the availability of additional employment in Rocklin, and the South Placer region in general, would not create an adverse impact and may be beneficial to the Citywide jobs/housing ratio.

Impact: **I-4 The Proposed Project could be inconsistent with the City of Rocklin General Plan policies.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The North Rocklin Traffic Study (1993) estimated buildout of the City of Rocklin, including the Proposed Project area, at 27,778 dwelling units. Using the City's current generation rate of 2.6 persons per household, the resulting population would be 72,223. Based upon current (2001) estimates using residential buildout potential for the City, the population would be 74,982 with the Proposed Project. As discussed above under Impact I-1, the Proposed Project would only increase previous population estimates by 3.8 percent and, therefore, is considered generally consistent with the General Plan. As discussed above under Impact I-1, the Proposed Project would be consistent with the current Housing Element Policy 1.2. Policy 2.1 of the Housing Element sets a policy to establish housing goals for new development that address the production of low- and moderate-income housing in new residential developments. The policy further states that the goals should be linked to the availability of financial incentives and regulatory concessions that relate to the financial feasibility of producing affordable housing. The implementation program in the Housing Element recognized that, whether the future land supply for residential development is adequate to accommodate low- and moderate-income, housing will depend on the availability of government subsidies and the attractiveness of the regulatory and financial incentives that the City can offer to developers. The Proposed Project would provide approximately 26 percent of proposed dwelling units as multifamily housing. Overall, the Proposed Project would not adversely affect the ability of the City to implement the Housing Element policies cited in the Regulatory Setting. Potential inconsistencies are unknown at this time because specific design of the Proposed Project is not completed.

CUMULATIVE IMPACTS

In order to analyze the Proposed Project's effects on changes to the population and employment characteristics within the City of Rocklin, the above project analysis addresses the contribution of the project in the context of both existing and planned land uses in its consideration of population and employment generating uses, including General Plan goals and policies. Therefore, the cumulative population, employment, and housing impacts would not differ from

those identified for the project. As discussed in the above impact discussions, the Proposed Project is considered generally consistent with population projections for the City. The EIR prepared for the City's General Plan Update addressed cumulative impacts associated with cumulative population increases via examination of the build-out of land uses within the City. The additive physical effects of the population generated by this project and other cumulative developments in the City are addressed in Chapters E through Q of this EIR.

J. PUBLIC UTILITIES

SCOPE AND METHODOLOGY

This chapter presents impact analyses of water supply and infrastructure, wastewater (sewer) collection and treatment, solid waste, and electricity and natural gas. Dry utilities such as cable television, telephone and telecommunication lines would be constructed within roadways and other infrastructure. Therefore, the environmental effects as a result of project construction are addressed in the appropriate chapters of this EIR. Potential impacts associated with demand would be less than significant for such utilities and are not addressed in this EIR.

Information for this chapter was gathered from the *City of Rocklin General Plan* (1991), *City of Rocklin Public Facilities Master Plan* (1988), the *City of Rocklin Zoning Ordinance*, the *Water Forum EIR* (certified November 1999), and personal communication with the South Placer Municipal Utility District, the Western Placer Waste Management Authority, and the Placer County Water Agency.

The analysis performed for this EIR determined the following. For water supply, infrastructure and treatment, the increased use of water by the Proposed Project would reduce overall water supply in the region by approximately 1 percent, even after considering implementation of the Water Forum Agreement. This is considered an unavoidable cumulative impact. Nonetheless, the Proposed Project's need for approximately 8.5 million gallons per day of water could be accommodated through agreements with the Placer County Water Agency (PCWA) via their planned delivery programs and participation in the Water Forum Agreement. The Proposed Project would require additional water conveyance infrastructure, and the necessary pipelines, pump stations, water tanks and laterals would be developed as a standard condition of the project. And, although the Proposed Project would increase the demand for water treatment, this demand would be met by the planned expansion of existing treatment facilities and the expected operation of the Foothill Water Treatment Plant.

The project would need to provide for wastewater (sewer) service. This would be accommodated by both on- and off-site improvements. The Proposed Project would upsize some offsite sewer lines to meet increased capacity needs. These pipes would be improved within existing utility easements. Also, new pipelines, pump stations, and laterals would be developed in the project area as a standard condition of the project. Proposed Project demand for wastewater treatment would be met by the planned expansion of existing treatment facilities in the area and the expected operation of the Pleasant Grove Waste Water Treatment Plant in 2003.

The project would also generate approximately 62.9 tons of solid waste per day. To address the increase in solid waste, waste would be reduced through a combination of waste reduction in accordance with AB 939, and domestic and construction conservation practices. The amount of waste generated by the project would be accommodated by the Western Regional Sanitary Landfill.

The Proposed Project would increase the demand for electricity and natural gas infrastructure and supplies. This demand would be met as PG&E continues to meet their current contract obligations and expand their delivery capabilities in a manner consistent with Public Utilities Commission regulations.

In response to the Notice of Preparation (see Appendix A) the following concerns were raised: sewer capacity and service, electricity and natural gas service, ability of PCWA to provide and distribute potable water, particularly to lots at or above 320 feet in elevation, and water treatment. These issues are all addressed in this chapter.

Under existing conditions, demand for utility services is minimal because the project site is undeveloped with the exception of two existing single-family residences on the site. For the purposes of this analysis, the anticipated population of the Proposed Project was estimated using the number of proposed homes and average household size in the City of Rocklin.

Utilities such as cable television and telephone would be funded through fees and other funding mechanisms and would be constructed within roadways and other infrastructure. Therefore, the environmental effects as a result of project construction and demand would be less than significant for such utilities and are not addressed in this EIR. Provision of electricity and natural gas will also be discussed in this section.

REGULATORY SETTING

City of Rocklin General Plan Policies Relating to Public Utilities

The City of Rocklin General Plan contains policies to ensure that adequate public utilities are provided to meet the needs of residents of the City.

Public Services and Facilities Policies

- Policy 1: To maintain the provision of adequate public services and facilities to the existing areas of the City and to ensure that new development is served by a full range of public services.
- Policy 5: To disapprove development proposals that would negatively impact City-provided public services.
- Policy 7: To maintain existing public facilities and provide new facilities consistent with community needs.
- Policy 8: To require developer participation in providing public services and facilities (including equipment) where development proceeds in advance of the City's ability to provide the services or facilities. Participation could consist of the formation of assessment districts, payment of fees, and/or the construction and dedication of facilities.

DOMESTIC WATER

SETTING

Water for the City of Rocklin is supplied by PCWA. The Rocklin Planning area is located within the PCWA's Zone 1. This service area encompasses Auburn, Rocklin, the Loomis Basin, the industrial corridor along State Route 65, the City of Lincoln and a small residential area that is south of Baseline Road and east of Roseville. PCWA Zone 1's current main source of water is from the Yuba and Bear Rivers. This supply comes from Lake Spaulding and is purchased through a contract with Pacific Gas and Electric Company. The American River provides a second source from appropriated water rights developed through PCWA's construction of the Middle Fork Project (MFP). A third source is from the United States Bureau of Reclamation Central Valley Project (CVP). PCWA also has a standby emergency well in the Sunset Industrial area.

Currently, the PG&E contract water supply is fully utilized. PCWA's ability to supply water to the Proposed Project depends in part on its ability to construct certain improvements to obtain its entitlements year-around from the American River. Currently, MFP deliveries to the Agency's zones 1 and 5 are through temporary pumping facilities in Auburn. The pumps are installed each spring and removed each fall by the Bureau of Reclamation pursuant to an agreement with PCWA. PCWA and the Bureau are presently working on plans for the installation of a permanent pumping plant in Auburn and the restoration of the American River to its original channel. Total cost of the project is approximately \$18 million, of which \$14 million has been appropriated from a combination of Federal and State sources. The projected completion date for the pump project is 2004. This permanent pumping station will provide a year-round source of surface water to Western Placer County. PCWA and the United States Bureau of Reclamation are currently preparing an environmental impact statement/environmental impact report for the pumping station project and the river restoration. Notably, the diversion associated with the pumping stations was assumed in the cumulative impact analysis in the EIR for the Water Forum Agreement, which is available for review at the City of Rocklin Community Development Department at 3970 Rocklin Road, Rocklin, CA 95677.

Additionally, PCWA treats water for the City of Rocklin at two treatment plants, the Foothill Water Treatment Plant and the Sunset Water Treatment Plant. The Foothill Water Treatment Plant (Foothill WTP) is located one mile south of Newcastle, northeast of the City of Rocklin. The Foothill WTP serves the communities of Penryn, Loomis, the City of Lincoln, and the Sunset Industrial Area, in addition to the City of Rocklin. The Foothill WTP is currently undergoing expansion from a treatment capacity of 27 million gallons per day (mgd) to 55 mgd. Construction is expected to be complete in summer 2002.¹ The Sunset Water Treatment Plant (Sunset WTP) is located in northeast Rocklin near Clover Valley. The Sunset WTP can serve Rocklin, Lincoln and the Sunset Industrial Area in Placer County. The maximum design flow of Sunset WTP is 5 mgd, although the maximum design capacity can be increased to 6.5 mgd with State approval and with major facility improvements.²

1. Brent Smith, Placer County Water Agency, personal communication, October 11, 2000.
2. City of Rocklin, *City of Rocklin General Plan*, April 1991.

REGULATORY SETTING

Federal

Drinking Water

The federal Safe Drinking Water Act (SDWA) was enacted in 1974 and gives the United States Environmental Protection Agency (EPA) the authority to set standards for contaminants in drinking water supplies. For each of the 83 contaminants listed in the SDWA, the EPA sets a maximum contaminant level or treatment technique for contaminants in drinking water. The listed contaminants include metals, nitrates, asbestos, total dissolved solids, mineral, volatile organic chemicals, non-volatile synthetic organic chemicals, radioactivity, and microbes.

The California Department of Health Services (DHS) has been granted primary enforcement responsibility for the SDWA. Title 22 of the California Code of Regulations establishes DHS authority and stipulates drinking water quality and monitoring standards. These standards are equal to or more stringent than the federal standards.

State

Senate Bill 901

In 1995, the California Legislature enacted legislation that requires public water providers to assess the adequacy of water supplies to meet the demands of proposed new development projects before CEQA Lead Agencies approve certain large projects requiring certain kinds of agency approvals. (Government Code section 65302 and Water Code section 10910 et. seq.; see also Cal. Code Regs., tit. 14, § 15083.5.). Because this Project involves a specific plan proposing more than 500 residential units, as well as industrial land uses, Rocklin satisfied its obligation under this law by sending the NOP to PCWA requesting such an assessment. PCWA responded by providing a letter and supplemental information for inclusion in this Draft EIR.

Local

City of Rocklin General Plan

The City's General Plan contains goals and policies that are designed to adequately supply residents with water. See the discussion on page J-3 under City of Rocklin General Plan for applicable General Plan policies.

Water Forum and American River Basin Cooperating Agencies

PCWA is a stakeholder in two regional water management initiatives: Sacramento Area Water Forum (Water Forum), and the American River Basin Cooperating Agencies (ARBCA).

The recently signed Water Forum Agreement was the result of the efforts of a diverse group of community leaders formed in 1994 to formulate principles for a regional solution of future water supply. The Water Forum is a comprehensive package that will achieve two coequal objectives:

- Attempt to provide a reliable and safe water supply for the region's economic health and planned development to the year 2030; and
- Preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River.

The key water supply provisions in the specific agreement for PCWA are as follows:

1. Water that PCWA sells to Roseville, San Juan Water District, and Northridge Water District are not addressed in the Agency's specific agreement.
2. In most years, when the projected March through November unimpaired inflow to Folsom Reservoir is greater than 950,000 acre-feet, PCWA will divert and use 35,000 acre-feet from the American River. These 35,000-acre feet would be subtracted from either the water rights or the Central Valley Project contract rights PCWA currently has for water from the Middle Fork of the American River. The point of taking water from the Sacramento River, rather than the American, was to reduce impacts on the Lower American.
3. In the driest years, when the Folsom Reservoir inflow is less than 400,000 acre-feet, PCWA will divert 35,500 acre-feet from the American River and will replace up to 27,000 acre-feet to the American River from re-operation of its Middle Fork Project. It will also divert and use up to 35,000 acre-feet from the Sacramento and/or Feather Rivers if the exchanges referred to above are perfected.

Water Forum stakeholders have developed an integrated package of actions that will meet the two co-equal objectives mentioned above. Each element of the package is necessary for a regional solution to work. There are seven elements:

1. Increased Surface Water Diversions,
2. Actions to Meet Customers' Needs While Reducing Diversion Impacts on the Lower American River in Drier Years,
3. An Improved Pattern of Fishery Flow Releases from Folsom Reservoir,
4. Lower American River Habitat Management Element, which also Addresses Recreation in the Lower American River,
5. Water Conservation Element,
6. Groundwater Management Element, and
7. Water Forum Successor Effort.

Purveyor Specific Agreements (PSA) have been developed that describe in detail how each of the seven elements will be implemented by the respective purveyors, such as PCWA. These PSAs are compiled into a final agreement that each stakeholder board has executed. In return for signing the final Water Forum agreement, water purveyors receive support for water supply projects including site-specific infrastructure development. Additional text from the WFA Executive Summary is

included in this EIR as Appendix G. The full WFA EIR is available for review at the City of Rocklin Community Development Department at 3970 Rocklin Road, Rocklin, CA 95677. The EIR addresses the impacts and mitigation measures that the area stakeholders would need to comply with in order to implement the water supply program outlined in the WFA.

American River Basin Cooperating Agencies was formed in April 1998 to sponsor a Regional Water Master Plan (RWMP). While still in progress, the RWMP will develop water resources management strategies to protect and enhance water supply availability, reliability, and quality for the water users of Folsom Lake, the American River, and the connected groundwater basin, while preserving the environmental and aesthetic value of the lower American River. The RWMP will define facilities that will facilitate the use of the American River water in wet years and the use of groundwater in dry years. The RWMP can be viewed as the mechanism for implementing elements of the Water Forum Agreement (ARBCA, Phase I Final Report, Executive Summary).

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Require additional water supplies from existing water entitlements and resources, or require new or expanded entitlements to serve the project; or
- Require or result in the construction of new water facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

IMPACTS AND MITIGATION MEASURES

Impact: **J-1 The Proposed Project would result in increased demand for water supply.**

Significance: This is considered a Significant impact.

Mitigation: JMM-1 The project proponent shall participate in regional water use efficiency measures proposed by PCWA.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The amount of water needed by the project is shown in Table J-1. The total estimated maximum daily demand for water would be approximately 8.5 million gallons per day (mgd).

New Land Use	Acres	Dwelling Units	Generation Rate (gallons per day(gpd))	Water Demand
			gpd/unit	gpd
Single-family	833	3,319	1,150 gpd/unit	3,816,850
Multi-family	57.5	1,150	650 gpd/unit	747,500
Business Professional, Commercial	273.5	-	6,250 gpd/acre	1,709,375
Light Industrial	128.7 ¹	-	6,250 gpd/acre	804,375
Parks (Public/Quasi-Public)	60	-	8,500 gpd/acre	510,000
High School (1)	50	-	9,000 gpd/acre	450,000
Elementary Schools (3)	30	-	8,000 gpd/acre	240,000
Roadways	97.1	-	2,125 gpd/acre	206,338
Total	1,573²	4,469		8,484,438

1 Excludes the existing Atherton Tech Center
2 Acreage does not include core roadways

Source: Terrance Lowell and Associates, 2001.

PCWA indicated, in a letter sent in response to the NOP (see Appendix B), that its 1997 Urban Water Management Plan (UWMP) did not show the necessary supplies to serve the Proposed Project and other portions of PCWA's Zone 1. This shortfall could occur in multi-dry water years in year 2020 and beyond.

PCWA's long-term water supply plan is outlined in the PCWA 2000 Urban Water Management Plan, adopted in December 2000. As a stakeholder in the Water Forum and ARBCA, the Agency's UWMP is consistent with the terms of the Water Forum Agreement.

The project area was included in the UWMP, but only at current zoning densities. The Proposed Project site is currently in Rocklin's Sphere of Influence but located within Placer County. The existing Placer County zoning is for 10-acre single-family lots for the Sunset Ranchos portion of the project (1,300 acres), and business and industrial for the remaining portions. This means out of the proposed 4,469 residential units and 4.5 million square feet of commercial, office and industrial uses, 4,211 residential units and 502,000 square feet of office and retail were not included in the most recent UWMP.

PCWA released a discussion paper entitled "Surface Water Supply Update for Western Placer County" on March 19, 2001. In this paper, PCWA concluded that its water entitlements match the projected demands associated with the current General Plans in Western Placer County. The Agency has reviewed the water demands of the Proposed Project and has determined that the project proponents would have to agree to participate in regional water use efficiency measures proposed by PCWA. An example of some measures included in this program include testing a sample of customer water meters to determine meter accuracy, hiring a water conservation coordinator, and/or initiating irrigation efficiency programs to monitor the use of irrigation water. The water use efficiency measures are expected to result in the availability of additional surface water to serve new

projects, including the Proposed Project. This participation would effectively provide the necessary water for the Proposed Project. However, PCWA does not reserve water for proposed customers or developers. Although PCWA strives to obtain and maintain enough water to serve build out of all local general plans within its service areas (e.g., Zone 1), it nevertheless meets requests for water on a first-come, first-served basis, upon payment of connection charges. By not entering into pipeline extension agreements except where an adequate water supply exists to serve the development at issue, PCWA ensures that it does not take on new customers without a firm water supply necessary to serve them. Because PCWA has adequate water supply available in combination with Mitigation Measure JMM-1, the impact is considered less than significant.

Impact: **J-2 The Proposed Project would require additional water conveyance infrastructure.**

Significance: This is considered a Significant impact.

Mitigation: JMM-2 The project developer shall adhere to standard PCWA requirements and enter into a Pipeline Extension Agreement with PCWA and provide all pipelines and facilities necessary to supply adequate amounts of water for domestic and fire protection purposes. All system improvements shall be subject to PCWA approval.

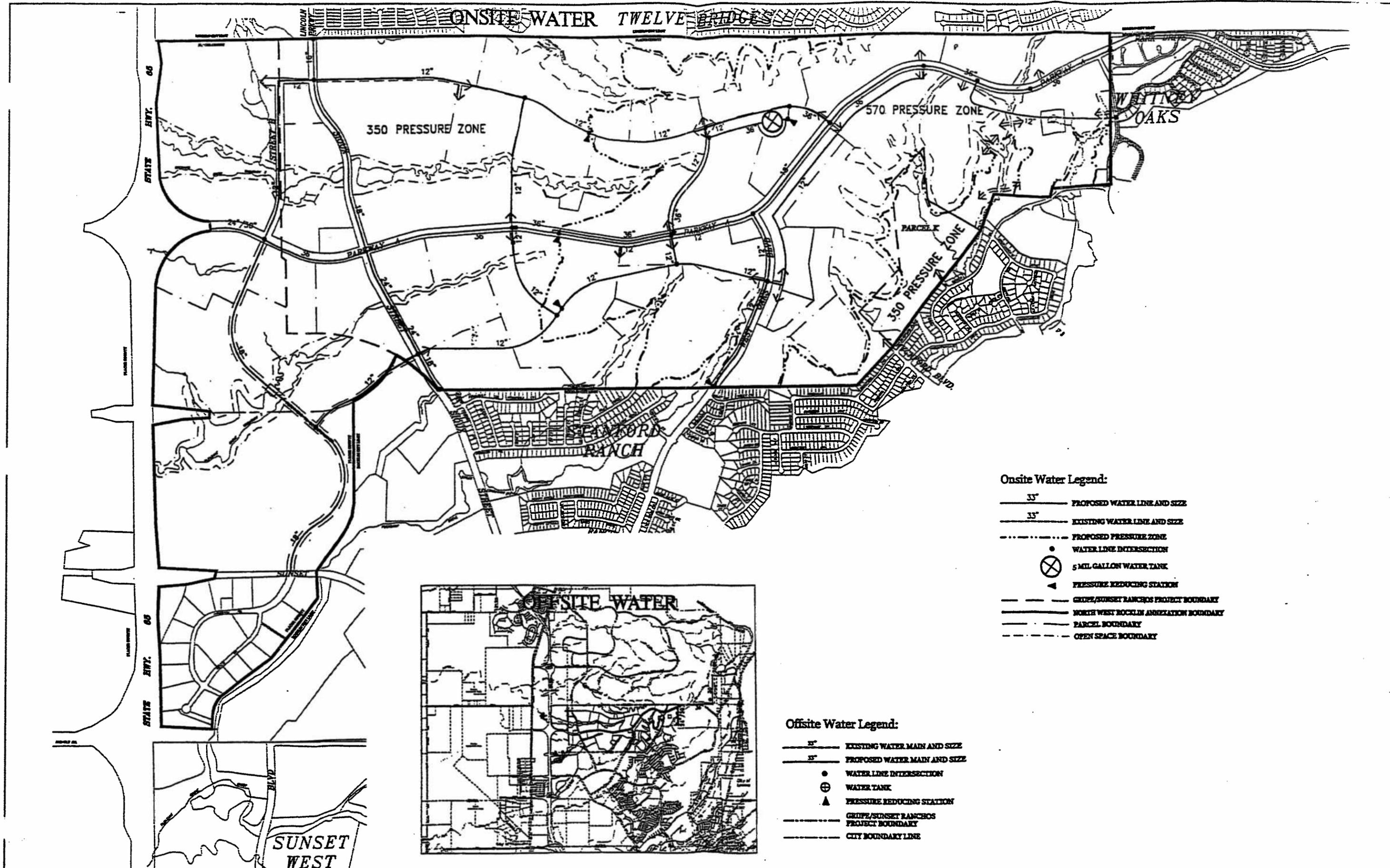
Level of Significance

After Mitigation: This impact would be Less than Significant

Discussion: The project site does not currently have water service infrastructure. Consequently, the Proposed Project would install the needed facilities in a manner consistent with the service requests of the PCWA who would be supplying water to the site. Water delivery would be accomplished through a variety of means. The major water lines consist, in general, of 12-inch through 36-inch lines, a 5-million gallon water tank, miscellaneous pressure reducing valves and other valves. The major infrastructure water plan is shown on Figure J-1.

Major onsite water facilities would consist of:

1. A 36-inch and 30-inch east west transmission line from the east side Project boundary to the east side of the SR65 interchange. Construction of a line westerly across SR65 is not necessary for Project water.
2. 24-inch, 18-inch and 16-inch water lines in Sioux Street from the north side of the existing Stanford Ranch development to the north boundary of the Project where it could connect with a future valved and metered intertie to the City of Lincoln's water system if PCWA/Lincoln determines this to be beneficial.
3. A 12-inch and 18-inch north/south water line in West Oaks Boulevard from the north side of the existing Stanford Ranch development to Parkway A.
4. An 18-inch water line in the north/south west side line in the BP area from Sunset Boulevard north across Parkway A to the water line in Street B.



- Onsite Water Legend:**
- 33" — PROPOSED WATER LINE AND SIZE
 - - - 33" - - - EXISTING WATER LINE AND SIZE
 - - - - - PROPOSED PRESSURE ZONE
 - WATER LINE INTERSECTION
 - ⊗ 5 MIL GALLON WATER TANK
 - ▲ PRESSURE REDUCING STATION
 - - - - - GROUP/SUNSET RANCHOS PROJECT BOUNDARY
 - - - - - NORTH WEST ROCKLIN APPREXIMATION BOUNDARY
 - - - - - PARCEL BOUNDARY
 - - - - - OPEN SPACE BOUNDARY

- Offsite Water Legend:**
- 33" — EXISTING WATER MAIN AND SIZE
 - - - 33" - - - PROPOSED WATER MAIN AND SIZE
 - WATER LINE INTERSECTION
 - ⊕ WATER TANK
 - ▲ PRESSURE REDUCING STATION
 - - - - - GROUP/SUNSET RANCHOS PROJECT BOUNDARY
 - - - - - CITY BOUNDARY LINE

SOURCE: City of Rocklin, Terrance E. Lowell & Associates, Inc., Draft North West Rocklin General Development Plan, June 18, 2001; EIP Associates, July 2001.

10481-P/U-11x17

1
-N-
Not to Scale



Figure J-1
Major Infrastructure Water Plan

5. An onsite 5 million gallon water tank would be constructed with the tank bottom at approximate ground elevation of 330 to 340 feet in accordance with PCWA requirements. The proposed location would be near the north side of Village 39 west of North Whitney Boulevard (Parkway A).

Water main access to Parcel K would be by an existing main in the Stanford Ranch development via stub water lines at the north side of Wyckford Drive and Kali Place. Water lines for small lot subdivisions would be constructed and connected to the major line systems at the time the small lot projects develop. Once construction of the infrastructure is complete, PCWA would own and maintain the system water facilities.

In addition to these onsite improvements, improvements to offsite infrastructure would be required to support the Proposed Project and adjacent communities. Water would come to the site from the Foothill Water Treatment Plant in Newcastle. PCWA is making major improvements to its treatment, transmission, and storage systems to get more water to the City of Rocklin, City of Lincoln, and the Sunset Industrial Area. These improvements include a major expansion of the Foothill Water Treatment Plant, construction of a 42-inch water main from Penryn to the Sunset Water Treatment Plant area (located at the northeast corner of Whitney Oaks) and construction of a 10 million gallon water storage tank next to the Sunset WTP. Also, the Whitney Oaks development would be constructing a 36-inch water main in Park Drive from the PCWA Sunset Water Treatment Plant to the east side of the Proposed Project site. Together these improvements would serve the Proposed Project site contiguous with surrounding development.

The environmental impacts associated with putting these facilities into the ground (e.g., biological and cultural resource impacts) are addressed in the other chapters of this Draft EIR. It should be noted that, with the exception of the 5 million gallon water tank, all water facilities would be placed within roadways.

Impact: **J-3 The Proposed Project would increase the demand for water treatment.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The Proposed Project would generate a demand for water treatment of approximately 8.5 mg per maximum day to serve residential uses, commercial, business professional and light industrial use, as noted in Table J-1. Service capacity could come from water treatment systems at both the Foothill and Sunset Water Treatment Plants. The Foothill Water Treatment Plant is anticipated to reach its current capacity of 27 mgd in the summer of 2001, not including the Proposed Project. When it's current planned expansion is completed in early 2002, the plant's capacity would be increased to a total of 55 mg maximum day demand. This would provide the

additional capacity required to serve the Proposed Project, reducing this impact to less than significant.

CUMULATIVE IMPACTS

Impact: **J-4 The Proposed Project, in combination with future development in the City and PCWA service area, would increase the demand for water supply.**

Significance: This is considered a Significant impact.

Mitigation: No mitigation measures are available for this impact.

Level of Significance

After Mitigation: This impact would be Significant and Unavoidable.

Discussion: New projects in the City of Rocklin and PCWA service area would be subject to water use and conservation measures in accordance with applicable codes (such as fire flows from the Uniform Fire Code, low flush toilets and low water use fixtures), and specific Agency-wide measures. This would help minimize the cumulative water supply impacts of development. However, water shortages during drought years could result in potentially unavoidable significant impacts.

Cumulative water supply in the PCWA service area occurs in the context of the Water Forum Agreement (WFA). In January 1999, the Sacramento City-County Office of Metropolitan Water Planning published the Draft Environmental Impact Report for the WFA. The Final EIR for the WFA was certified on November 23, 1999 and was not challenged in court. The certified Final EIR constitutes a legally satisfactory analysis of all of the issues addressed therein, including cumulative impacts. (See Pub. Resources Code, § 21167.2.) The findings of that EIR, and the accompanied Water Forum Action Plan, outlined a program whereby water delivery could be supplied to area stakeholders through the year 2030, provided that the permanent pumping plant is constructed at Auburn and the Sacramento River diversion facilities are constructed.

Potential impacts to water supplies resulting from the implementation of the WFA were identified and evaluated relative to the Base Condition (i.e., current levels of demand). Impacts focused on changes to annual water deliveries to contractors within the Central Valley Project (CVP) and State Water Project (SWP).

American River deliveries would be increased by the WFA (in this instance, American River deliveries include all deliveries to purveyors receiving water from the American River and waters delivered from the Sacramento River in lieu of the American River). Table J-2 displays the American River deliveries for each simulation.

Contract Year (Mar-Feb)	Base Condition	1998 with WFA
Maximum	230.8	496.9
Minimum	222.4	350.2
69-year average	229.1	462.7

TAF = thousand acre-feet

Source: WFA Draft EIR, 1999.

The American River deliveries include a component of water that is delivered to CVP customers. Table J-3 displays the American River deliveries to CVP customers.

Contract Year (Mar-Feb)	Base Condition	1998 with WFA
Maximum	16.2	178.0
Minimum	8.1	59.7
69-year average	14.5	145.4

TAF = thousand acre-feet

Source: WFA Draft EIR, 1999.

What the above two tables illustrate is that water deliveries made under the WFA could increase substantially if all agreements are negotiated as planned, and all of the water districts seeking diversions obtain all of the necessary federal and state approvals and all of the necessary facilities are constructed. Notably, the water demand created by the Proposed Project, which is estimated to need approximately 4,133 acre-feet per year, would represent only a small percentage (approximately 1%) of the total WFA delivery agreements, and thus would cause only a very small fraction of the cumulative impacts assessed in the Water Forum EIR.

The full WFA EIR is available for review at the City of Rocklin and addresses the impacts and mitigation measures that the area stakeholders would need to comply with in order to implement the water supply program outlined in the WFA.

The WFA EIR listed the environmental impacts that could occur when implementing the WFA and concluded that there was the possibility for environmental impacts in the following areas: groundwater resources, water supply, water quality, fisheries resources and aquatic habitat, flood control, hydropower supply, vegetation and wildlife, recreation, land use and growth inducement, aesthetics, cultural resources and soils and geology. Mitigation programs were applied to these topical areas with the resulting impacts after mitigation falling into one of three categories. These

include the following: less than significant, potentially significant, and significant. The following list groups the WFP EIR impacts by their respective level of significance finding.

WFA Less-than-Significant Impacts (After Mitigation)

Groundwater Resources:

- Continued lowering of groundwater,
- Movement of groundwater contaminants, and
- Land subsidence from aquifer draw down.

Water Quality:

- Seasonal changes to water quality in Folsom Reservoir, Lake Natoma and the Lower American River.

Fisheries Resources and Aquatic Habitat:

- Impacts to Folsom Reservoir's coldwater fisheries,
- Impacts to Lake Natoma's coldwater and warmwater fisheries,
- Temperature impacts to Nimbus fish hatchery operations and fish production,
- Lower American River Steelhead,
- Flow- and temperature-related impact to the American shad (May and June),
- Flow- and temperature-related impact to the Striped Bass Sport Fishery (May – June),
- Impacts to Shasta Reservoir's coldwater and warmwater fisheries,
- Impacts to Trinity Reservoir's coldwater and warmwater fisheries,
- Impacts to Keswick Reservoir Fisheries,
- Flow-related impacts to Sacramento River fisheries,
- Temperature-related impacts to Sacramento River fisheries resources, and
- Delta fish populations.

Flood Control:

- Ability to meet flood control diagrams of Central Valley Project (CVP)/State Water Project (SWP) Reservoirs,
- Increased stress on Lower American River flood control structures,
- Increased exposure to flood hazards,
- Substantial change in floodplain characteristics, and
- Changes in river channel geometry or gradients leading to changes in bank erosion, aggradation, segradation, or meander processes.

Hydropower Supply:

- CVP hydropower capacity and generation, and
- Increased energy requirements for diverters pumping from Folsom Reservoir. (This impact was found to have an economically significant impact after mitigation.)

Vegetation and Wildlife:

- Lower American River riparian vegetation and backwater ponds,
- Vegetation associated with reservoirs,
- Vegetation associated with the Upper Sacramento River,
- Vegetation associated with the Lower Sacramento River and the Delta,
- Special-status species dependent on Lower American River backwater pond/marsh habitats,
- Elderberry shrubs and Valley Elderberry Longhorn Beetle, and
- Sacramento-San Joaquin Delta habitats of special-status species (non-fish).

Recreation:

- Lake Natoma recreation opportunities,
- Shasta Lake recreational opportunities,

- Trinity Reservoir recreation opportunities,
- Recreation opportunities on Whiskeytown and Keswick Reservoirs,
- Impacts on the Upper Sacramento River,
- Lower Sacramento River recreation opportunities,
- Delta recreation opportunities,
- Consistency with the American River Parkway plan, and
- Consistency with the Lower American River's recreational river designations.

Land Use and Growth-Inducing Impacts:

- Land use impacts on direct and indirect effect study areas,
- Consistency with General Plan, and
- Consistency with General Plan water supply and conservation policies.

Aesthetics:

- Aesthetic value of the Lower American River,
- Aesthetic value of the Upper and Lower Sacramento River and Sacramento-San Joaquin Delta,
- Aesthetic value of Lake Natoma, Whiskeytown, and Keswick Reservoirs, and
- Aesthetic value of Folsom, Trinity and Shasta Reservoirs.

Cultural Resources:

- Effect of varying flows/river stage on cultural resources along the Lower American River bank near Nimbus Dam,
- Effect of varying flows/river stage on cultural resources along the Lower American River bank near the mouth, and
- Effect of varying flows/river stage on cultural resources along the Lower American River near Freeport.

Soils and Geology:

- Changes in geologic substructures,
- Exposure to major geologic hazards,
- Increased soil erosion by wind or water, and
- Loss of soil cover.

Various forms of mitigation were successful at reducing these impacts to *less-than-significant* levels after mitigation. The Proposed Project would receive its water supply from the PCWA, which would provide this water in accordance with the provisions of the WFA. As a result, the Proposed Project would not result in new water supply impacts beyond those addressed and mitigated in the WFA EIR. As noted earlier, moreover, the Project's water consumption will represent only a very small fraction of the cumulative impacts identified therein.

WFA EIR Potentially Significant Impacts

Water Quality:

- Sacramento River and Delta Water Quality.

Fisheries Resources and Aquatic Habitat:

- Impacts to Folsom Reservoir's warmwater fisheries,
- Fall-run Chinook salmon, and
- Flow- and temperature-related impacts to splittail (February – May).

The mitigation measures applied to these impact areas would reduce the impacts to some degree. However, there is a chance the mitigation may not be as successful as planned. Therefore, the

potential exists for some impacts to remain above standards set for the WFA, resulting in a determination of *potentially significant*. Again, however, it is important to note that the Proposed Project's contribution to the impacts identified in the WFA would be very small. The project's share of the water deliveries from the American River, under the Water Forum Agreement, is approximately 1 percent.

WFA Significant Impacts

Water Supply:

- Decrease in deliveries to State Water Project (SWP) customers, and
- Decrease in deliveries to Central Valley Project (CVP) customers.

Recreation:

- Reduced rafting and boating opportunities on the Lower American River,
- Reduced Folsom Reservoir boating opportunities, and
- Reduced availability of Folsom Reservoir swimming beaches.

Land Use and Growth-Inducing Impacts:

- Land use and growth-inducing impact in the water service study area.

Cultural Resources:

- Effect of varying water levels on cultural resources in Folsom Reservoir.

The WFA EIR determined that even after mitigation is applied to these topical areas, the level of significance after mitigation would remain unavoidable and *significant*. Since the Proposed Project would not contribute new impacts to these topical areas beyond those previously addressed in the WFA EIR, the recommended mitigation measures and CEQA findings in the WFA EIR would remain unaffected by the Proposed Project.

Impact: **J-5 The Proposed Project, in combination with future development in the City and other PCWA Zone 1 service areas, would increase the demand for water conveyance facilities.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: Development of the Proposed Project would require an expansion of PCWA's water distribution system. New water transmission facilities, including transmission lines, a 5-million gallon water tank, and a pump station, would be required to serve development in areas not presently served by the water distribution system, while maintaining service to existing customers.

Development of the Proposed Project would require expansion and extensions to the PCWA's water distribution system. PCWA requires project applicants to enter into a Pipeline Extension Agreement with the Agency and provide all pipelines and facilities necessary to supply adequate amounts of water for domestic and fire protection purposes. All system improvements would be subject to PCWA approval. Additionally, the Agency collects hook-up fees, which are used for planned

expansion and replacement of PCWA facilities. Consequently, the Agency has the resources to provide the necessary conveyance facilities.

These conveyance facilities would be phased into the project consistent with service requirements. Thus, in some cases there will be a lag between approval of a given facility and its actual construction. However, all necessary conveyance facilities would be constructed per agreement with PCWA, reducing this impact to less than significant.

Impact: **J-6 The Proposed Project, in combination with future development in the City and other PCWA Zone 1 service areas, would increase the demand for water treatment.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The cumulative context for water treatment is buildout of the Foothill and Sunset Water Treatment plants. Development of the Proposed Project would require expansion and extensions to the PCWA's water distribution system. Additional water storage and treatment facilities would ultimately be required to accommodate growth within the entire South Placer region. The expansion of the Foothill WTP to 55 mgd would be adequate to meet future City of Rocklin's treated water needs if additional regional water use efficiency practices are in place. The PCWA collects hook-up fees from new developments. These fees are used to finance the expansion of treatment facilities to serve new development. The additional capacity would be adequate to serve the Proposed Project and the project's contribution is not anticipated to be cumulatively considerable.

WASTEWATER (SEWER)

SETTING

Wastewater Treatment

The Proposed Project site is located both within and outside the service area of the South Placer Municipal Utility District (SPMUD) and the portion outside will be eligible for sewer service upon annexation to SPMUD. The SPMUD operates sewer collection and transmission conveyance facilities only. The Dry Creek Wastewater Treatment Plant (Dry Creek WWTP), located in Roseville on Booth Road, provides sewer treatment facilities for the SPMUD. The Dry Creek WWTP serves the Dry Creek Basin, consisting of Roseville, Rocklin, Loomis and the surrounding areas. The plant discharges into Dry Creek under standards set by the Central Valley Regional Water Quality Control Board. The Dry Creek WWTP design capacity is 18 million gallons per average day. Flows average approximately 14.5 mgd, and the peak daily wet weather flow during the last 12 months was 34.0 mgd.³ However, construction is underway of a new treatment plant, the Pleasant Grove Wastewater Treatment Plant (PGWWTP), with an initial capacity of 12 mgd, dry weather flow and 30 mgd peak wet weather flow. The plant would be located at Phillip Road and Fiddymont Road and is anticipated to be completed by January 2003.⁴ This new facility will serve the Proposed Project and the Pleasant Grove Basin and reduce flows to the Dry Creek WWTP.

The South Placer Wastewater Management Authority (Authority) was formed in October 2000 for the purpose of financing regional wastewater treatment and collection facilities. The Authority, which meets two times a year, is comprised of representatives from Placer County, the city of Roseville, and SPMUD.⁵ City of Roseville staff serve as staff for the Authority.

The Proposed Project was included in the PGWWTP calculations for treatment capacity and assumed 4,500 residential units would be constructed. The current General Development Plan estimates 4,469 residential units would be part of the project. Sewer service would be provided on a first-come-first-served basis and is guaranteed upon issuance of a building permit by the City of Rocklin and payment of sewer connections fees to SPMUD at the time the City issues the building permit.

Currently the project site is not served by wastewater facilities, with the exception of the southwestern segment of the project site, consisting of the Atherton Tech Center and a portion of the Herman Miller site, which were annexed into the SPMUD at the time of their development.

The Atherton Tech Center and Herman Miller parcels are part of the North Roseville-Rocklin Sewer Assessment District (District). The District constructed trunk lines and transmissions mains for the

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3. Sam Rose, SPMUD, personal communication, November 13, 2000.
 4. Richard Stein, South Placer Municipal Utility District, personal communication, October 2000.
 5. Derek Whitehead, President, South Placer Wastewater Management Authority, personal communication, August 27, 2001.

buildout of the district as a whole, and constructed pumping stations capable of being expanded as needed. These improvements allow sewage to be transported to the Dry Creek WWTP for treatment.

The project site lies outside the boundaries of the SPMUD, with the exception of the Atherton Tech Center and the Herman Miller sites. Annexation to SPMUD would be required in order for the project to be eligible for SPMUD sewer service. Annexation of the Sunset Ranchos into SPMUD boundaries would occur automatically with LAFCO's annexation of the project area into Rocklin city limits. This would be conditioned on Sunset Ranchos paying an annexation fee to SPMUD within 90 days of LAFCO's approval.

REGULATORY SETTING

Federal and State

Federal or State regulations pertaining to wastewater treatment or conveyance are generally governed by the State and Regional Water Quality Control Boards as to discharge requirements.

Local

City of Rocklin General Plan

The General Plan contains goals and policies that are designed to adequately supply residents with wastewater treatment. See the discussion on page J-3 under City of Rocklin General Plan for applicable General Plan policies.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are significant if the Proposed Project would:

- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- Result or require the construction of or expansion of water or wastewater treatment facilities, or storm drain facilities that could create significant environmental effects; or
- Be served by a wastewater treatment provider that does not have adequate capacity to serve the project in addition to serving their existing commitments.

IMPACTS AND MITIGATION MEASURES

Impact: **J-7 The Proposed Project would increase demand for wastewater conveyance.**

Significance: This is considered a Significant impact.

Mitigation: JMM-7 The project applicant shall be obligated through project approval conditions at the time of tentative subdivision map, utility plans and design review approval, to fund and install infrastructure required to provide for the wastewater conveyance needs for each portion of the Proposed Project. Prior to construction of improvements outside the project boundaries, the developer shall submit to the City of Rocklin a construction plan that outlines the construction limits, construction schedule, traffic detours, noise and dust suppression, resident notification, and emergency service notification as requested by the City.

Level of Service

After Mitigation: This impact would be Less than Significant.

Discussion: The Proposed Project would result in the addition of 4,469 dwelling units, commercial uses, business professional uses, industrial uses, parks, schools and roads. As shown in Table J-4, the Proposed Project would increase average wastewater flows in the SPMUD's collection system by approximately 2,616,258 gpd or 2.6 mgd. Peak daily wastewater flows would average 5.9 mgd. The project would further connect to existing SPMUD sewer lines on the east side of SR 65 and would consist of a total approximate average day discharge of 2.62 mgd for the southwest service area.

TABLE J-4		
CALCULATION OF WASTEWATER DEMAND FOR PROPOSED PROJECT		
Dwelling Units (du)	Generation Rates	Total Wastewater Generated (gpd)
	Demand Rate	
4,469 dwelling units	400/gallons/day/du ¹	1,787,600
Commercial 114.6 acres	1,600 gallons/day/acre ²	183,360
Business/Office 202.2 acres	1,600 gallons/day/acre ²	323,548
Light Industrial 128.7 acres	2,500 gallons/day/acre ²	321,750
Total		2,616,258
Notes:		
¹ City of Rocklin, North West Rocklin General Development Plan, June 18, 2001.		
² Richard Stein, South Placer Municipal Utility District, personal communication, November 2000.		
Source: Richard Stein, South Placer Municipal Utility District, personal communication, October 2000.		

A summary of the total project average day sewage discharge (average day demand) by type of land use is included in Table J-4. The project demands shown in the Table J-4 include the Parcel K area but exclude the following two areas:

1. The Atherton Tech area village area #115 (is already almost fully developed and connected to existing SPMUD system facilities); and,
2. The existing Herman Miller development and proposed development areas #113 and #114 (the area is partially developed-33 acres, and is connected in and receives service from SPMUD existing facilities and is in the SPMUD existing service area).

The project's major sewer lines consist, in general, of 6-inch through 27-inch lines onsite and 8-inch to 27-inch lines off-site depending on location, and are shown on Figure J-2. Final design size may vary slightly to accommodate land terrain, alignment, final system modeling, and agency requirements. However, the overall system concept is not anticipated to change. The major sewer system would be located either in streets or in separate easements. If located in separate easements, the system would have all-weather access to each manhole.⁶

The sewer mains, in general, would follow the natural drainage flow of the property, and would include two sewage sheds, and, thus two collection systems as follows:

1. The east end of the project site would drain either into an existing main in Stanford Ranch or through Parcel K and into the Stanford Ranch area;
2. The south and west side of the project site would drain to an existing offsite line in Sunset Boulevard.

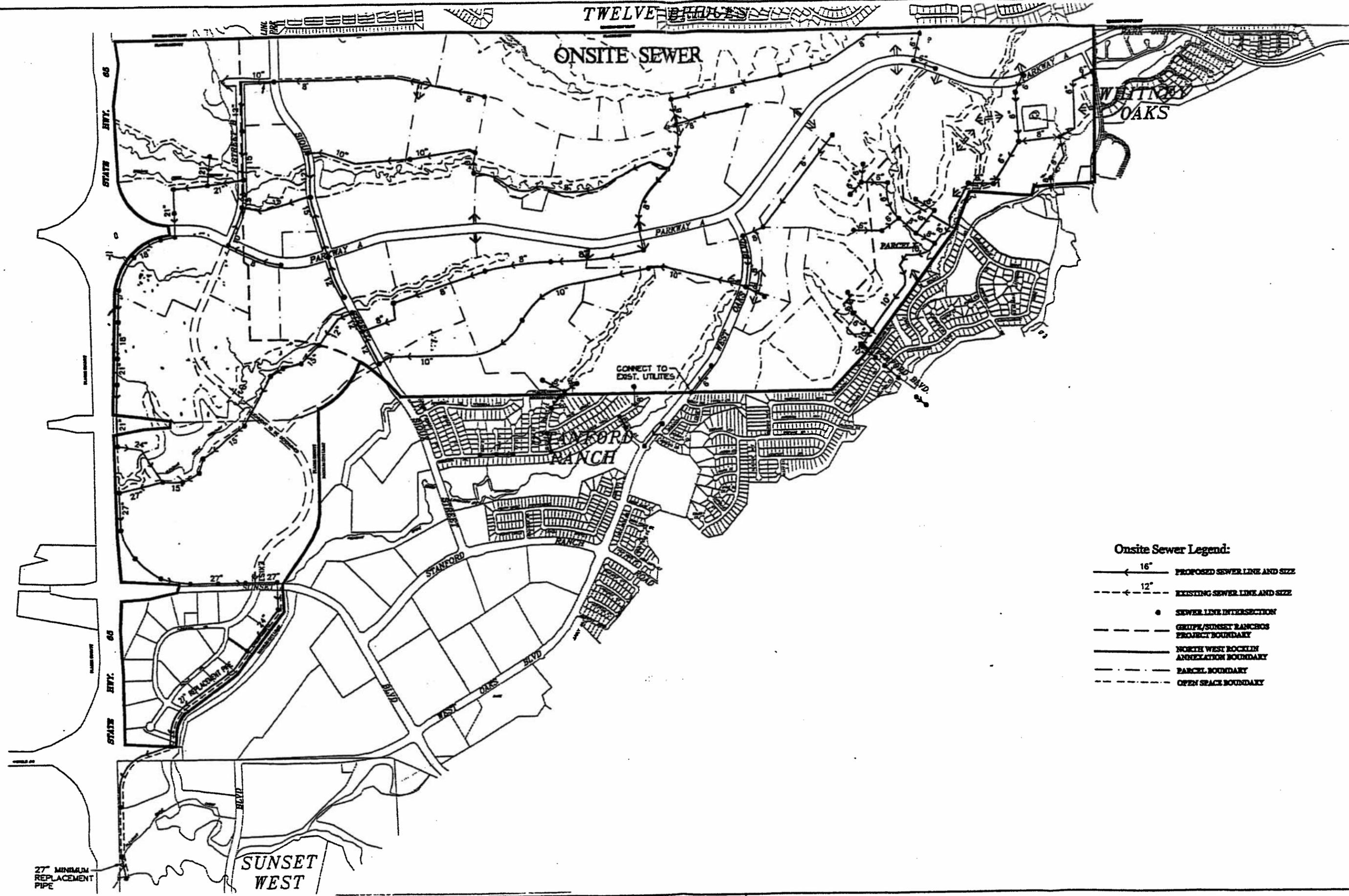
There is one small residential area located near the center of the north side of the Proposed Project (a portion of Village 35) that may require a sewage lift station to access the gravity sewer lines).

Upon construction, SPMUD would own and maintain the onsite and offsite sewer collection and transmission system improvement facilities east of SR 65. The project's sewer system would be located either in streets or in separate easements. If in separate easements, the systems would have all weather access to each manhole. SPMUD has indicated that there is not adequate capacity in the existing conveyance facilities to serve the additional 2.6 mgd generated by the Proposed Project.⁷ However, SPMUD's existing transmission lines at the SR 65 crossing to the west are adequately sized to carry existing and Proposed Project flows. Recognizing that project flows would go to the west, there are two important points to consider:

1. Offsite sewer transmission facilities and treatment facilities west of SR 65 are owned by the City of Roseville. SPMUD has a long term contract with the City of Roseville for collecting and treating collected sewage. The City of Roseville is currently under construction of wastewater treatment phased plant improvements that will have adequate capacity to serve the Proposed Project at full development.
2. The improvements, and subsequent improvements of the Roseville plant, will provide all the collection and treatment of sewage the Proposed Project will require for full buildout.

6. City of Rocklin, North West Rocklin General Development Plan, June 18, 2001.

7. Richard Stein, South Placer Municipal Utility District, personal communication, November 2000.



- Onsite Sewer Legend:**
- 16" — PROPOSED SEWER LINE AND SIZE
 - - - 12" - - - EXISTING SEWER LINE AND SIZE
 - SEWER LINE INTERSECTION
 - - - GROUP/SUNSET RANCHOS PROJECT BOUNDARY
 - - - NORTH WEST ROCKLIN ANNEXATION BOUNDARY
 - - - PARCEL BOUNDARY
 - - - OPEN SPACE BOUNDARY

SOURCE: City of Rocklin, Terrance E. Lowell & Associates, Inc., Draft North West Rocklin General Development Plan, June 18, 2001; EIP Associates, July 2001.

Not to Scale



Figure J-2
Major Infrastructure Sewer Plan

According to the General Development Plan, off-site improvements would be required in three different areas to accommodate project demands. In general, the improvements required in each area are as follows:

1. Near the east end of the project site, east of West Oaks Boulevard, the existing sewer pipes would be enlarged by either replacing lines or placing a new pipe parallel to the existing sewer lines between manholes at three locations for a total distance of approximately 643 feet.
2. East of Sioux Street, near the south side of the project site, sewer pipes would be enlarged by either replacing lines or by adding a new pipe parallel to existing sewer lines between manholes at seven locations for a total distance of approximately 2,049 feet.
3. In existing sewer easements from the north side of Sunset Boulevard, south on the east side of Atherton Tech to the SPMUD crossing pipe on the east side of SR 65, enlarge the existing pipe by either replacing or constructing a parallel existing sewer line with an additional pipe between manholes at fourteen locations for a total distance of approximately 4,313 feet.

The east side of Sioux Street offsite sewer improvements, if determined necessary during final design, will provide capacity for the southwest draining portion of the project demands that will serve these areas per capacity analysis and SPMUD review performed in April 1999, and updated in September 2000 and December 2000.⁸

Implementation of Mitigation Measure JMM-7 would require that the project applicant provide for the funding and installation of necessary wastewater conveyance improvements. Implementation of this mitigation measure would reduce this impact to less than significant. Further, the proposed improvements to the sewer pipes outside the project area would all occur within the existing easement of these pipes. It is expected that the improvement program would involve temporary construction impacts. Typically these include trenching, stockpiling dirt, construction noise and dust. These impacts are no different from those construction impacts described throughout this EIR. Given the temporary nature of the disturbance, and that the work will be performed on disturbed land that has an existing maintenance easement on them, these impacts would fall below a level of significance.

Impact: **J-8 The Proposed Project would increase demand for wastewater treatment.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: As discussed above, the Proposed Project would result in the generation of approximately 2.6 mg average per day of wastewater. Wastewater generated by the Proposed Project

8. City of Rocklin, North West Rocklin General Development Plan, June 18, 2001.

SOLID WASTE

SETTING

The Auburn Placer Disposal Service, under contract with the City of Rocklin, would provide solid waste pickup to residential users within the project site. Residential pickup service is provided on a weekly basis. Currently no solid waste pickup service is provided to the project site.

Solid waste disposal for the Proposed Project would be provided by the Western Regional Sanitary Landfill, also known as Nortech Landfill. It is owned by and operated by a joint powers authority called the Western Placer Waste Management Authority (Authority). Placer County and the cities of Rocklin, Roseville and Lincoln formed the Authority to provide adequate disposal facilities for each of their jurisdictions. The landfill is a Class III facility which opened in 1979. A Class III facility accepts standard municipal solid waste. The landfill is located northwest of the project site on Fiddymment Road near Athens Road, southwest of the City of Lincoln.

The landfill site is approximately 400-acres in size and is owned and operated by the Authority. The landfill has an estimated total capacity of 17,677,700 cubic yards of solid waste and is currently approximately 40 percent full. The landfill is permitted to accept 1,200 tons per day and is currently accepting 800 tons per day.¹¹ The current landfill is anticipated to serve the Western Placer Waste Management Authority through 2025; however, the ability of the Western Regional Landfill to accept solid waste in the future would ultimately depend on population growth rates in the South Placer area. The current facility could expand its lifespan to 2050 by reconfiguring the disposal pattern within the landfill, and there is a 440-acre site across the street that could be used for future expansion. This does not take into account additional landfill life resulting from recycling pursuant to AB 939. In addition, a material recovery facility (MRF) has been constructed at the landfill. This facility will help preserve landfill space and achieve the mandates of AB 939.¹²

REGULATORY SETTING

Federal

There are no federal laws or regulations that pertain to solid waste.

State

The California Integrated Waste Management Act of 1989 (AB 939) requires cities and counties to develop integrated waste management plans that include source reduction and Recycling Elements that would result in a substantial reduction in waste. By January 2000, 50 percent of the waste generated in these areas must be diverted from the landfill by such means as solid waste management, source reduction, recycling, composting, and development of markets for recyclables.

11. Bill Zimmerman, Western Regional Sanitary Landfill, personal communication, November 2000.

12. City of Roseville, *Draft Environmental Impact Report, The Highlands General Plan Amendment, General Development Plan Amendment, Tentative Subdivision Map and Rezone*, December, 1994.

Local

City of Rocklin General Plan

The City of Rocklin General Plan contains goals and policies that are designed to adequately provide waste disposal services to residents. In addition to the policies noted in the section entitled “City of Rocklin General Plan,” the following policies apply:

Public Services and Facilities Policies

Policy 6: To require garbage collection services to ensure the maintenance of health standards.

Policy 18: To encourage programs to reduce, recycle, and reuse solid waste materials to the extent possible.

The City has adopted a Solid Waste Collection Ordinance that imposes mandatory solid waste collection in order to protect the health, welfare and safety of all residents (Rocklin Municipal Code, Chapter 13.08).

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Be served by a landfill that has inadequate permitted capacity to accommodate the project; or
- Conflict with any federal, State, or local laws, ordinances, or regulations that address solid waste.

IMPACTS AND MITIGATION MEASURES

Impact: **J-11 Implementation of the Proposed Project would generate approximately 62.9 tons of solid waste per day.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The Proposed Project would generate approximately 62.9 tons of solid waste per day or 22,943 tons of solid waste annually for all uses proposed, shown in Table J-5. The current diversion rate for the City of Rocklin is approximately 39 percent. The materials recovery facility (MRF) that has been constructed at the landfill is the cornerstone of their recycling program. While the MRF is not required to reach a 50 percent diversion rate, it would further reduce the amount of waste that is

Land Use	Amount	Generation Rate	Tons/day	Tons/year
Residential	11,620 residents	1.26 tons/person/year ¹	40.11	14,641
Commercial/Industrial/Business	4,549,000 square feet	1 lb/100 ft ² /day ²	22.75	8,302
Total			62.86	22,943

¹ City of Roseville, North Roseville Specific Plan, Draft Environmental Impact Report, May 1997.
² City of Roseville, North Roseville Specific Plan, Draft Environmental Impact Report, February 1996.

Source: EIP Associates, 2001.

disposed at the landfill. With a 50 percent diversion rate required under AB 939, the project would contribute approximately 31.43 tons per day to be disposed of at the Western Regional Sanitary Landfill. This increase would be within the allowable daily permitted capacity and within the current remaining capacity of the landfill, which is estimated to be 11.4 million cubic yards.¹³

Impact: **J-12 The Proposed Project would generate construction debris.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are required for this impact.

Discussion: The Proposed Project would require clearing and grubbing of the site and extensive construction. This construction would result in a large amount of debris requiring removal. Studies conducted by the Solid Waste Department of Portland, Oregon concluded that approximately four pounds of waste is generated for every square foot of new residential construction.¹⁴ Construction activities tend to generate wood scraps rather than whole lumber for reuse. The scraps lend themselves to reuse through the manufacture of particle board and strand board, or can be joined together to produce larger dimensional wood that can be used in nonstructural applications. As a result, efforts at construction sites should be focused on developing techniques that minimize the generation of waste onsite. Use of these techniques minimizes the waste that is generated and expedites assembly of the structure. However, specifying this type of construction requires forethought in the planning stages and may limit design options. The materials most often separated and recovered from general construction activities include wood waste, drywall, metal, paper and cardboard.

13. Personal communication with Eric Oddo, Western Placer Waste Management Authority, November 1, 2000.

14. California Integrated Waste Management, Lumber Waste Factsheet, <http://www.ciwmb.ca.gov/ConDemo/Factsheets/JobSite.html> as found in City of Woodland, Turn of the Century Specific Plan, Draft Environmental Impact Report, Volume 1, July 1999, page 4.13-52.

CUMULATIVE IMPACTS

Impact: **J-13 The Proposed Project, in combination with future development in the City, would increase the demand for solid waste collection and disposal.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: Buildout of the City of Rocklin and additional areas in the Landfill's service area would increase the demand for solid waste collection and disposal services. It is anticipated that the existing landfill site would have remaining capacity at least through 2010, and the newly acquired landfill addition could extend the capacity for at least an additional 20 years. Solid waste recycling programs could help to extend the useful life of the existing landfill. Solid waste collection fees are set by the City to fully cover the costs of solid waste collection and disposal. Fees are reviewed periodically to assure that they cover the costs of any additional equipment or personnel necessitated by development projects. The project's contribution of solid waste is not considered cumulatively significant because the additional solid waste generated by the Proposed Project is within the landfill's daily permitted capacity, and plans are underway to expand the existing landfill capacity and to reduce the amount of waste disposed at the landfill.

ELECTRICITY AND NATURAL GAS

SETTING

Pacific Gas and Electric Company (PG&E) provides electrical and natural gas services to the City of Rocklin through State regulated public utility contracts. The utility is bound by contract to update the systems to meet any additional demand. Two 115,000-volt transmission lines serve the City. PG&E would operate these lines at the full capacity of 115,000 volts when the electric load in the Rocklin area warrants.¹⁵

The existing PG&E substations within the project area are the Rocklin Substation location on South Grove Street; the Del Mar Substation on Corporation Yard Road off Sierra Meadows Drive; and the Pleasant Grove Substation located northwest of Rocklin.

In accordance with AB 1890, the generation of electricity is open to competition, but the transmission and distribution remain a regulated monopoly. The utilities are required to purchase all their electricity needs from the wholesale market. The goal of the legislation was to open the state's energy market to competition, with the expectation that competition would drive down the cost of electricity. Basically, the legislation gave the customers of investor-owned utilities, such as Pacific Gas and Electric (PG&E), the ability to choose who provides their electric energy, much the same way they can choose long distance telephone companies.

The State experienced a number of problems at the same time the electricity industry was restructured. Many power plants were sold to privately owned, out-of-state energy companies. The demand for electricity grew faster than expected during the 1990s due to a number of factors. These include the rapid growth in the State's economy, the spread of computer technology, the lack of new power plants since the mid 1980s, the lack of widespread conservation due to relatively low electricity costs to consumers, and the State's population growth. California's population increased 13 percent between 1990 and 2000. The State produces only part of the electricity needs. In 1999, California produced about 82 percent of the electricity it used.¹⁶ The rest must be bought from other western states. At the same time, the west, in particular the northwest, also experienced dramatic growth, which reduced the amount of energy available from that area.¹⁷

Because most power plants in California are powered by natural gas, the cost of making electricity increased during this same time due to dramatic increases in the price of natural gas during 2000. In January 2001, some utilities, including PG&E, began to experience financial problems.

PG&E provides underground electric service within all new subdivisions. However, the construction or reconstruction of overhead distribution facilities is periodically required to supply the underground circuits within new developments. According to PG&E, the costs required to construct or replace overhead electric transmission facilities with underground facilities should be the

15. City of Rocklin, *General Plan*, April 1991.

16. California Energy Commission website, <http://www.energy.ca.gov>.

17. Pacific Gas & Electric Company website, <http://www.pge.com>.

responsibility of the City of Rocklin and/or the developer.¹⁸ The City currently requires the undergrounding of utilities in new developments. High voltage transmission lines should also be encouraged to be underground, prior to allowing new overhead utility lines.¹⁹

The recent electric supply problem has become a gas supply problem as well. This is due to several factors including the increased demand resulting from the strong economy, colder than normal winters in recent years, and the state's population growth. Natural gas supplies are currently tight and PG&E is having problems obtaining the supply it needs to serve all customers. California produces only a portion of its natural gas needs and must import the rest. In 1999, 84-percent of the State's natural gas supply was imported.²⁰ It is unknown at this time if the situation is temporary or will continue.²¹

REGULATORY SETTING

Federal

The Federal Energy Regulatory Commission duties include the regulation of the transmission and sale of electricity in interstate commerce, licensing of hydroelectric projects, and oversight of related environmental matters.

State

The California Public Utilities Commission (PUC) sets forth specific "tariffs" (rules) that relate to the design, installation, and management of California's public utilities. Decision #77187 and #78500 state that the undergrounding of utilities is mandatory if developable lots are less than 3-acres in size. Decision #81620 states that lots over 3-acres in size (large lot subdivision) are not required to underground utilities and can go overhead. To request an exemption from complying with these rules or tariffs, a formal waiver from the PUC must be obtained.

CPUC Decision 95-08-038 contains the rules for the planning and construction of new transmission facilities, distribution facilities and substations. The Decision requires permits for the construction of certain power line facilities or substations if the voltages would exceed 50 kilovolts or the substation would require the acquisition of land or an increase in voltage rating above 50 kilovolts. Distribution lines and substations with voltages less than 50 kilovolts do not need to comply with this Decision; however, the utility must obtain any non-discretionary local permits required for the construction and operation of these projects. CEQA compliance is required for construction of facilities constructed in accordance with the Decision.

18. City of Rocklin, *General Plan*, April 1991.

19. City of Rocklin, *General Plan*, April 1991.

20. California Energy Commission website, <http://www.energy.ca.gov>.

21. Pacific Gas & Electric Company website, <http://www.pge.com>.

Title 20 and Title 24, California Code of Regulations (CCR)

New buildings constructed in California must comply with the standards contained in Title 20, Energy Building Regulations, and Title 24, Energy Conservation Standards, of the CCR. Title 20 contains the statues relating to power plant siting certification. Title 24 (AB 970) contains the energy efficiency standards to residential and nonresidential buildings based on a state mandate to reduce California's energy demand.

Local

City of Rocklin General Plan

The City of Rocklin General Plan contains goals and policies that are designed to adequately provide utility service to residents. See the 'City of Rocklin General Plan Policies' earlier in this chapter, in addition to the following policy:

Public Services and Facilities Policies

Policy 17: To encourage the undergrounding of existing and proposed utility lines, where feasible.

The City has adopted an Underground Utilities District Ordinance that allows the City to require underground utility installation for public health, safety or welfare. (Rocklin Municipal Code, Chapter 13.04).²²

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Encourage activities which result in the use of large amounts of electricity or natural gas or the use of electricity or natural gas in a wasteful manner.

IMPACTS AND MITIGATION MEASURES

Impact: **J-14 The Proposed Project would increase demand for electrical and natural gas facilities and supply.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The Proposed Project would increase demand for natural gas and electricity and would require the expansion of electrical distribution and transmission lines and related facilities, as well as the expansion of distribution and gas transmission lines. PG&E would service the Proposed Project and has indicated that they will serve the project under Gas and Electric Rules 15 and 16.²³ This

22. City of Rocklin, *General Plan*, April 1991.

23. Mary Westfall, Project Manager, PG&E, written correspondence to George Djan, City of Rocklin, October 21, 1999.

ability is based on their understanding of the project as described in the GDP. In addition to adding new distribution feeders, the range of electric system improvements needed to accommodate new growth could also include upgrading existing substation and transmission line equipment, expanding existing substation(s) to their ultimate buildout capacity, and building new substations and interconnecting transmission lines. The new development would underground all new electrical distribution lines consistent with the PUC requirements and would be responsible for the costs associated with the necessary expansion and upgrading of the electrical and natural gas systems.

As presented in Tables J-6 and J-7, development of the Proposed Project would result in the demand for approximately 6.31 megawatts of electricity and 32,015,280 therms of natural gas a year. Electricity and natural gas would be provided to the project site by PG&E.

TABLE J-6			
ELECTRICITY DEMAND RATES BUILDOUT			
Land Use Type	Usage Generation Rate¹	Number of DUs or Acres	Estimated Electrical Demand (MW)
Residential	0.0038 MW/year/du	4,469 DU	16.98
Business Professional (BP)	0.0400 MW/year/acre	32.3 acres	1.29
Commercial, BP/Commercial	0.0450 MW/year/acre	241.2 acres	10.85
Light Industrial	0.0490 MW/year/acre	128.7 acres	6.31
Total			35.43 MW per year

¹ North Roseville Specific Plan, Draft EIR, May 1997.
 MW = megawatt
 du = dwelling unit
 Source: EIP Associates, 2001.

TABLE J-7			
NATURAL GAS DEMAND RATES - AT BUILDOUT			
Land Use Type	Usage Generation Rate¹	Number of DUs or Acres	Estimated Natural Gas Demand (therms)
Residential	1,440 therms/year/du	4,469 DU	6,435,360
Commercial/Business Professional/Industrial	63,600 therms/year/acre	402.2 acres	25,579,920
Total			32,015,280

¹ North Roseville Specific Plan, Draft EIR, May 1997.
 1 therm = ~ 100 cubic feet of gas
 du = dwelling unit
 Source: EIP Associates, 2001.

Development of the Proposed Project would be required to comply with Title 24 California Code of Regulations to reduce overall energy demand. Therefore, the Proposed Project would not result in wasteful, inefficient and unnecessary consumption of energy during construction or operations.

Any utility extensions and/or improvements needed to serve the Proposed Project would be funded by the developer, who would be required to fund its fair share of future utility improvements as a standard condition of project approval. This would be a less-than-significant impact.

CUMULATIVE IMPACTS

Impact: J-15 The Proposed Project, in combination with future development in the City, would increase the demand for electrical and gas services.

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: PG&E stated in a letter to the City of Rocklin Community Development Department dated May 16, 2000, that the City’s planned development programs may require on-site and off-site additions and improvements to the facilities that supply these services. To the extent that these improvements were known during the analysis, the necessary on and off site improvements to support the Proposed Project have been incorporated into the project plan reducing this impact to less than significant.

Electrical and natural gas supply requirements for the City would increase in the future and require PG&E to make major changes and additions to its facilities. PG&E can adequately serve the City by periodically rebuilding and extending existing service lines and constructing new facilities.²⁴ However, in addition to adding new distribution feeders, the range of electric system improvements needed to accommodate growth may include upgrading the existing substation and transmission line equipment, expanding existing substations to their ultimate buildout capacity, and building new substations and interconnecting transmission lines. Upgrades and additions would also be necessary to accommodate increased loads on the natural gas system which could include such facilities as regulator station, distribution lines and transmission lines.²⁵

Of importance, PG&E continues to be responsible for supplying electricity and natural gas to the project site. Since buildout of the project would occur over a period of years, development is not expected to be constrained by supply issues as new sources of electricity and natural gas are pursued by PG&E and the State. Should supply issues become a future concern, buildout of the project would likely be paced to coincide with energy opportunities.

24. City of Rocklin, *General Plan*, April 1991.

25. Letter from Frank L. Forgey, Land Agent, to City of Rocklin Community Development Department, dated May 16, 2000.

K. PUBLIC SERVICES

SCOPE AND METHODOLOGY

This chapter describes the public services provided in the City of Rocklin including law enforcement, fire protection and emergency services, schools, and parks and recreation. This chapter also identifies the anticipated demand for these services resulting from implementation of the Proposed Project and evaluates the ability of the service providers to meet this demand. Impacts related to the provision of public services, such as libraries were determined to be less than significant and are addressed in the Initial Study (see Appendix A). Impacts associated with wildland fires are addressed in Chapter L, Public Safety and Hazards.

Information provided in this chapter was gathered from the *City of Rocklin General Plan* (1991), the City of Rocklin, *Public Facilities Master Plan* (1988), the City's Zoning Ordinance, and personal communication with the City of Rocklin Fire Department, Police Department, and the Rocklin Unified School District.

Based on the public services analysis, a demand for additional law enforcement services and fire protection and emergency services associated with the Proposed Project would not result in significant impacts. Compliance with the Uniform Fire Code, as well as the installation of repeater towers would ensure adequate emergency communication would be available in the project area.

In addition, demand for new schools in the Rocklin Unified School District would be reduced to acceptable levels since the Proposed Project includes at least three elementary school sites and one high school site within the project area. Lastly, the Proposed Project would increase the demand for park facilities; however, this impact would be reduced to acceptable levels because the project includes approximately 60-acres of parkland and over 257 acres of open space.

The Rocklin Fire Department has expressed concerns regarding the fire hazards posed by open space, hillsides and/or wetland areas which abut developed areas. Of particular concern is the potential for limited access to these areas for fire-fighting purposes. Please see Impact L-3 in Chapter L, Public Safety and Hazards, for a discussion of wildland fires.

The anticipated population of the Proposed Project was estimated using the number of proposed homes and the average household size. There are 1,150 multi-family and 3,319 single family dwelling units proposed as part of the project. The City of Rocklin's assumed population generation rate is currently an average of 2.6 persons per household. Therefore, a total increase in population of approximately 11,620 persons at project buildout is anticipated. To determine potential impacts to law enforcement services, the Proposed Project was reviewed by Rocklin Police Department staff and the City's current staffing level ratio was applied to the Proposed Project. The service ratio of fire protection staff to population of 1.0 fire department personnel per 1,000 residents was applied to the Proposed Project to estimate the staff levels required to serve the project.¹ The Rocklin Unified School District (RUSD) uses student population as a

1. Jim Penington, City of Rocklin Fire Chief, personal communication, October 11, 2000.

basis for determining staffing levels for level of school services. The anticipated student population was estimated using the number of homes and average student generation rates provided by the RUSD, as shown in Table K-2 on page K-22. The City of Rocklin General Plan uses a park area standard of 5 acres per 1,000 residents.

The City adopted a Public Facilities Master Plan (Master Plan) in 1988 to provide a basis for long-range financing decisions to assure the adequate provision of public facilities, public services and capital equipment as the City continues to develop. The planning horizon in the Master Plan spans the years 1987 to 2010. The population projections were based on both medium and high growth scenarios. The Master Plan covers the entire City of Rocklin General Plan Sphere of Influence.² The Master Plan assists in the identification of facility demands, and the budget process is used to update those facilities and demands discussed in the Plan.

A fiscal impact study was prepared for the Proposed Project and concluded that there would be a positive fiscal impact for the City of Rocklin and Placer County assuming that fees and funding mechanisms used in developments such as Sunset West, Whitney Oaks and The Highlands are in place. Such mechanisms include Special Districts for park maintenance, street lighting, fire protection, and wetland and open space maintenance.³

As discussed in Chapter B, Project Description, there are three elementary schools and one high school planned for the Proposed Project. However, the proposed zoning would allow residential development to occur in the event the RUSD chooses not to develop schools on the designated school sites. For the purposes of this EIR, it is assumed that at least two elementary school sites would be developed as elementary schools. To be conservative, the discussion of impacts includes a discussion of the effects of developing the remaining two sites (one elementary and the high school) to their maximum potential under the proposed residential zoning classification.

If the high school site and one elementary school site were developed with residential uses, the maximum number of dwelling units would be 290 dwelling units (one 10-acre site with a four units per acre density and one 50-acre site with a five unit per acre density) with a resulting maximum population of 754 persons. Under this scenario, the total number of dwelling units for the Proposed Project would be 4,759 and the resulting population would be 12,374.

City of Rocklin General Plan Policies Relating to Public Services

The following general Public Services and Facilities policies that pertain to all the public services addressed in this chapter are included below. In each section of this chapter, the Regulatory Setting includes those general plan goals and policies that are specific to that issue area.

The City of Rocklin General Plan contains policies to ensure that adequate public services and facilities are provided to meet the needs of residents of the City. The following General Plan policies are applicable to the Proposed Project.

2. City of Rocklin, General Plan, April 1991.

3 Hausrath Economics Group, Fiscal Impacts of Projected Growth within the existing city limits and Future Annexations, Sept. 14, 1999.

Public Services and Facilities Policies

- Policy 1: To maintain the provision of adequate public services and facilities to the existing area of the City and to ensure that new development is served by a full range of public services.
- Policy 5: To disapprove development proposals that would negatively impact City-provided public services.
- Policy 7: To maintain existing public facilities and provide new facilities consistent with community needs.
- Policy 8: To require developer participation in providing public services and facilities (including equipment) where development proceeds in advance of the City's ability to provide the services or facilities. Participation could consist of the formation of assessment districts, payment of fees, and/or construction and dedication of facilities.
- Policy 9: To maintain adequate lead time in the planning of needed expansions of public services and facilities.
- Policy 10: To maintain and update a public facilities plan that includes projected staff needs and building space requirements.
- Policy 11: To require that prior to any annexations to the City, a study of infrastructure needs and a public facilities and financing plan be completed for the area to be annexed.
- Policy 13: To maintain and update a public facilities plan that includes projected staff needs and building space requirements.
- Policy 16: To encourage joint venture public and private use of facilities, such as combining public offices and public recreational facilities with private commercial, industrial and private recreational uses.

Community Safety Policies

- Policy 16: To require projects to be designed with at least two points of access for emergency vehicles or for general circulation where such access is necessary to assure adequate egress and ingress.

LAW ENFORCEMENT

SETTING

The Proposed Project site is currently served by the Placer County Sheriff's Department and the California Highway Patrol. The California Highway Patrol (CHP) and Placer County Sheriff's department provide law enforcement and traffic control for State Route 65 (SR 65). After annexation, the City of Rocklin Police Department (RPD) would become responsible for law enforcement services for the project site. There would be no change in the law enforcement and traffic control responsibilities for SR 65.

Rocklin Police Department

The RPD staff is comprised of sworn officers, which include patrol and investigative officers and service staff, which include supervising officers and nonuniformed support positions. The RPD currently has 36 sworn officers, approximately 14 civilian employees, and six reserve officer volunteers headquartered at 4060 Rocklin Road. This building also serves as the headquarters for the City's fire department. Operations and patrols are provided out of the headquarters, which is located approximately four miles from the Proposed Project area.⁴

The RPD has a current staffing level of 1.12 officers per thousand population, with an additional 0.6 support persons per thousand residents.⁵ According to the RPD, this staffing level provides a service level sufficient to meet the public safety needs of the city. Future residential, commercial, and industrial growth would generate the need for proportional increases in staffing levels. There is no formula for an ideal ratio of police employees per number of residents. This ratio is dependent on factors such as calls for service, crime rates, community expectations, and available funding.⁶ Service levels are evaluated each year during the budget process and changes considered at that time.

The RPD responds to approximately 1,100 calls per month.⁷ The current average response time for emergency calls is two minutes, with a seven minute-thirty second response time for non-emergency calls. These times are city-wide averages and vary with the time of the call and location of the patrol units.

There is an interagency coordination program between the RPD and Placer County Sheriff's Department. The RPD provides back-up for the Placer County Sheriff's Department for crimes in progress within unincorporated areas near the City limits. In addition, the City of Rocklin has interoperation agreements with the cities of Roseville and Lincoln to provide 911 and dispatching services in the event of an evacuation or system failure.⁸

California Highway Patrol

The CHP services all Highways, State Routes and county roads outside the city limits. Generally the CHP services the area between Interstate-80 and State Route 65, and Highway 193, as well as the Granite Bay area in Roseville. The closest CHP station to the project site is located north of Rocklin in Newcastle and has 38 officers. When necessary, the CHP provides back-up service to the RPD and the Placer County Sheriff Department.⁹

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4. Lt. Stuart Davis, City of Rocklin Police Department, personal communication, October 11, 2000.
 5. Chief Tom Simms, Interim Police Chief, City of Rocklin Police Department, written communication, January, 2001.
 6. Chief Tom Simms, Interim Police Chief, City of Rocklin Police Department, written communication, January, 2001.
 7. Lt. Stuart Davis, City of Rocklin Police Department, personal communication, November 9, 2000.
 8. City of Rocklin, Public Facilities Master Plan, February 1988.
 9. Officer Blevins, California Highway Patrol, Auburn Office, personal conversation, November 9, 2000.

Placer County Sheriff's Department

The Proposed Project area is currently served by the Placer County Sheriff's Department (PCSD) from the South Placer County Sheriff's Substation. The PCSD provides law enforcement services in the unincorporated areas immediately adjacent to the City. The Sheriff's Department also serves as the County Coroner and serves legal papers in all areas of the county.

The Sheriff's office and detention facility are located in Auburn, at the intersection of A Avenue and Richardson Avenue. The Department is currently staffed with 267 sworn and 113 non-sworn personnel, including 162 Deputy Sheriffs. The PCSD does not maintain a designated level of service standard of personnel to residents because of the variation in population and terrain within the County. However, the PCSD determines the staffing levels necessary to meet its requirements.

Upon annexation, the project area would no longer be served by the County Sheriff's Department.

REGULATORY SETTING

Federal and State

There are no specific federal or State regulations pertaining to law enforcement applicable to the Proposed Project.

Local

City of Rocklin General Plan

The City of Rocklin General Plan contains goals and policies to ensure adequate public services are provided (see earlier discussion in this section entitled 'City of Rocklin General Plan' for a discussion of relevant public service policies). The General Plan does not contain any goals or policies specific to the provision of law enforcement services.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, an impact would be considered significant if the Proposed Project would:

- Result in the physical prevention of the routine extension of law enforcement services to the project site or creation of a physical obstacle; or
- Create an increase in demand for police protection services which could substantially interfere with the ability of the police department to provide adequate response time to the project site.

IMPACTS AND MITIGATION MEASURES

Impact: **K-1 The Proposed Project would increase demand for law enforcement services and facilities in the City of Rocklin.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of Building permit issuance.

Discussion: The Proposed Project is requesting the annexation of the project site into the City of Rocklin. If annexed, responsibility for provision of law enforcement would transfer from the Placer County Sheriff's Department to the City of Rocklin Police Department. This includes not only the vacant land, but also the existing development within the Herman Miller site and the Atherton Tech Center. This would decrease the service area of the Placer County Sheriff's Department, which would be a beneficial effect on that agency.

There would be no change in the service area of the California Highway Patrol as a result of the Proposed Project.

The Proposed Project would increase the need for additional police personnel and equipment because the City's population and service boundary would be increased. The project would increase the population by approximately 11,620 residents. It is estimated that the Proposed Project would generate the need for approximately 20 additional law enforcement employees.¹⁰

Mechanisms exist to provide funding for the RPD. Revenues generated by sales tax and property tax, and other sources as a result of project implementation, would increase the City's General Fund, which would be expected to partially pay for the extension of law enforcement services to the project site. In addition, the RPD requires tentative maps be submitted for design review to identify modifications that would minimize potential criminal activity and service calls. These revisions are then incorporated into the design of a project.

Assuming proper levels of staffing, there are no major concerns regarding the provision of law enforcement protection to the Proposed Project site. The planned roadway system would provide adequate access to all phases of the development. The RPD does not anticipate the need to construct new or expanded facilities in order to specifically serve the Proposed Project. However, based on projected growth, there are tentative plans to expand the RPD, including the construction of a new station.¹¹

10 Lt. Stuart Davis, City of Rocklin Police Department, personal communication, November 9, 2000.

11. Lt. Stuart Davis, City of Rocklin Police Department, personal communication, November 9, 2000.

Demand for Police Services with Residential Development of the School Sites

If the school sites are developed with residential units (see page K-2), then the number of residential units would increase to 4,759, and the resulting population would be 12,374. This would increase the demand for law enforcement employees. However, this would remain a less-than-significant impact because the Proposed Project would still be required to contribute to the City's General Fund to partially pay for the extension of law enforcement services to the project site.

CUMULATIVE IMPACTS

The cumulative context for law enforcement services is development assumed in the City of Rocklin General Plan Update.

Impact: **K-2 The Proposed Project, in combination with future development in the City, would create demand for additional law enforcement services and facilities.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of Building permit issuance.

Discussion: As the City grows, police protection services will need to be increased to provide adequate levels of protection. Future police staffing and facilities requirements under both moderate and high population growth scenarios to the year 2010 were projected in the 'Rocklin Public Facilities Master Plan' (February 1988). In the future, additional space would be required to accommodate police facilities. Funds for future police staffing and facilities would come from revenues generated by sales and property taxes from development within the City, including those from the Proposed Project. In addition, the project developer would be required to comply with the city's Construction Tax. In case of shortfalls, the Rocklin City Council has the authority to increase Police Department funding commensurate with the need to hire new personnel and equipment; however, this would reduce funding for other City services. The Proposed Project is generally in conformance with the level of development anticipated in the City of Rocklin General Plan Update for the project area and would provide funds for additional police staffing. Therefore, cumulative impacts for police protection services would be less than significant.

As discussed earlier in this section, it should be noted that the designated school sites have an overlay zoning of medium density residential development. Consequently, if the RUSD decides that one or more of the schools should not be constructed, then the acreage associated with the school site would be converted into medium density homes which in turn would slightly increase the demand for police services based on the increase in population. However, because the

project would still contribute funds for future police staffing, cumulative impacts assuming building of the school sites with medium density homes would still remain less than significant.

FIRE PROTECTION AND EMERGENCY SERVICES

SETTING

Placer County, under a contract with the California Department of Forestry, currently provides fire protection and suppression services to the Proposed Project site.

The Rocklin Fire Department (RFD) provides fire protection, suppression and emergency medical services to the City of Rocklin. The RFD headquarters are located at 4060 Rocklin Road, Fire Station No. 1, and is shared with the Rocklin Police Department. RFD currently has 38 full-time personnel including one Chief, one Deputy Fire Chief, three Battalion Chiefs, nine Captains, nine Driver/operators, 13 fire fighters, two Fire Inspectors. In addition, the department is supported by one clerical position, nine apprentice fire fighters, and 26 volunteers.¹²

Fire Station No. 1 includes a three-person 24-hour engine company. The station is equipped with two fire engines and one light rescue vehicle, water tender, two grass units, and support vehicles. Fire Station No. 2 is located at 3401 Crest Drive and is equipped with two fire engines, one 75-aerial quint, one medium rescue/salvage unit, two grass units, and support vehicles.¹³

Fire Station No. 3 is planned as a centrally located fire station to serve the western portion of the City. The parcel currently reserved for a fire station is a part of the Stanford Ranch General Development Plan. The site is located on the south side of West Oaks Boulevard, adjacent to the City park. When constructed, this facility would provide fire protection and emergency medical services to the Proposed Project site. Until that time, Fire Station No. 2 would be designated to serve the Proposed Project site immediately upon annexation.¹⁴ However, the proposed circulation plan places access beyond a reasonable travel distance to adequately serve the Proposed Project from current facilities.

The Department currently has an Insurance Services Organization (ISO) rating of 4 in areas with hydrants.¹⁵ ISO ratings range from 1 to 10, with 1 being the best rating.

Fire department responses can be generally grouped into three categories. The first, fire calls, are defined as those related to fires. Emergency medical service (EMS) calls are those calls related to rescue, accidents or medical emergencies. Non-fire calls refer to all other calls, such as investigations of possible hazards, false alarms, public assistance and miscellaneous calls. The fire department responses to alarms have increased annually from between 4 to 11 percent per year since 1985. The total number of alarms in 2000 was 2,214. The increase in call volume can be related to population growth.¹⁶

The City has identified a response time standard to help determine the effectiveness of fire and emergency medical services in Rocklin. This standard is from the time the call is received to the

12. City of Rocklin, Public Facilities Master Plan, February 1988.

13. Tim Mrozinski, City of Rocklin Fire Chief, personal communications, July – August 2001.

14. Tim Mrozinski, City of Rocklin Fire Chief, personal communications, July – August 2001.

15. Jim Penington, City of Rocklin Fire Chief, written communication, October 11, 2000.

16. Tim Mrozinski, City of Rocklin Fire Chief, personal communications, July – August 2001.

arrival of the first unit on the scene. The Rocklin Fire Department currently averages under a 5-minute arrival of the first unit 86-percent of the time. It is expected that the Department's goal to arrive within 5 minutes 90-percent of the time for all incidents will be met with the opening of Station No. 3. The Placer County standard for deployment of Advanced Life Support/Ambulance is ten minutes within Rocklin. American Medical Response (AMR) ambulance currently serves the City and maintains this standard response time the majority of the time.¹⁷

Containment, identification and cleanup of hazardous materials is mandated by law and is given to the law enforcement agency having powers within a geographical area (e.g., City of Rocklin Police Department for spills within Rocklin). These agencies delegate the operational aspects of hazardous materials cleanup to the local fire agency (e.g., the City of Rocklin Fire Department).¹⁸

Rocklin belongs to a statewide mutual aid system, which is provided by nearby county and state agencies when the entity requesting assistance has exhausted its own resources and the situation warrants further assistance. The California Division of Forestry and Fire Protection, under a contract with Placer County, and the Cities of Lincoln, Loomis, and Roseville and the South Placer Fire Districts participate with Rocklin in the statewide mutual aid program.¹⁹

The primary funding for the Fire Department comes from the City's General Fund. Additional funds are also collected through a Mello-Roos District, Community Facilities District No. 1, formed for areas newly annexed to the City. The City also collects a construction tax. The construction tax revenues are specifically intended for capital improvements, such as fire stations and equipment. None of these funds are allocated for operating expenses, such as salaries or training.

Fire Flow Requirements

Water for fire fighting purposes is currently provided via transmission lines connecting the Foothill and Sunset Water Treatment Plants to the City's water storage tanks. Currently fire flows within the City are adequate to meet fire needs.²⁰

Within the City of Rocklin, fire flow requirements are based on standards codified in the Uniform Fire Code (UFC). The Proposed Project would be required to adhere to the UFC and design the project so that proper fire flows are achieved. The required flows are based on the type of structure and its size. Table K-1 shows the minimum fire flow requirements that would apply to the residences in the Proposed Project. The minimum allowable fire flow is 1,500

17. Tim Mrozinski, City of Rocklin Fire Chief, personal communications, July – August 2001.

18. Tim Mrozinski, City of Rocklin Fire Chief, personal communications, July – August 2001.

19. Tim Mrozinski, City of Rocklin Fire Chief personal communications, July – August 2001.

20. City of Rocklin General Plan, 1991, page 85.

Structure Size (Square Feet)	Fire Flow (gpm)	Flow Duration (hrs)
0-3,600	1,500	2
3,601-4800	1,750	2
4801-6,200	2,000	2
6,201-8,000	2,250	2

Source: Chief Tim Mrozinski, personal communication, May 2001. Based on 1998 California Fire Code, Appendix III-A, Section 5.1.

gallons per minute (gpm) for 2-hours and the maximum is 8,000 gpm for 4-hours. The Business, Commercial, and Light Industrial areas in the western portion of the Proposed Project site would be evaluated on a case-by-case basis, depending on the density of development.

REGULATORY SETTING

Federal and State

There are no specific federal or State regulations pertaining to fire protection and emergency services.

Local

City of Rocklin General Plan

The City of Rocklin General Plan contains goals and policies to ensure adequate public services are provided, see discussion earlier entitled, 'City of Rocklin General Plan' for a discussion of relevant public service policies. In addition, the following policies address fire protection services specifically.

Policy 10: To enforce the City building code, fire code, and City ordinances in regard to fire safety and fire protection.

Policy 15: To encourage residential development to locate within approximately two road miles from a fire station, and to encourage high density commercial development to be located approximately one and one-half road miles from a fire station, unless special fire suppression measures are incorporated into the development.

Uniform Fire Code

The City has adopted the California Uniform Fire Code as a part of its building regulations (Rocklin Municipal Code, Chapter 15.04).²¹ This code governs the fire prevention, suppression and safety requirements in buildings and construction.

21. City of Rocklin General Plan, 1991, page 85.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, an impact would be considered significant if the Proposed Project would:

- Result in the physical prevention of the routine extension of fire protection and emergency service to the project site or creation of a physical obstacle;
- Create an increased demand for fire protection services that would substantially interfere with the ability of the fire department to provide adequate response time to the project site; or
- Result in insufficient fire flows.

IMPACTS AND MITIGATION MEASURES

Impact: **K-3 The Proposed Project would increase demand for fire protection/suppression and emergency services. The project would require approximately 12 additional fire personnel.**

Significance: This is considered a Potentially Significant Impact.

Mitigation: KMM-3(a) The project applicant shall ensure that appropriate access into open spaces or undeveloped portions of the property shall be provided and maintained, per City of Rocklin Fire Department requirements.

KMM-3(b) The City and project applicant shall analyze the cost of fire protection and emergency medical response associated with the project and develop a funding mechanism to offset any shortfall.

REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of Building permit issuance.

REQ-MM The project applicant shall comply with the provisions of the Uniform Fire Code (adopted as Chapter 15.04 of the Rocklin Municipal Code). This mitigation measure to be implemented at the time of Building permit issuance.

Level of Significance
After Mitigation

This impact would be Less than Significant.

Discussion: The Proposed Project would add approximately 11,620 residents to the City of Rocklin. Using the generally accepted staffing level of 1.0 fire department personnel per 1,000 residents, this increase in population would generate the need for approximately 12 new fire department personnel. The desired staffing level is intended as a guide for the fire department. The ratio may be higher or lower at certain times depending on the number of engine companies placed into service.²²

The primary funding for the Fire Department comes from the City's General Fund. Revenue for the City's General Fund is generated by sales tax, property tax, and other sources. It is anticipated that the Proposed Project's contribution to the City's General Fund through property and sales tax revenues would partially pay for the extension of fire protection services to the proposed site. It is also expected that the development will pay supplemental taxes to fund any shortfall experienced for operational purposes. In addition, a Construction Tax is collected as a part of the building fee for purposes that include the acquisition of fire equipment needed as a result of increased development within the City.

Assuming proper levels of staffing, there are no major concerns regarding the provision of fire protection and emergency services to the Proposed Project site. The proposed roadway system serving the Proposed Project site would be required to provide adequate access to all phases of the development, and would eliminate physical prevention or obstacles for fire protection services. The RFD does not anticipate the need to construct new or expanded physical facilities just to service the Proposed Project.²³ The project will contribute to the future Fire Station No. 4 to be located at the corner of Clover Valley Parkway and Park Drive.

Demand for Fire Protection and Emergency Services with Residential Development of the School Sites

If the school sites are developed with residential units (see page K-2), then the number of residential units would increase to 4,759, and the resulting population would be 12,374. This would result in a similar demand for approximately 12 fire department personnel. As stated above, it is expected that the development project will pay supplemental taxes to fund any shortfall experienced for operation purposes. Proper funding levels to offset the cost of expanding the fire protection and emergency services would reduce this impact to a less-than-significant level.

Impact: **K-4 The Proposed Project could result in the placement of residences farther than the two road mile service area of the closest fire station.**

Significance: This is considered a Potentially Significant impact.

22. City of Rocklin, Public Facilities Master Plan, February 1988.

23. Bart Petitchler, Fire Inspector, Rocklin Fire Department, personal communication, November 1, 2000.

Mitigation: KMM-4 Fire sprinkler systems shall be installed in structures farther than 2-road miles from an existing fire station. This mitigation measure shall be implemented at the time of the Building permit issuance.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The basic criteria used in assessing adequate response to potential fires and related emergencies is the published Insurance Services Offices (ISO) guidelines. Response times are dependent upon several factors including the volume of calls being received, traffic, weather conditions and personnel. RFD uses a relatively constant and measurable factor, such as road miles from fire stations to a proposed project, to assess the availability of fire protection services. The adopted standard and the General Plan goal distance for commercial and high density development is 1 ½ road miles from the fire station to all points in the project site. The recommended distance for single and duplex dwellings is two road miles from the fire station to all points in the project site. The closest fire station to the project site is Fire Station No. 2, located at Crest Drive and Stanford Ranch Road, approximately 2 miles from the project site. While Station No.2 is the closest fire station, no access roadways are proposed to the project at any point within the recommended travel distance. Fire Stations No. 3 and 4 will serve the Proposed Project when built and placed into operation. However, even with the construction of these two stations, portions of the project will not meet the 2-road mile criteria. In those cases, residential fire sprinklers are deemed to be adequate mitigation by the ISO and by the City of Rocklin.

Impact: **K-5 The Proposed Project could result in residential development upon terrain where slopes reduce acceptable fire access for suppression activities.**

Significance: This is considered Potentially Significant impact.

Mitigation: KMM-5 Where residential dwellings are developed, all portions of the exterior first floor shall be within 150 feet of the public right-of-way. Structures not capable of meeting this requirement shall be considered a special hazard and fire sprinkler systems shall be installed. This mitigation measure shall be implemented at the time of approval of the Building Permits.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: Although the majority of the new development within the City will occur upon terrain that is level or of mild topography, portions will be in areas where slope and lack of direct access contribute to extended response times, which leads to the inability for timely containment of any active fire. The above measure would ensure rapid acknowledgement and intervention of a fire, while providing sufficient evacuation time of all occupants. This measure will also help confine a fire that might otherwise extend beyond the area of origin, exposing other properties,

including wildlands. This measure is expected to mitigate specific fire and life safety impacts to less-than-significant levels.

Impact: **K-6 The Proposed Project could result in deficiencies within the City of Rocklin Fire Department current emergency Radio Communications System.**

Significance: This is considered a Potentially Significant impact.

Mitigation: KMM-6 The project applicant shall install Radio Repeater towers as needed within the project site. Specific sites will be determined by the Fire Department, in conjunction with design review approvals.

Level of Significance After Mitigation: This impact would be less than Significant.

Discussion: The radio communications system currently in operation within the RFD is a VHF simplex type transmit/receive with repeater system. However, the addition of the Proposed Project would extend current system limitations and could cause operational deficiencies. Topography within the project places additional obstructions that could interfere with proper receipt or transmission of emergency communications. Installation of repeater towers would reduce the probability of reduced service levels and provide adequate safety of personnel.

CUMULATIVE IMPACTS

The cumulative context for fire protection and emergency services is development assumed in the City of Rocklin under the General Plan.

Impact: **K-7 The Proposed Project, in combination with future development in the City, would create demand for additional fire protection and emergency services.**

Significance: This is considered a Potentially Significant impact.

Mitigation: KMM-7 Implement KMM-3(b)

REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Construction Tax (Section 3.16 of the Rocklin Municipal Code), for the acquisition and development of parks, open space, bike trails, public buildings, and fire equipment needed as a result of increased development within the City. This mitigation measure to be implemented at the time of approval of building permit issuance.

REQ-MM The project applicant shall comply with the provisions of the Uniform Fire Code (adopted as Chapter 15.04 of the Rocklin

Municipal Code). This mitigation measure to be implemented at the time of approval of building permit issuance.

Level of Significance

After Mitigation: This impact would be less than Significant.

Discussion: As the City grows, fire protection and emergency services would need to be increased if current ratios of personnel to residents are to be maintained or improved. Funds for future fire department staffing and facilities would come from revenues generated by the City's construction tax and sales and property taxes from development within the City, including the Proposed Project. The applicant will also be required to fund any shortfall for fire and emergency medical response as determined by the City.

As previously noted, the designated school sites have an overlay zoning of medium density residential development. Consequently, if the RUSD decides that one or more of the schools should not be constructed, then the acreage associated with the school site will be converted into medium density homes which in turn would slightly increase the demand for fire protection services. However, because these additional homes would contribute funds for future fire stations, cumulative impacts, assuming building of the school sites with medium density homes, would still remain less than significant.

SCHOOLS

SETTING

The Rocklin Unified School District (RUSD) would be responsible for providing kindergarten through twelfth grade services and facilities for the project site. RUSD currently operates six elementary schools, two middle schools, one high school, one continuation school, and one independent study school. Table K-2 lists the current enrollment and design capacity of each school.

As shown in Table K-2, most RUSD elementary schools are currently operating at 100 percent capacity, excluding the portable classrooms. All the elementary schools, with the exception of Twin Oaks Elementary, are operating above design capacity and are using portable classrooms. Rocklin High School is operating within its current design capacity. RUSD proposes to expand its system with the addition of seven more elementary schools, one middle school and one high school.

The closest elementary school that would serve the project site is Breen Elementary and the closest middle school that would serve the project site is Granite Oaks Middle School. High school age students would attend Rocklin High School.²⁴

Schools	Current Enrollment February 2001	Current Capacity with Existing Portable Classrooms	Design Capacity	Maximum Total Capacity (with portable classrooms)
Elementary (K-6)				
Antelope Creek School	654	728	600	900
Breen Elementary School	811	799	600	900
Cobblestone School	721	757	600	900
Parker Whitney	686	768	600	900
Rocklin Elementary School	674	837	600	900
Twin Oaks	629	581	600	900
Subtotal Elementary	4,175	4,470	3,600	5,400
Middle School (7-8)				
Granite Oaks Middle School	583	883	800	1,200
Spring View Middle School	574	651	800	1,000
Subtotal Middle School	1,157	1,534	1,600	2,200
High School (9-12)				
Rocklin High School	1,918	2,400	2,000	2,400
Victory High School	144	203	200	200
Continuation High School	71	NA	NA	NA
Independent Study	73	NA	NA	NA
Subtotal High School	2,062	2,603	2,200	2,600
Total	7,394	8,607	7,400	10,200
NA = Not applicable. Source: Rocklin Unified School District Facilities Master Plan, adopted February 2, 2000, with input from the RUSD.				

24. Larry Stark, Facilities Director, Rocklin Unified School District, personal communication, November 2000.

REGULATORY SETTING

Federal

Other than access requirements, there are no specific federal regulations pertaining to school facilities.

State

State Department of Education

The State Department of Education School Facilities Planning Division includes specific code sections in the California Government Code relating to siting schools. Code sections 17212, 17212.5, 17213, and 17217 refer to specific safety requirements in selecting a school site. This includes conducting thorough geologic and engineering studies on prospective school sites, ensuring that no hazardous or solid wastes have been stored on the site and that the site has not been identified with any potential hazardous materials or emissions.

The following is a review of those sections pertinent to the siting of new schools.

Section 17251

The State Department of Education shall:

- (a) Upon the request of the governing board of any school district, advise the governing board on the acquisition of new school sites and, after a review of available plots, give the governing board in writing a list of the recommended locations in the order of their merit, considering especially the matters of educational merit, safety, reduction of traffic hazards, and conformity to the land use element in the general plan of the city, county, or city or county having jurisdiction. The governing board may purchase a site deemed unsuitable for school purposes, by the State Department of Education only after reviewing the department's report on proposed sites at a public hearing. The department shall charge the school district a reasonable fee for each school site reviewed not to exceed the actual administrative costs incurred for that purpose.
- (b) Develop standards for use by a school district in the selection of school sites, in accordance with the objectives set forth in subdivision (a). The department shall investigate complaints of noncompliance with site selection standards and shall notify the governing board of the results of the investigation. If that notification is received prior to the acquisition of the site, the governing board shall discuss the findings of the investigation in a public hearing.
- (c) Establish standards for use by school district to ensure that the design and construction of school facilities are educationally appropriate and promote school safety.
- (d) Upon the request of the governing board of any school district, review plans and specifications for school buildings in the district.
- (e) Upon the request of the governing board of any school district, make a survey of the building needs, suggest plans for financing a building program to meet the needs. The department shall charge the district, for the costs of the survey, a reasonable fee not to exceed the actual administrative costs incurred for that purpose.

- (f) Provide information relating to the impact or potential impact upon any school site of hazardous substances, solid waste, safety, hazardous air emissions, and other information as the department may deem appropriate. Amended by Stats. 1991, c. 846 (AB 1603), 17.

The Department of Education also maintains a policy relating to the siting of schools in proximity to high voltage power lines. Required buffers include:

- 100 feet from edge of easement for 50-133 kv line;
- 150 feet from edge of easement for 222-230 kv line; and
- 350 feet from edge of easement for 500-550 kv line.

School Site Analysis and Development

The School Site Analysis and Development prepared by the School Facilities Planning Division, California Department of Education, recommends standards for determining school sites (number of acres) and adequate school size (number of square feet).

School Site Analysis and Development Guide

The School Facilities and Planning Division of the California Department of Education prepared the *School Site Analysis and Development Guide* to assist school districts in determining the amount of land needed to support their education programs in accordance with the stated goals and in accordance with recommendations of the California Department of Education. The Guide established the school site size recommendations shown in Tables K-3 through K-5.²⁵ However, the RUSD uses a standard of 10 acres for an elementary school that serves up to 650 students. Because the three proposed schools would not serve more than 650 students, the proposed school sites are sized appropriately.²⁶

ELEMENTARY SCHOOL SIZE RECOMMENDATIONS		
School Enrollment	Without Class Size Reduction	With Class Size Reduction
	Acres per 1999 Guidelines	Acres per 1999 Guidelines
450	9.2	9.6
750	13.1	13.8
1200	16.4	17.6

Source: California Department of Education, School Facilities Planning Division, *School Site Analysis and Development, Draft*, April 28, 1999.

25. California Department of Education, School Facilities Planning Division, *School Site Analysis and Development, Draft*, April 28, 1999.

26. Larry Stark, Director of Facilities, Rocklin Unified School District, personal conversation May 23, 2001.

TABLE K-4

MIDDLE SCHOOL (WITH TRACK) SIZE RECOMMENDATIONS

School Enrollment	Acres per 1999 Guidelines
600	17.4
900	20.9
1200	23.1

Source: California Department of Education, School Facilities Planning Division, *School site Analysis and Development, Draft*, April 28, 1999.

TABLE K-5

HIGH SCHOOL SIZE RECOMMENDATIONS

School Enrollment	Acres per 1999 Guidelines
1200	33.5
1800	44.5
2400	52.7

Source: California Department of Education, School Facilities Planning Division, *School site Analysis and Development, Draft*, April 28, 1999.

Developer Fees/SB 50

Two developer fee programs are currently authorized by the State pursuant to comprehensive legislation enacted in 1998 ("Senate Bill 50" or "SB 50") (Stats 1998, ch. 407). The first program, historically known as "Stirling Fees," had an initial maximum fee cap as set forth in Senate Bill 50 (Government Code Section 65995) of \$1.93 per square foot for residential construction. The fee could increase every even numbered year based on the Consumer Price Index. The second program authorizes school districts in certain circumstances to implement fees in an amount adequate to fund up to approximately 50 percent of the cost of land acquisition and 50-percent of the cost of basic new school construction. At this time, the RUSD has chosen not to implement the second program, instead, staying with the "Stirling Fees" as authorized by Government Code 65995.

All new development within the City is required to pay Stirling fees to help accommodate the new students generated by the project. Currently, the District has a Stirling Fee of \$2.05 per square foot, the maximum allowed in accordance with the CPI increases. Revenue obtained by the Stirling Fee could be used by the District to fund a portion of the elementary and high school land acquisition and construction costs. The District is not yet implementing fees under the authority of SB 50.

Local

City of Rocklin General Plan

The City of Rocklin General Plan contains goals and policies that are designed to adequately provide school service to residents. The following General Plan Policies are applicable to the Proposed Project.

Public Services and Facilities Policies

Policy 2: To cooperate with school districts serving the City to meet their adopted district standards and state standards. All residential development project applications shall be evaluated for the impact on school services and facilities. Where an impact is found, the project may be conditioned to the extent and in the manner allowed by law, to mitigate the impact, such as requiring payment of school district fees and participation in a community facilities district to fund school facilities.

Policy 3: To discourage General Plan amendments and rezonings for residential projects that would not be adequately served by school facilities.

Policy 4: To encourage all annexations into the City which are outside of the Rocklin Unified School District to apply for inclusion into the Rocklin Unified School District.

School Facilities Funding and Fees

RUSD funds new school site acquisition and new school construction through a combination of developer fees, local revenues, and state revenue sources.

RUSD has established Mello-Roos Community Facilities Districts No. 1 and 2. Special tax proceeds from the districts are utilized in combination with State revenue to fund the cost of elementary school site acquisition and elementary school construction.

The District's Mello-Roos special tax funding authority would not apply to the project area without action on the part of the District, City, and developer. This would include either annexation of all, or a part, of the project area into the District's existing Community Facilities District No. 2 or the establishment of a new Mello-Roos Community Facilities District for the project area.

Local general obligation bonds have been used in addition to other sources to fund the acquisition and expansion of the facilities at the current Rocklin High School and both middle schools.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Create an increased demand for schools that would exceed existing school capacity.

IMPACTS AND MITIGATION MEASURES

Impact: **K-8 The Proposed Project would increase demand for school services in the Rocklin Unified School District.**

Significance: This is considered a Potentially Significant Impact.

Mitigation: KMM-8 The General Development Plan shall designate at least three elementary school sites with a minimum size of 10 usable acres each and one 50-acre high school site. This mitigation measure shall be implemented at the time of approval of the General Development Plan.

REQ-MM The project applicant shall pay Rocklin Unified School District fees under Education Code Section 17620 and Government Code 65995, to the satisfaction of the Rocklin Unified School District at the time of Building Permit issuance.

The above requirement shall be waived by the City Council if the applicant and the District reach an agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that the condition be waived.

Level of Significance
After Mitigation

This impact would be Less than Significant.

Discussion: As discussed under the Regulatory Setting, impact fees are governed by state law. The project applicant would be required to pay all applicable school impact fees in effect at the time of building permit issuance and/or participate in the Mello-Roos District to finance the proposed schools. Adherence to the following standard practice of collecting impact fees from new development, along with participation in the existing Community Facilities District No. 2 or a future Mello Roos District, would reduce the impacts to schools associated with the Proposed Project to a less-than-significant level.

As shown in Table K-6, the Proposed Project would generate approximately 1,656 new elementary students, 411 new middle school students and 655 new high school students. As shown in Table K-2, the RUSD is operating at 100 percent design capacity. The addition of 1,656 new elementary school students, in addition to the current enrollment in the City of Rocklin, would increase elementary school enrollment to 5,831. This would exceed the current maximum total capacity of 5,400.

# of Residential Units		Student Generation Rate ¹ (Students/DU)						Total # New Students
		K-6		7-8		9-12		
		Rate	Students	Rate	Students	Rate	Students	
Single-Family	3,319	0.44	1,460	0.11	365	0.18	597	2,422
Multi-Family	1,150	0.17	196	0.04	46	0.05	58	300
Total			1,656		411		655	2,722

¹Larry Stark, Facilities Director, Rocklin Unified School District, personal communication, November 2000.
Source: EIP Associates, 2001

The Proposed Project includes three elementary school sites, which would accommodate elementary school students generated by the project (see Figure K-1).

The addition of 411 new middle school students would not exceed the maximum total existing capacity for these grade levels, as shown in Table K-2. The addition of 655 new high school students would exceed the design capacity of the existing school buildings; however, the RUSD would be able to add sufficient portable classrooms to accommodate all students. In addition, to accommodate new high school students, the Proposed Project includes a site for a new high school that would serve the project site and surrounding area (see Figure K-1).

The three proposed elementary school sites are 10 acres each and the proposed high school site is 50 acres. Based on the RUSD standards, the proposed sites would be large enough to build the size of schools necessary to accommodate the number of students generated by the Proposed Project.²⁷ The timing of school buildout is unknown at this time. Future buildout by the RUSD would be subject to additional CEQA review.

All development within the RUSD is required to pay Stirling Fees or school impact fees to help construct new schools and to purchase equipment which may be required to accommodate new students. As discussed earlier in the Regulatory Setting, the District is allowed to collect additional fees only in an amount established by Government Code 65995. The project would contribute its "fair share" of taxes through the payment of property taxes, a portion of which would support schools. In addition, the school district could receive State funds for new school construction. However, the RSUD has indicated that without assurance that the Mello-Roos funding would be available for the Proposed Project, the District would not be able to ensure that adequate elementary school facilities could be constructed when needed to serve the area. Comparable funding arrangements may be necessary for the high school facilities.²⁸

27 Larry Stark, Director of Facilities, Rocklin Unified School District, personal conversation May 23, 2001.

28. Larry Stark, Director of Facilities, Rocklin Unified School District, written correspondence to City of Rocklin, December 14, 1999.



Figure K-1
School Sites Map

SOURCE: City of Rocklin, Terrance E. Lowell & Associates, Inc., North West Rocklin General Development Plan, June 18, 2001; EIP Associates, June 2001.

EIP ASSOCIATES

NO Scale 1/4"=1 Mile

■ School Sites
 — Project Boundary
 ■ Existing Residences
 - - - Streamcourses

According to Government Code 65996(b) projects may not be disapproved due to school impacts. The City of Rocklin's adopted policy is to cooperate with school districts serving the City to meet district and state standards. All residential projects are analyzed for impacts on school services and facilities. Impact fees on new development are assessed through existing mechanisms to offset additional students generated. No additional mitigation is required.

Demand for School Services with Residential Development of the School Sites

If two of the elementary school sites are developed with residential units, the number of residential units would increase by 290 for a total of 4,759 and the resulting population would be 12,374. This would increase the number of elementary school students to 1,784, the number of middle school students to 443, and the number of high school students to 708. If these sites were not developed as schools, it would decrease RUSD's capacity to serve the Proposed Project. However, as discussed in Impact K-7 in this Section, the decision by RUSD that one or more of the schools should not be constructed would be due to the fact that the existing school capacity is adequate to serve the Rocklin area.

CUMULATIVE IMPACTS

The cumulative context for schools is development assumed in the City of Rocklin General Plan.

Impact: **K-9 The Proposed Project, in combination with future development in the RUSD, would increase demand for school services in the RUSD.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: Growth in the City of Rocklin would require the construction of new schools. Funds for new school site acquisition and construction would be available through a combination of developers fees, local, and state revenue sources. Local revenue sources include Mello-Roos special taxes and general obligation bonds. The State has determined that such funds are adequate mitigation. The Proposed Project would contribute funding for the construction of schools and also includes the designation of sites for three elementary schools and one high school. As a result, cumulative impacts associated with future school services would be less than significant.

It should be noted that the designated school sites have an overlay zoning of medium density residential development. Consequently, if the RUSD decides that one or more of the schools should not be constructed then the acreage associated with the school site would be converted into medium density homes. This decision would be due to the fact that the existing school capacity is adequately serving the Rocklin area. Therefore, in the event that not all schools are constructed, cumulative impacts associated with schools services would be less-than-significant because educational demands are being met.

The following are guidelines for selection of potential new park sites. Each site will have its own merits; however, application of these guidelines will assist in the determination of a potential site's suitability for park use/

1. The site should help preserve valuable natural and historical features, such as oak woodlands, creekways, hilltops, and natural areas.
2. The site should be easily accessible.
3. The site should be multi-purpose.
4. Where possible, neighborhood parks should be located adjacent to elementary schools, other public open space, or public facilities.
5. Community parks should be located adjacent to junior or senior high schools when possible.

Rocklin Municipal Code and Zoning Ordinance

Titles 2, 3, 16 and 17 of the Rocklin Municipal Code regulate the use and payment of Park and Recreation Fees in connection with the issuance of residential conditional use permits. These fees are in addition to any capital improvement fees, such as Quimby Act fees. The fees collected shall be used only for the purpose of providing and maintaining park and recreational facilities to serve the use for which the conditional use permit is issued. The Ordinance also addresses credits for dedications of land to be used for public parks.

Ordinance No. 799

The City Council also enacted an ordinance to adopt park and recreation facilities improvement fees. The Community Park and Recreation Facilities Improvement Fee (Community Park Fee) is to finance community park and city-wide recreational facilities improvements to reduce the impacts of increased use of existing facilities by the expanding population caused by new development within the City. The fee is collected upon application for a building permit.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, an impact would be considered significant if the Proposed Project would:

- Fail to meet the City's standards for the provision of parkland.

IMPACTS AND MITIGATION MEASURES

Impact: **K-10 The Proposed Project would increase the demand for park facilities.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM The project applicant shall comply with the provisions of the Park Development Fees (Chapters 16.28 and 17.71 of the Rocklin

Municipal Code) with parkland dedication and/or payment of park development fees and turnkey park agreements. This mitigation measure to be implemented at the time of approval of the tentative subdivision maps.

REQ-MM The project applicant shall comply with the provisions of the Community Park and Recreational Facilities Improvement Fee (Resolution No. 99-82). This mitigation measure to be implemented at the time of approval of building permit application.

Discussion: The Rocklin General Plan provides guidelines for parkland acquisition. These guidelines include the amount of useable acreage, accessibility for parking and maintenance, and siting criteria.

The City requires the dedication of sufficient area, turn key park agreement and/or funds as a condition of tentative map approval for single-family residential development and at the time of the building permit issuance for multi-family development. The turn key park agreement requires that the park facilities be constructed and completed along with development.

The City of Rocklin General Plan uses a park area standard of five acres per 1,000 residents. With a projected population of 11,620 residents, the Proposed Project would require the addition of 58.1 acres of parkland. To accommodate this need, the Proposed Project includes dedication of a 40-acre community park and six Neighborhood Parks ranging from two to five acres, for a total of 60 acres of developed parkland. In addition, a total of 262.3-acres of open space would be set aside as part of the project (see Figure K-2). Because the Proposed Project would include adequate dedicated parkland to serve additional residents, this would be a less-than-significant impact.

Demand for Park Services with Residential Development of the School Sites

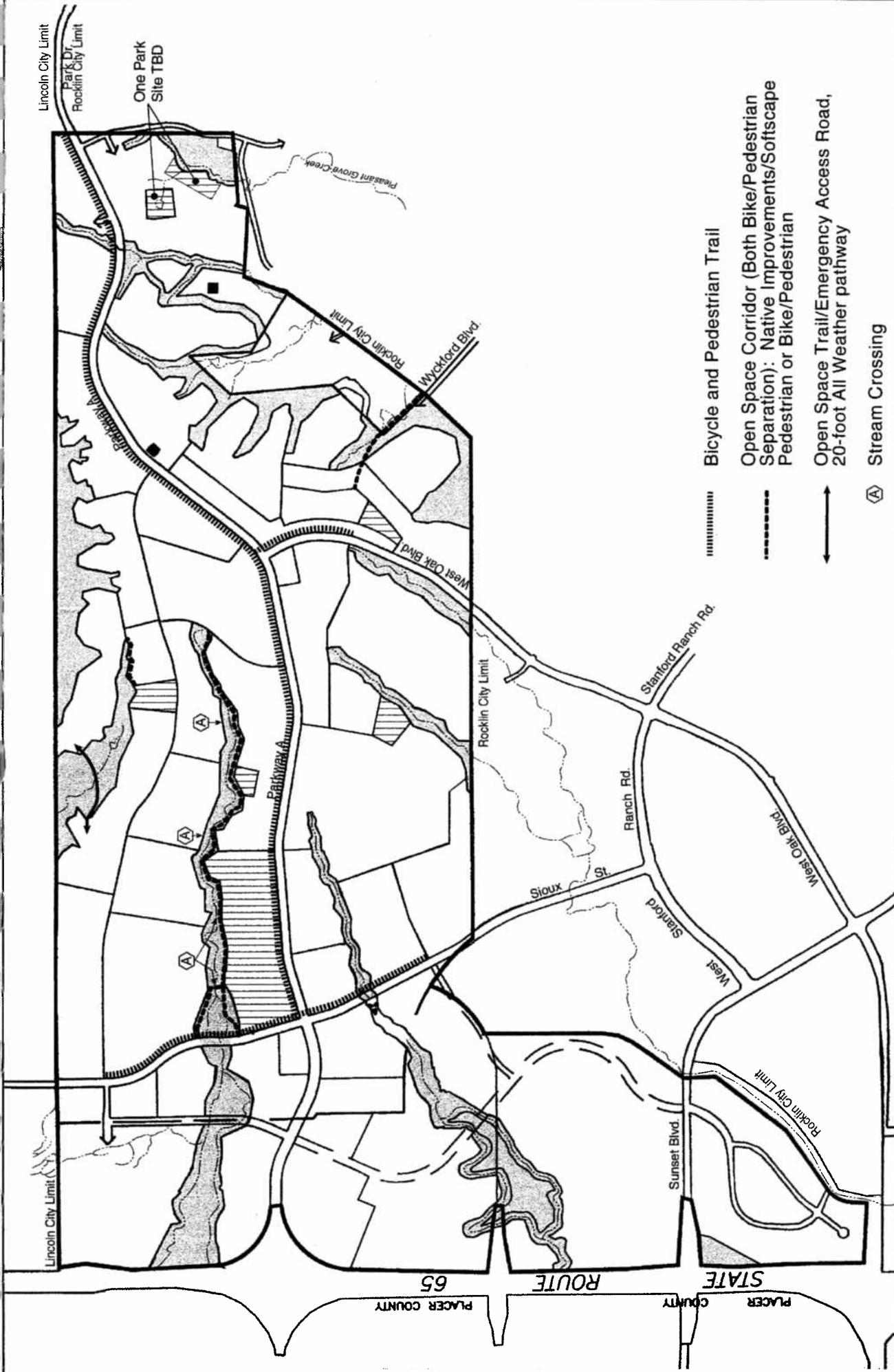
If two of the school sites are developed with residential units (see page K-2), then the number of residential units would increase to 4,759, and the resulting population would be 12,374. This would increase the demand for parkland to 61.9 acres. Under this scenario, the Proposed Project would be required to provide an additional 1.9 acres of parkland to accommodate the demand generated by additional residents.

CUMULATIVE IMPACTS

The cumulative context for parks and recreation facilities is development assumed in the City of Rocklin General Plan Update.

Impact: **K-11 The Proposed Project, in combination with other development in the City, would increase the demand for park facilities.**

Significance: This is considered a Less-than-Significant impact.



Legend

- Parks
- Open Space
- Project Boundary
- Existing Residences
- Streamcourses

Legend

- Bicycle and Pedestrian Trail
- Open Space Corridor (Both Bike/Pedestrian Separation): Native Improvements/Softscape Pedestrian or Bike/Pedestrian
- Open Space Trail/Emergency Access Road, 20-foot All Weather pathway
- Stream Crossing

EIP ASSOCIATES

Scale: No Scale
1/4" = 1 Mile

Figure K-2
Parks, Open Space, Pedestrian Trails and Bike Trails Map

SOURCE: Terrance E. Lowell & Associates, Inc., North West Rocklin General Development Plan, June 18, 2001; EIP Associates, October 2001.

Mitigation:

REQ-MM The project applicant shall comply with the provisions of the Park Development Fees (Chapters 16.28 and 17.71 of the Rocklin Municipal Code) with parkland dedication and/or payment of park development fees and turnkey park agreements. This mitigation measure to be implemented at the time of approval of the tentative subdivision maps.

REQ-MM The project applicant shall comply with the provisions of the Community Park and Recreational Facilities Improvement Fee (Resolution No. 99-82). This mitigation measure to be implemented at the time of approval of building permit application.

Discussion: The City's subdivision ordinance provides for the collection of park fees, parkland dedication, and/or turn key park agreements for new single-family residential development and at the time of the building permit issuance for multi-family development. The ordinance establishes a park area acreage standard for the City of five acres of parkland per thousand persons. Subdivisions are required either to dedicate land for park purposes, to pay a dedication fee in lieu of land, or a combination of both in order to satisfy the development's proportion of the adopted park acreage standard. The amount of land or fees required is determined by the City Council at the time of approval of the tentative map. The subdivider must pay the required fees or dedicate land at the time of filing of the parcel or subdivision map. The fees collected are used solely to pay for either the direct costs of park improvements, or to reimburse developers who have constructed improvements. A Community Park Fee has also been established and is collected at the time of building permit application.

Because the Proposed Project provides approximately 60 acres in parks, and more than meets the City of Rocklin's minimum requirements for parks, cumulative impacts associated with development in the area would be less than significant.

L. PUBLIC SAFETY AND HAZARDS

SCOPE AND METHODOLOGY

This chapter of the EIR describes issues related to human health and the environment due to exposure to hazards that could result during either construction or operation of the Proposed Project.

Hazards evaluated include those associated with potential exposure to hazardous materials used, generated, stored, or transported within or immediately adjacent to the project site.

Some of the project site could be subject to risks associated with flooding and geologic hazards. Existing conditions and analysis of these potential hazards are presented in Chapter P, Hydrology, Water Quality and Flooding, and Chapter O, Geology, Seismicity, and Soils.

The public safety and hazards analysis performed for this EIR determined that use, generation, storage and disposal of hazardous materials within the project site would be acceptably managed as the developer complies with all federal, State and local laws pertaining to public safety and hazardous material management. Also, during construction of the project, workers and the public could be exposed to contaminated soil and/or groundwater. Studies to date have not detected a specific contaminated site in the project area. However, additional studies will be conducted to ensure that reasonable precautions have been taken to reduce the exposure of individuals to potential sources of contamination. This study will be completed in accordance with industry standards thereby reducing impacts to acceptable levels. Lastly, open space areas have numerous trees, shrubs and other sources of fuel for wildland fires. This concern would be mitigated to acceptable levels by incorporating guidance from Title 8 of the Rocklin Municipal Code that would abate the amount of nuisance weeds and brush in open space areas that contribute to wildland fires.

As discussed in the Notice of Preparation (NOP) and Initial Study prepared for the Proposed Project (see Appendix A), the following impacts were determined to be less than significant, and will not be discussed in detail in this EIR: hazardous wastes or emissions located within one-quarter mile of school property; safety hazards associated with airports; and emergency response plan or evacuation route plan interference. Although they were determined to be a less-than-significant impact in the Initial Study, potential impacts related to wildland fire hazards are briefly discussed in this chapter. Wildland fire threats were considered a concern in a NOP comment letter.

Site-specific information provided in this chapter has primarily been adopted from a Phase I Environmental Site Assessment (ESA) performed for the Sunset Ranchos Estates¹ and a Preliminary

1. Anderson Consulting Group, Phase I Environmental Site Assessment-Sunset Ranchos Estates, Report to Marchbrook Building Company, December 28, 1998.

Site Assessment performed for the Parcel K property.² The project site, as presented in the project description, is partitioned into three contiguous parcels, including the SR 65 Corridor, Sunset Ranchos, and Parcel K. A Phase I ESA is not known to have been completed on the SR 65 Corridor property. For the purpose of discussion in this EIR, while the setting information may differ slightly based on the site descriptions and site observations, the regulatory setting, significance criteria, and impacts and mitigation measures apply to the Proposed Project site as a whole.

For purposes of this analysis, the typical use of hazardous materials and their effects were qualitatively assessed through review and evaluation of available documents that identified potential contaminants and hazardous materials uses that could be allowed under the City's zoning designation. Information regarding hazardous materials use, emergency planning, and transportation was obtained from agency files and discussions with State and local agency staff. The City of Rocklin's planning documents were also reviewed to qualitatively assess the potential for hazardous materials use and accidents in future development and at industrial uses adjacent to the project area.

ENVIRONMENTAL SETTING

Sunset Ranchos

The Sunset Ranchos property encompasses approximately 1,300 acres and consists primarily of undeveloped grassland with gently rolling hills ranging in elevation from 160 to 385 feet above mean sea level (msl). Within its boundaries, the headwaters of several seasonal creeks exist, originating from Telegraph Hill, flowing north to Orchard Creek and south to Pleasant Grove Creek. Currently, two residences exist on the Sunset Ranchos property; the remainder of the property is undeveloped. Historical land use of the Sunset Ranchos site includes grazing of cattle and sheep. The Sunset Ranchos site is bordered on its west side by the SR 65 Corridor parcels, on its south side by residential development associated with the Stanford Ranch land, on its east side by the Whitney Oaks residential development, and on its north side by residential developments associated with the Twelve Bridges project. Historically, these adjacent properties have all been undeveloped and retain physical characteristics similar to the Sunset Ranchos property.

According to the Phase I ESA prepared for the Sunset Ranchos parcel, no evidence of recognized environmental conditions were revealed in connection with the property except for the following:

- While the historical land use of the parcel appears to have been limited to grazing land for sheep and cattle, there is the possibility that areas exist where pesticides or herbicides may have been applied.

2. Anderson Consulting Group, Preliminary Site Assessment-Parcel K, Rocklin, California, Report to Terrance E. Lowell & Associates, Inc. November 29, 1999.

- Possibly associated with the two residences located on the parcel could be heating oil tanks, asbestos-containing building materials, or septic systems. Verification of these items may need to be addressed prior to any demolition.
- Although no subsurface investigations were performed during the Phase I ESA, there is the potential that waste disposal has occurred at the project site. If subsurface disposal areas become evident during development, the areas should be assessed for potential hazardous materials impact.
- A release of 30 gallons of oil was reported at the north-central portion of the Sunset Ranchos property. Closure of the oil spill should be verified prior to development in the area.

Parcel K

The Parcel K property consists of approximately 47 acres of undeveloped grassland on steep hillsides and gently rolling hills. Several jeep trails traverse the property, and currently, there are no residential structures constructed on the site. There are two developed 10-acre parcels with single-family residences bordering the Parcel K property on the northeast and west. In addition, a residential subdivision borders Parcel K along the southeast. The Phase I ESA determined that the Parcel K property and the surrounding areas were historically used for cattle ranching prior to development. The Parcel K property is believed to have been part of the former Spring Valley Ranch.

In 1999 when Anderson Consulting performed their Preliminary Site Assessment, several areas throughout Parcel K were observed to have been recently used for dumping trash and debris. In addition, an area located immediately west of the northern stock pond was observed to be a historic trash pit. Based on the observations made by Anderson Consulting in 1999, the following conclusions were made regarding the environmental condition of the property:

- The primary potential liability is the trash pit located adjacent to the northern stock-pond. Although no hazardous materials were directly observed, such undocumented trash pits can contain hazardous materials such as heavy metals, pesticides, and semi-volatile organic compounds.
- The stock-ponds could also be a source of environmental liability. Based on the believed historical use of Parcel K as a cattle ranch, elevated levels of nitrates could be in the soil and groundwater.

SR 65 Corridor

The SR 65 Corridor consists of approximately 531 acres of gently rolling hills and grasslands similar to the Sunset Ranchos and Parcel K properties. Although there has not been a Phase I ESA or a Preliminary Site Assessment performed at this property, the findings and the conclusions that are applicable to the Sunset Ranchos and Parcel K properties would also apply to the SR 65 Corridor area, as all three properties are mostly undeveloped, have been historically used for cattle ranching

and grazing, and were observed to have had various amounts of debris and trash placed on the property.

REGULATORY SETTING

The following is a summary of the regulatory context under which public safety is managed at the federal, state, and local level. Agencies with responsibility for protection of people and property from injury or damage associated with hazardous materials use and wildland fires on the project site are described below.

Federal

The management of hazardous materials and hazardous wastes in Placer County occurs within the context of a complex interaction of federal, State, and local requirements. Primary federal agencies with responsibility for hazardous materials management include the U.S. Environmental Protection Agency (EPA), Department of Labor (Federal Occupational Health and Safety Act [OSHA]), and the Department of Transportation (DOT). Specific federal laws governing the transport, storage, and use of hazardous materials include the following:

- Resources Conservation and Recovery Act (RCRA) - hazardous waste management;
- Hazardous and Solid Waste Amendments Act (HSWA) - hazardous waste management;
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) - cleanup of contamination;
- Superfund Amendments and Reauthorization Act (SARA) - cleanup of contamination; and
- Emergency Planning and Community Right-to-Know (SARA Title III) – business inventories and emergency response planning.

Specific requirements for implementation of these statutes are codified in Title 40 of the Code of Federal Regulations (CFR). Additional regulations that apply to workplace safety and transportation of hazardous materials are contained in CFR Titles 29 and 49, respectively.

State

Hazardous Materials Management

The California Environmental Protection Agency (Cal/EPA) and the California Office of Emergency Services (Cal/OES) establish regulations governing the use of hazardous materials in the state. The California Highway Patrol (CHP) and the California Department of Transportation (Caltrans) are the enforcement agencies for hazardous materials transportation regulations. Chemical suppliers are responsible for complying with all applicable packaging, labeling and shipping regulations established by Caltrans.

The State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Boards (RWQCB) regulate surface and groundwater quality according to the provisions of the Porter-Cologne Water Quality Act, the Toxic Pits Cleanup Act, Underground Tank Law, and the federal Clean Water Act. The RWQCB can delegate responsibilities, such as underground tank permitting and monitoring, to local jurisdictions such as Placer County or the City of Rocklin.

The California Department of Industrial Relations, Division of Occupational Safety and Health Administration (Cal/OSHA) assumes primary responsibility for developing and enforcing work place safety regulations within the State. Cal/OSHA standards are more stringent than federal OSHA regulations.

Cal/EPA

Within Cal/EPA, the Department of Toxic Substance Control (DTSC) has primary regulatory responsibility, with delegation of enforcement to local jurisdictions that enter into agreements with DTSC, for the generation, transport and disposal of hazardous materials under the authority of the Hazardous Waste Control Law (HWCL). State regulations applicable to hazardous materials are contained primarily in Title 22 of the California Code of Regulations (CCR). Title 26 of the CCR is a compilation of those chapters or titles of the CCR that are applicable to hazardous materials management.

In January 1996, Cal/EPA adopted regulations implementing a "Unified Hazardous Waste and Hazardous Materials Management Regulatory Program" (Unified Program). The six program elements of the Unified Program are hazardous waste generators and hazardous waste on-site treatment, underground storage tanks, above-ground storage tanks, hazardous material release response plans and inventories, risk management and prevention programs, and Unified Fire Code hazardous materials management plans and inventories. The program is implemented at the local level by a local agency - the Certified Unified Program Agency (CUPA). The CUPA is responsible for consolidating the administration of the six program elements within its jurisdiction. The Placer County Division of Environmental Health is the Cal/EPA designated CUPA within Placer County.

California Accidental Release Prevention (CalARP) Program

The purpose of the CalARP program (CCR Title 19, Division 2, Chapter 4.5) is to prevent the accidental releases of regulated substances, and covers certain businesses that store or handle more than a certain volume of specific regulated substances at their facilities. The list of regulated substances is found in Section 2770.5 of the CalARP regulations. The businesses that use a regulated substance above the noted threshold quantity must implement an accidental release prevention program, and some may be required to complete a Risk Management Plan (RMP).

RMPs are a detailed engineering analysis of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident potential. The purpose of an RMP is to decrease the risk of an off-site release of a regulated substance that might harm the surrounding environment and community, and includes the following components: safety

information, hazard review, operating procedures, training, maintenance, compliance audits, and incident investigation. The RMP must consider the proximity to sensitive populations located in schools, residential areas, general acute care hospitals, long-term health care facilities, and child day care facilities, and must also consider external events such as seismic activity.

CalARP regulations became effective on January 1, 1997, and include the provisions of the federal Accidental Release Prevention program (Title 40, CFR Part 68) with certain additions specific to the State pursuant to Article 2, Chapter 6.95, of the Health and Safety Code. Although Cal/OES is responsible for implementing the provisions of the CalARP program, in most cases, local governments will have the lead role and work directly with businesses in this program. Local government implementing agencies will be represented by the CUPAs (in this case, the Placer County Division of Environmental Health) or Administering Agencies. Most of the information in RMPs will be available to the public.

Wildland Fire Safety (State Responsibility Areas)

State Responsibility Areas (SRAs) include areas of the State where the financial responsibility of preventing and suppressing fires has been determined (pursuant to Section 4125 of the Public Resources Code) to be primarily the responsibility of the State. In recognition of the severity of wildland fire hazards in certain areas of California, the State enacted legislation (see California Public Resources Code, Section 4291) requiring local jurisdictions to adopt minimum recommended standards pertaining to road standards for fire equipment access, standards for identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, and fuel breaks and greenbelts to achieve fuel reductions. With certain exceptions, all new development and construction in SRAs after July 1, 1991, must meet the new standards. The State requirements do not supersede more stringent local regulations. Until the project site is developed, SRA requirements will continue to be applicable. The Rocklin Fire Department and CDF/Placer County Fire are jointly responsible for fires that occur on SRA land.

Local

Placer County

The Placer County Division of Environmental Health (PCDEH), regulates the use, storage, and disposal of hazardous materials in Placer County by issuing permits, monitoring regulatory compliance, performing inspections, investigating complaints, and other enforcement activities. PCDEH also reviews technical aspects of hazardous waste site cleanups, and mitigation of certain contaminated sites resulting from leaking underground storage tanks.

Other County offices also perform hazardous material management activities. The Placer County Office of Emergency Services (PCOES) maintains an inventory of hazardous materials in the county and provides emergency planning and response services. Application of pesticides is regulated, monitored, and enforced by the Placer County Agricultural Commissioner. Air quality is regulated, monitored, and enforced by the Placer County Air Pollution Control District (PCAPCD).

Placer County Hazardous Waste Management Plan

A Hazardous Waste Management Plan (HWMP) was developed in 1988 and adopted in 1989 by Placer County in response to the Tanner Act (AB 2948). In accordance with Tanner Act requirements, the HWMP includes information on current and projected hazardous waste generation in the County, including household hazardous waste; an inventory of contaminated sites and hazardous waste treatment, storage, and disposal facilities; and administrative policies and implementation measures.

Household hazardous wastes are collected and managed by Placer County Solid Waste Management Division, which provides free disposal and recycling at the Household Hazardous Waste Disposal facility at the Western Placer Materials Recovery Facility in Roseville.³ Please see Chapter J, Public Utilities, for additional information regarding solid waste collection services that would serve the project site.

Fire Safe Regulations

The City of Rocklin, including the project site, is bordered by land which is designated as an SRA. In accordance with SRA requirements (Public Resources Code, section 4291), Placer County would be required to follow "fire safe" regulations. Per State regulations, all current development in the County within SRAs is subject to fire safe requirements, which include minimum roadway width for access to parcels, turnarounds and maximum length limitations for dead-end roads, driveway width and length standards, and fuel clearance. Until the project site is developed, SRA requirements will continue to be applicable.

The responsibility for wildland and structural fire suppression technically depends on the location of the fire. However, with mutual aid agreements and the desire for rapid initial attack, agencies respond to virtually any fire within the jurisdiction depending on the quickest possible response time. Wildland fire control is the responsibility of the U.S. Forest Service, the California Division of Forestry and Fire Protection (CDF), or local fire district (in the case of the Proposed Project, the City of Rocklin Fire Department). Additional discussion and analysis of existing and required fire protection functions and capacity to serve the Proposed Project is presented in Chapter K, Public Services. As described above, the project site is not within a State SRA, but would be required to follow the "fire safe" regulations contained in Public Resources Code 4291 until the site is developed.

3. Placer County website accessed October 2000 (http://www.placer.ca.gov/hhs/enviro/h_hazmat.html).

Placer County General Plan

The following goals and policies from the Placer County General Plan relating to public safety, hazards, and wildland fires are applicable to the Proposed Project:

Section 8: Health and Safety, Fire Hazards

Goal 8.C: To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

Policy 8.C.11: The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.

Section 8: Health and Safety, Hazardous Materials

Goal 8.G: To minimize the risk of loss of life, injury, serious illness, damage to property, economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

Policy 8.G.1: The County shall ensure that the use and disposal of hazardous materials in the county comply with local, state, and federal safety standards.

Policy 8.G.2: The County shall discourage development of residences or schools near known hazardous waste disposal or handling facilities.

Policy 8.G.3: The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's *Hazardous Waste Management Plan* (CHWMP).

Policy 8.G.5: The County shall strictly regulate the storage of hazardous materials and wastes.

Policy 8.G.6: The County shall require secondary containment and periodic examination for all storage or toxic materials.

Policy 8.G.7: The County shall ensure that industrial facilities are constructed and operated in accordance with all current safety and environmental protection standards.

Policy 8.G.8: The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County.

Policy 8.G.9: The County shall require that applications for discretionary development projects that generate hazardous wastes or utilize hazardous materials include detailed information about hazardous waste reduction, recycling, and storage.

Policy 8.G.10: The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.

Policy 8.G.12: The County shall identify sites that are appropriate hazardous materials storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.

Policy 8.G.13: The County shall work with local fire protection and other agencies to ensure an adequate countywide response capability to hazardous materials emergencies.

City of Rocklin

Hazardous Materials Management

Over the past years, hazardous material management and disclosure within the City of Rocklin has been the responsibility of Placer County OES. However, the City of Roseville Fire Department has recently provided the largest support for hazardous materials incidents. Through the disclosure information provided to Placer County, methods are being developed to provide pertinent information for essential City services in Rocklin. The RFD is currently providing a more aggressive role in mitigation of public/environmental hazards.

Fire Protection and Emergency Services

The Rocklin Fire Department provides fire protection, suppression, and emergency services to the entire City of Rocklin. Backup assistance is available from fire districts in Lincoln, Loomis, Roseville, and South Placer. Upon annexation, the City of Rocklin and the California Department of Forestry and Fire Protection (CDF) shall enter into a contract which will maintain authority for fire protection and prevention responsibilities under the control of the CDF. This agreement will be mutually agreed upon and annually renewable. All costs associated with the agreement will be the responsibility of the developer(s). CDF will maintain control of these responsibilities until such time as the property is subdivided and parcel development is begun. Upon any subdivision, parcel development or initiation of construction, the annexed properties will become subject to all fire code and weed abatement policies of the City of Rocklin.

City of Rocklin General Plan

The following goals and policies presented in Section D: Community Safety Element, of the City of Rocklin's General Plan apply to public safety and hazards at the project site. The Community Safety Element section identifies natural and manmade hazards, and provides a description of activities and services that provide protection from these hazards. The desired result is to reduce the loss of life, injuries, damage to properties, and dislocations resulting from the hazards identified.

Community Safety Goals and Policies

- Goal: To minimize danger of natural and man-made hazards and to protect residents and visitors from the dangers of earthquake, fire, flood, other natural disasters, and man-made dangers.
- Policy 8: To maintain a current City emergency plan for use in emergency situations.
- Policy 9: To require disclosure of hazardous materials by those using them within the City, or proposing to use them in new industrial or commercial activities, in accordance with Placer County guidelines and the requirements of State law.

Policy 16: To require projects to be designed with at least two points of access for emergency vehicles or for general circulation where such access is necessary to assure adequate egress and ingress.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment;
- Be located on a previously identified hazardous site that would create a significant hazard to the public or the environment; or
- Expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

IMPACTS AND MITIGATION MEASURES

Impact: **L-1 Development of the Proposed Project could result in the use, generation, storage, and disposal of hazardous materials within the project site.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM The project applicant shall comply, at a minimum, with the provisions of Titles 8 and 22 of the Code of California Regulations, the Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code, as well as any other applicable regulation.

Discussion: There are multiple layers of requirements and regulations which regulate the use and management of hazardous materials. Exposure of site workers or the public to hazardous materials could occur from improper handling, storage, or use of hazardous materials or hazardous wastes during construction or occupancy of the project, particularly by untrained personnel, environmentally unsound disposal methods, transportation accidents, or fire, explosion or other emergencies.

In addition, hazardous materials would be used in varying amounts during construction and operation of the Proposed Project. However, due to the nature of the Proposed Project, the types and quantities of hazardous materials that could be present during occupancy of the residential portion of the project site are expected to be minimal and would be limited to household-type products. Hazardous materials that could be present in the areas identified as light industrial or commercial,

however, could be different, but would also be highly regulated by various federal and State regulations. Planned development activities and the types of hazardous materials that could be present at the project site are described below.

Project Construction and Maintenance

Construction and maintenance activities would use hazardous materials, such as fuels (gasoline and diesel), oils, and lubricants; paints and paint thinners; glues; cleaners (which could include solvents and corrosives in addition to soaps and detergents); and pesticides and herbicides. Consistent with federal, State, and local laws addressing hazardous materials management and environmental protection (including, but not limited to, Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code), construction specifications would include, at a minimum, the following requirements: all reserve fuel supplies and hazardous materials must be stored within the confines of a designated construction staging area; transportation, use and storage of hazardous materials must be in compliance with applicable regulations and codes; equipment refueling and maintenance must take place only within the staging area; construction vehicles shall be inspected daily for leaks; and a spill prevention and countermeasure plan shall be prepared and implemented.

Residential

Occupancy of the Proposed Project would result in the use of household hazardous materials. Hazardous materials can be found in many residential maintenance and automotive products (e.g., paints and solvents, oil and anti-freeze, cleaning fluids, pesticides and insecticides, swimming pool chemicals, and car batteries). Typically, household hazardous wastes are unused portions or residues of common household products having properties that make them hazardous. Disposal of household hazardous wastes into receptacles not designed for such materials, such as garbage cans and waste bins, can leak, cause fires, or explosions. Improper disposal can result in releases of hazardous materials that can threaten both human health and the environment. However, Placer County provides periodic household hazardous waste collection events to facilitate and encourage proper disposal of household hazardous waste, which would minimize the potential for releases that could cause injury or environmental damage.

Commercial and Industrial

While most of the project site will be developed residentially, the areas along SR 65 are planned for commercial development. The hazardous materials that would most likely be used in the commercial buildings would be similar to the hazardous materials used at the residential properties (i.e., cleaning solvents, lubricants, fuels, paints), however, their quantities may be larger. Regardless, storage and use of the hazardous materials used throughout the project site would be regulated by many federal and State regulations.

As identified in the GDP, several light industrial and industrial uses are allowed within the project study area. The types and quantities of hazardous materials used at these facilities would be very

different than the hazardous materials expected at residential and commercial properties. While the presence of these hazardous materials would create a greater potential hazard to the public and the environment, they would be subject to even greater regulations, ensuring that they would be stored and disposed of properly. As stated in the Regulatory Setting, commercial and industrial facilities, if required per CalARP regulations, would prepare an accidental release prevention program and/or a RMP, which would reduce the potential hazardous materials impact.

Community Facilities/Open Space/Recreational

Pesticides and insecticides would be used during maintenance operations to control vegetation as needed and insects or other pests in the parks, recreational, and open-space areas. Some art materials, such as certain paints and solvents, may contain hazardous materials. Minimal types and amounts of art materials would be used in the proposed schools. Use of such materials would be extremely limited and would not be expected to present a health risk when used according to manufacturers' instructions.

Hazardous Materials Transportation in the Project Area

Hazardous materials would be delivered to the project site for various purposes, as described above. Because federal and State regulations allow such activities, and existing roads within or adjacent to the project site are not approved for through transportation, this is considered a less-than-significant impact.

Impact Summary

Construction and operation of the Proposed Project according to allowable uses would increase the number of facilities using and storing hazardous materials within the project site. People working in these facilities and future site residents could be exposed to hazards associated with accidental releases of hazardous materials, which could result in adverse health effects. The types and amounts of hazardous materials would vary according to the nature of the activity; therefore, the specific hazardous materials and amounts that would be on site or transported cannot be determined at this time. In some cases, it is the *type* of hazardous material that is potentially hazardous; in others, it is the *amount* of hazardous material that could present a hazard. However, compliance with federal, State, and local laws and regulations would ensure that this impact is less than significant.

Impact: L-2 Development of the project site could expose construction workers and the public to contaminated soil and/or groundwater.

Significance: This is considered a Potentially Significant impact.

Mitigation: LMM-2(a) Prior to future development on the SR 65 Corridor Parcel, a Phase I Environmental Site Assessment shall be performed to determine the potential for site contamination.

LMM-2(b) If evidence of soil contamination, such as stained or odorous soils, or other evidence of hazardous materials is encountered during construction or development activities, work shall cease until an environmental professional, retained at the developer's expense, has evaluated the situation and identified necessary and appropriate follow-up actions. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the project area are coordinated with Placer County Division of Environmental Health, and, if needed, other appropriate State agencies.

LMM-2(c) The City shall continue to update its records concerning contamination or hazards that may be present at facilities or sites adjacent to the project area, and take necessary action to ensure that the health and safety of the public is protected.

LMM-2(d) If, during construction of the Proposed Project, groundwater is encountered and dewatering activities are required, the water shall be analyzed by an environmental professional, retained at the applicant's expense, to determine if the water contains unsafe levels of pesticides, herbicides, nitrates, or other contaminants. Work shall not continue until results of the water analyses have been reported and the Placer County Division of Environmental Health has been informed of the results and has provided guidance.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The Phase I ESA performed for the Sunset Ranchos property and the Preliminary Site Assessment performed for the Parcel K property identified areas that have historically been used for disposal of trash and debris, potentially containing hazardous compounds. In addition, soil at the project site could be adversely impacted by herbicides, pesticides, and elevated levels of nitrates, based on the site's historical uses as cattle ranches and grazing land. None of the areas adjacent to the Proposed Project site have been identified as being an environmental liability. Although a Phase I ESA has not been performed for the SR 65 Corridor portion of the project site, the type of conditions determined to present an environmental concern to the Sunset Ranchos property and the Parcel K property would be similar to the SR 65 Corridor.

Although several tributaries are located on the project site, groundwater in the vicinity of the Sunset Ranchos property is approximately 70 feet below ground surface. However, perched water is often

encountered in areas at depths below 5 to 7 feet on the valley floor.⁴ Construction activities for the planned commercial and residential uses might encounter perched groundwater, which could require dewatering. Based on the results of the site investigations performed at the project site, this water may have elevated levels of nitrates, as well as pesticides and herbicides.

In addition, it is possible that not all septic tanks, wells, or other underground storage devices have been identified at the project site or on adjacent properties, and during construction activities, unknown hazardous materials could be encountered. Underground storage devices or other unknown hazards could have been installed prior to permitting requirements, or additional information could have become available in agency files or databases since the Phase I ESA and Preliminary Site Assessment were performed. Therefore, the discovery of unknown hazards is considered to be a potentially significant impact. However, implementation of Mitigation Measure LMM-2, which requires proper investigation and remediation of contaminated sites in the project area, if any are discovered, would reduce this impact to a less-than-significant level.

Impact: **L-3 Implementation of the Proposed Project could increase the potential for wildland fires and create emergency ingress/egress problems.**

Significance: This is considered a Potentially Significant impact.

Mitigation: LMM-3(a) An open space management plan shall be prepared by the project applicant and approved by the City prior to recording of any final maps for the project. The Open Space Management Plan shall include a Fuels Modification Plan which addresses the following:

- The removed brush and trees (under 6-inches diameter at breast height) within all fuel breaks should be chipped.
- All undeveloped lots shall be subject to the City's Weed Abatement Program and follow established guidelines for fuel modifications.
- Access points should be developed for open space areas, and the fuel break should have emergency vehicle access through the entire area.

Implementation of the Open Space Management Plan must be carried out by the Homeowner's Association within all open space parcels that are not dedicated to the City.

4. Anderson Consulting Group, Phase I Environmental Site Assessment-Sunset Ranchos Estates, Report to Marchbrook Building Company. December 28, 1998.

LMM-3(b) The project should conform to all State Responsibility Area (SRA) requirements. After annexation and prior to development, the Proposed Project developer(s) shall enter into a contract/agreement with the California Department of Forestry & Fire Protection (CDF) to provide wildland fire suppression services. Terms, conditions, and limits of said contract shall be reviewed and accepted by the City of Rocklin Fire Department (RFD). It shall be at the discretion of the RFD Fire Chief when such contract/agreement should terminate. Funding for this contract/agreement shall be the sole responsibility of the Proposed Project.

LMM-3(c) Implement Mitigation Measure KMM-5.

REQ-MM(1) The timing for fire station construction shall be determined by the Rocklin City Council and shall be adequate to maintain desired service levels/response time to the project site. It is recommended that Fire Station #4 be constructed and staffed prior to full buildout.

REQ-MM(2) Any residential units beyond two (2) road miles from existing or planned stations in the vicinity of the project shall be designed with a fire suppression sprinkler system. The Fire Chief may require sprinklers in residential units located beyond two (2) road miles from a planned station for which a specific funding source for capital and operation expenditures has not been identified.

REQ-MM(3) Fire Flow requirements must be met.

REQ-MM(4) All roofs should be fire resistive – Class A type.

REQ-MM(5) Existing regulations. Development of the site should be carried out in accordance with City of Rocklin Fire Department rules and regulations and the Uniform Fire & Building Code Regulations adopted by the City of Rocklin.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The Proposed Project site is currently undeveloped and is located in an urban interface area, which is mapped as moderate to severe wildland fire hazard. Development of the site will reduce the potential of structural loss due to exposure from the highly combustible vegetation.

Fire Station #3, which will serve the site, is currently undeveloped. Fire Station #2 has no entry points within the two (2) road mile limits. To mitigate fire loss potential, the project will be required to meet fire flow requirements of 1500 gallons per minute in residential areas. Implementation of

Mitigation Measures LMM-3(a) through LMM-3(b), together with other standard requirements will reduce this impact to a less-than-significant level.

CUMULATIVE IMPACTS

The Cumulative context for the evaluation of potential cumulative impacts on public safety and hazards is buildout in the City of Rocklin, including any existing and planned neighborhoods in the vicinity of the project site.

Impact: **L-4 Development of the Proposed Project, in combination with future buildout in the City of Rocklin, would increase the number of people who could be exposed to potential hazards associated with potentially contaminated soil and groundwater and an increase in the transport, storage, and use of hazardous materials.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: Impacts associated with hazardous materials are site-specific and generally do not affect or are not affected by cumulative development. Cumulative effects could be considered if the project was, for example, part of a larger development in which industrial processes that would use hazardous materials is proposed. However, this is not the case with this project, and project-specific impacts were found to be less than significant with the implementation of the recommended mitigation measures. In addition, surrounding development would be subject to the same federal, State, and local hazardous materials management requirements as the Proposed Project, which would minimize potential risks associated with increased hazardous materials use in the community, including potential effects, if any, on the Proposed Project. Therefore, implementation of the Proposed Project would not result in any cumulative impacts associated with hazardous materials use, and no further analysis is required.

Impact: **L-5 Implementation of the Proposed Project, in combination with future buildout in the City of Rocklin, could increase the number of people exposed to hazards associated with wildland fires.**

Significance: This is considered a Potentially Significant impact.

Mitigation: LMM-5 Implement Mitigation Measure LMM-3.

Level of Significance

After Mitigation: This impact would be less than Significant.

Discussion: The Proposed Project, in combination with other development that could occur within the area, would increase the number of people who could be exposed to wildland fires. However, as

development occurs throughout Rocklin, open space areas that have previously been inaccessible to emergency services would be provided new roadway access, and areas that previously did not have fire suppression capabilities would have new water sources. As new development occurs throughout Rocklin, structures would be required to comply with building standards stipulated in the Uniform Fire Code, and the acreage of open space areas that previously had large amounts of combustible brush would be reduced. Upon development, the City of Rocklin Fire Department would provide fire protection, suppression, and emergency services to the project site, and would continue to receive backup assistance from area fire districts. Also, as the population of Rocklin increases, the number of firefighting staff and the locations of fire stations would increase. In addition, implementation of LMM-3 would mitigate project-specific fire safety impacts. Therefore, with mitigation, the Proposed Project would not result in a significant cumulative impact associated with an increased hazard of wildland fires.

M. VISUAL RESOURCES

SCOPE AND METHODOLOGY

This chapter provides a description of the existing visual resources and evaluates the impacts of the Proposed Project on the visual environment of the project site, as well as light and glare that could be created by the project. The visual analysis compares the existing visual environment with the developed environment that would be created with implementation of the Proposed Project. Information provided in this chapter was gathered from the *City of Rocklin General Plan*, the *City of Rocklin General Plan Update EIR* and from a site visit.

The visual resource analysis performed for this EIR determined that the Proposed Project would replace the open character of the project site with an urban setting. While this impact can be softened with amenities such as landscaping and design considerations for features such as the 5 million gallon water tank, this permanent change in land character cannot be completely mitigated and would remain significant. Also, new sources of light and glare from the project site, such as commercial and recreation lighting, could substantially alter the nighttime lighting character of the area which is an impact that would remain significant even after mitigation. The Proposed Project would, however, be considered visually compatible with existing and planned residential uses since the project would be developed in a manner comparable to similar uses around the site and would be developed in accordance with City standards and zoning policies.

Comments received in response to the Notice of Preparation (see Appendix A) were related to a requested setback in the Business Professional, Commercial, and Light Industrial areas to reduce visual impacts.

SETTING

Regional Characteristics

The project site is located in the unincorporated southern portion of the County of Placer, within the Sphere of Influence of the City of Rocklin. Rocklin is located 20 miles northeast of the City of Sacramento. The project site is located on the east side of State Route 65 (SR 65), approximately 0.5 miles north of the existing intersection of SR 65 and Sunset Boulevard, and three miles northwest of Interstate 80.

The City of Rocklin is in the transitional zone between the flat, open terrain of the Central Valley and the foothills of the Sierra Nevada. The natural topography in the region is characterized by rolling hills with slopes ranging from gentle to very steep (0 percent to 30 percent gradient). Regional identifying characteristics include open grassland, oak woodlands, riparian forests, and scattered rural development.

Site Characteristics

The project area is undeveloped, with the exception of two single-family residences and one cell tower, and contains predominantly open rangeland consisting of annual grassland and oak

woodlands. There are oak, foothill pine, and willow trees scattered randomly across the site with small concentrations on the north and east facing slopes of existing drainages. The western portion of the site is relatively flat and is devoid of trees. Topography on the eastern portions of the site is more varied with areas of steep slopes.

The project site is visible from various elevated points within Rocklin, and intermittently along SR 65, and roadways within Placer County, and the Cities of Rocklin and Lincoln. Existing development projects and undeveloped land surround the project site. SR 65 borders the project site on the west. The Sunset Industrial Area, an approved industrial area in the County of Placer, is located west of SR 65. The area to the north of the project site is currently undeveloped; however, it is within the Twelve Bridges Specific Plan area in the City of Lincoln and is being developed for residential use. There are residential developments to the east and south of the project site, portions of which are still being constructed, including Whitney Oaks, Sunset West, and Stanford Ranch, all in the City of Rocklin.

The location and direction of each photograph is shown in Figure M-1. The following narratives describe the photographs on Figures M-2 through M-10. The photographs were taken from vantage points within the residential areas to the south and east of the project site, from areas within the site looking off site, and from north of the project site.

It should be noted that the photographs contained in this chapter are not intended to be used to describe specific impacts at specific locations. Rather, the photographs are intended to depict the current conditions of the project site within the context of the existing and developing residential areas adjacent to the site. These photographs will serve as background when describing changes to the area's visual character as the project site is developed.

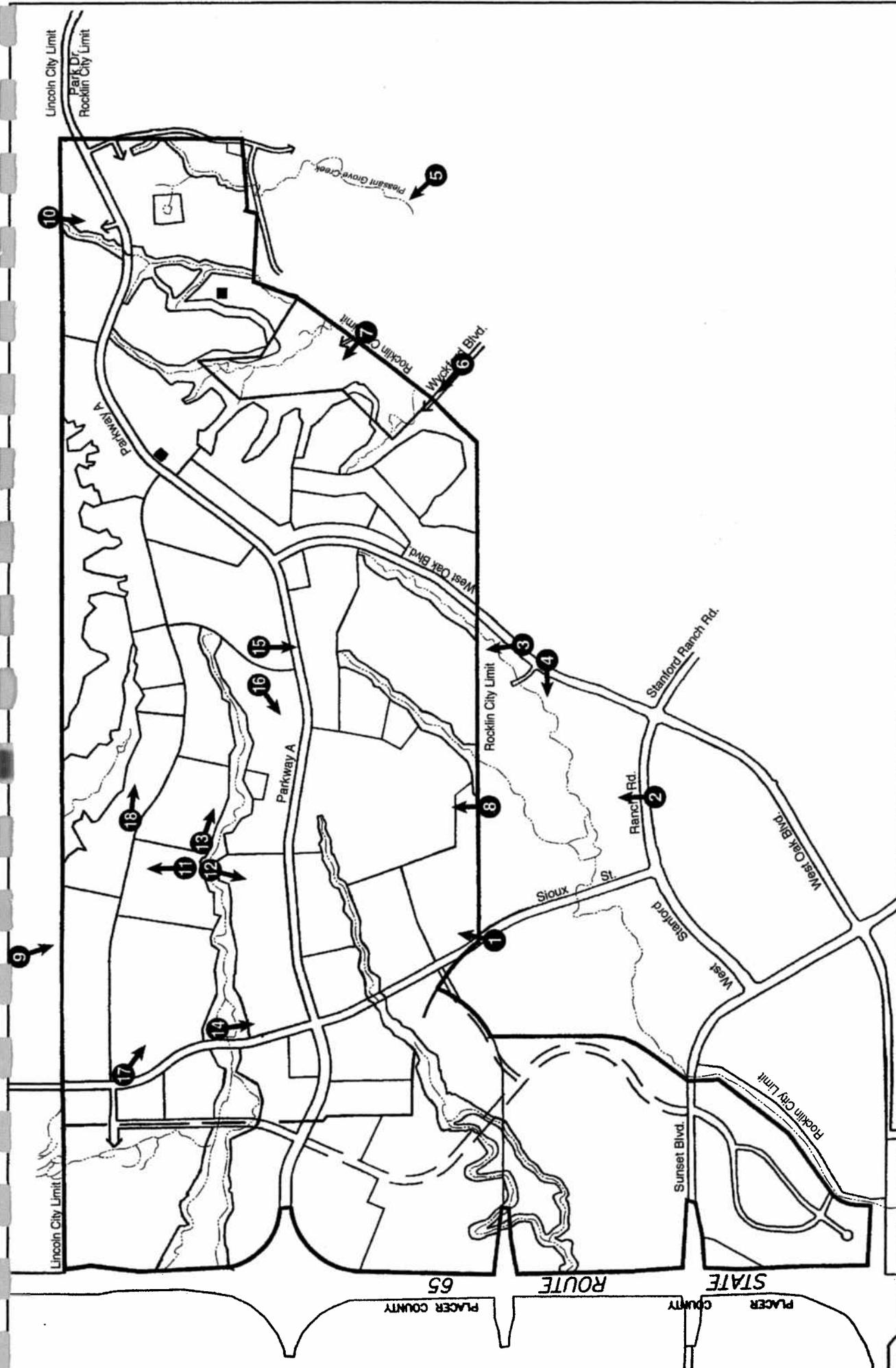
Views of the Project Site (from Adjacent Areas)

Viewpoint 1 (see Figure M-2) shows the project site as seen from the terminus of Sioux Street in the Stanford Ranch area. The northward view shows grassland, an unmaintained county road, and a ridgeline approximately 500 feet from the existing development. The remainder of the site is not visible beyond this ridgeline.

The photograph in Viewpoint 2 is taken northward from the intersection of West Stanford Ranch Road and Poppy Drive. Existing residential development in the Stanford Ranch area is in the foreground, with the undeveloped grassland of the project site in the background.

Viewpoint 3 (see Figure M-3) shows a northerly view of the project site from West Oak Boulevard at Kendall Court. The view is across an east fork of Pleasant Grove Creek toward the ridgeline on the southern portion of the project site.

Viewpoint 4, also taken from the intersection of West Oak Boulevard and Kendall Court, is a westerly view showing existing homes in the Stanford Ranch area. There are homes currently being constructed in this area. The right side of the photograph shows grading where additional homes, not part of this project, will be constructed.



- Photographic Viewpoint Location and Direction of Photograph
- Project Boundary
- Existing Residences
- Streamcourses

N
 No Scale
 10481-Site

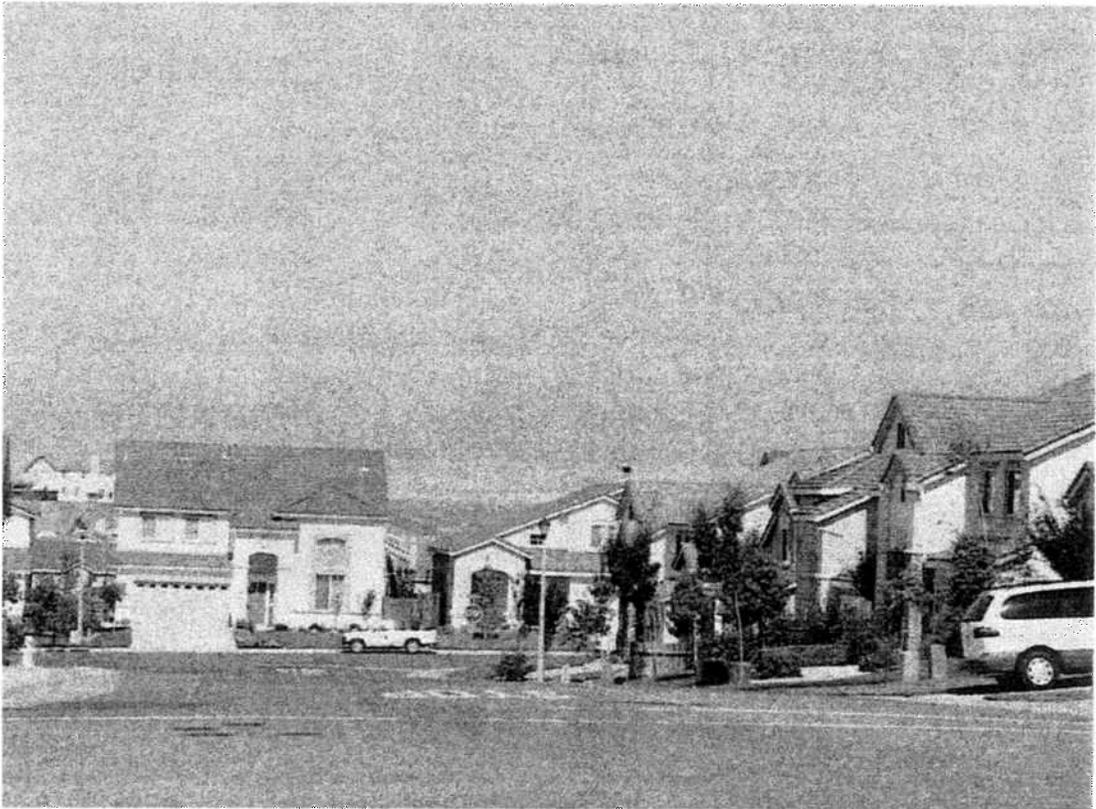


SOURCE: EIP Associates,
 November 2000, June 2001.

Figure M-1
Photographic Viewpoints



Photograph Viewpoint 1: From the terminus of Sioux Street, looking north.



Photograph Viewpoint 2: From West Stanford Ranch Road, looking north.

SOURCE: EIP Associates, November 2000.



**Figure M-2
Photograph
Viewpoints 1 and 2**

10481-Site-Photos



Photograph Viewpoint 3: From West Oak Boulevard, looking north.



Photograph Viewpoint 4: From West Oak Boulevard, looking west.

SOURCE: EIP Associates, November 2000.



**Figure M-3
Photograph
Viewpoints 3 and 4**

10481-Site-Photos

Viewpoint 5 (see Figure M-4) shows a northwest view, taken from Park Drive, west of Springfield Drive. The foreground shows a portion of the Whitney Oaks development and the Whitney Oaks Golf Club. The project site is visible in the background, with one of the existing residences on the project site.

The photograph in Viewpoint 6 is taken northwesterly from Wyckford Boulevard at the intersection with Charter Road. Wyckford Boulevard currently terminates at the project site, which can be seen sloping up beyond the existing homes in the foreground.

Viewpoint 7 shows (see Figure M-5) a view to the northwest from Kali Court, with oak trees on a sloping hill.

Viewpoint 8 shows a northerly view from north of Pima Street with grassland in the foreground and structures in the Twelve Bridges development in the City of Lincoln in the background.

The photograph in Viewpoint 9 (see Figure M-6) is taken from the intersection of Twelve Bridges Drive and East Lincoln Parkway within the Twelve Bridges development, looking south toward the project site.

Viewpoint 10 was taken from the northeast boundary of the project site looking south. The photograph shows rolling hills and oak trees on the project site in the foreground, with development in the City of Rocklin in the background.

Views from the Project Site

Viewpoint 11 (see Figure M-7) is taken from within the site looking toward the north, with the Twelve Bridges development in the City of Lincoln in the distant background. Portions of the project site and the remainder of the Twelve Bridges Specific Plan Area are in the fore- and middle ground. Viewpoints 11, 12, and 13 are taken from the same location.

Viewpoint 12 is taken from within the site looking slightly southwest. Existing industrial development (Atherton Tech Center and Herman Miller) are in the background. Open grassland of the project site is shown in the foreground.

Viewpoint 13 (see Figure M-8) is taken from within the site, looking east toward existing development in the Whitney Oaks area.

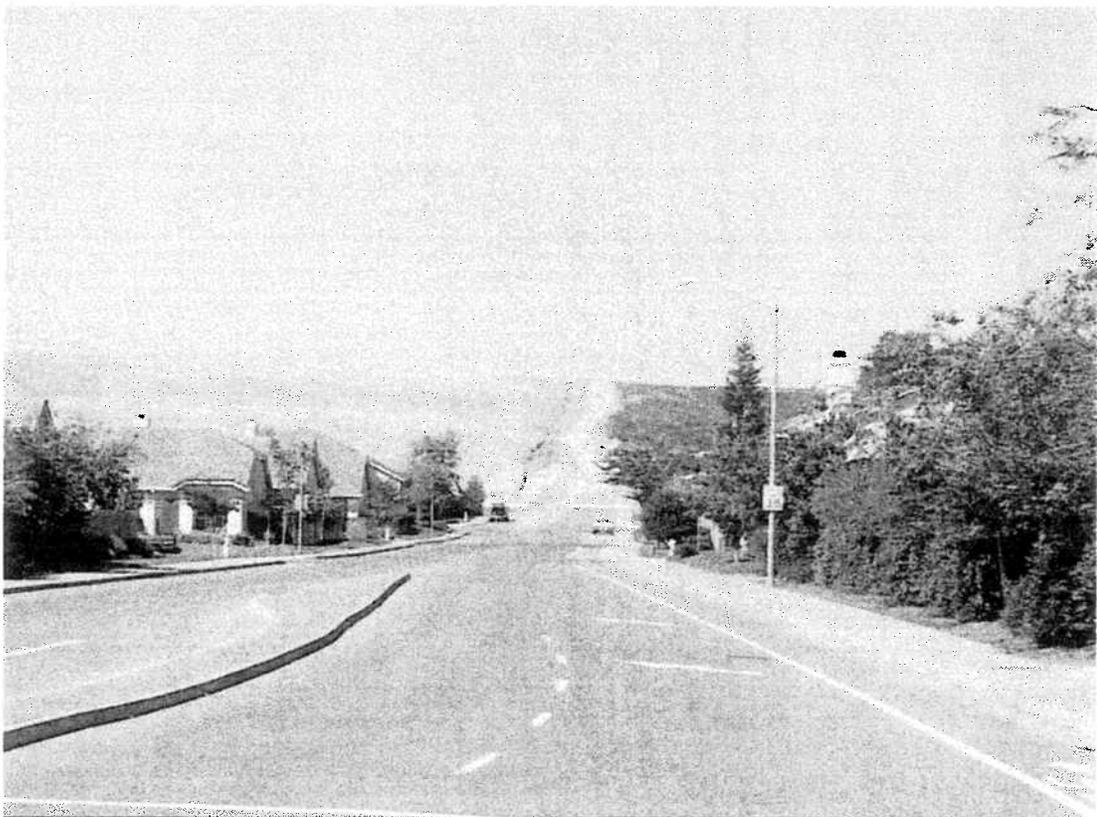
Viewpoint 14 is taken from the north side of the existing detention basin, looking south.

Viewpoint 15 (see Figure M-9) is taken from the approximate center of the project site looking south toward the Stanford Ranch area. The rolling topography of the project site is in the foreground, with existing residences in the background. A stand of trees in a riparian area on the project site can be seen in the right portion of the photograph.

The photograph in Viewpoint 16 was also taken from the center of the project site. This viewpoint is looking toward the southwest and shows grasslands in the foreground and a stand of



Photograph Viewpoint 5: From Park Drive, looking northwest.



Photograph Viewpoint 6: From Wyckford Boulevard, looking northwest.

SOURCE: EIP Associates, November 2000.



**Figure M-4
Photograph
Viewpoints 5 and 6**

10481-Site-Photos



Photograph Viewpoint 7: From Kali Court looking northwest.



Photograph Viewpoint 8: From Pima Street looking north.

SOURCE: EIP Associates, April 2001.



**Figure M-5
Photograph
Viewpoints 7 and 8**

10481-Site-Photos



Photograph Viewpoint 9: From intersection of Twelve Bridges Drive and East Lincoln Parkway, north of the project site, looking south.



Photograph Viewpoint 10: From northeast boundary of site looking south.

SOURCE: EIP Associates, April 2001.

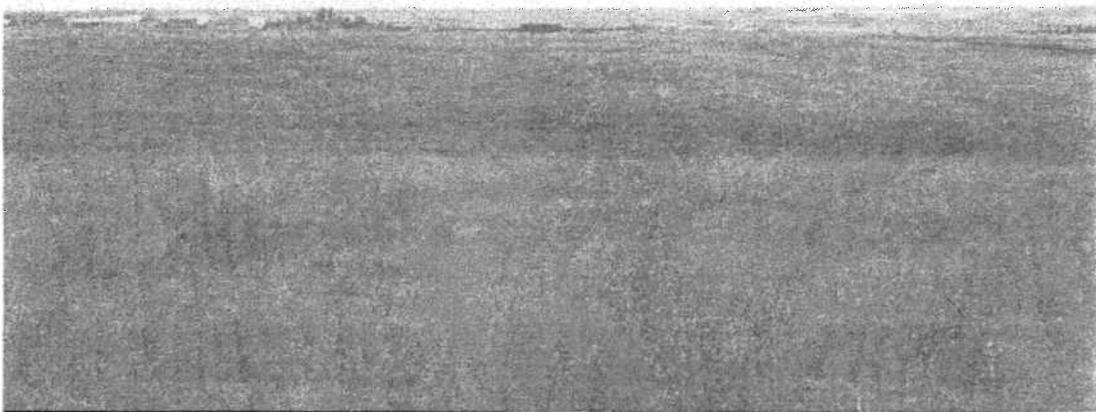


**Figure M-6
Photograph
Viewpoints 9 and 10**

10481-Site-Photos



Photograph Viewpoint 11: From within the site, looking north.

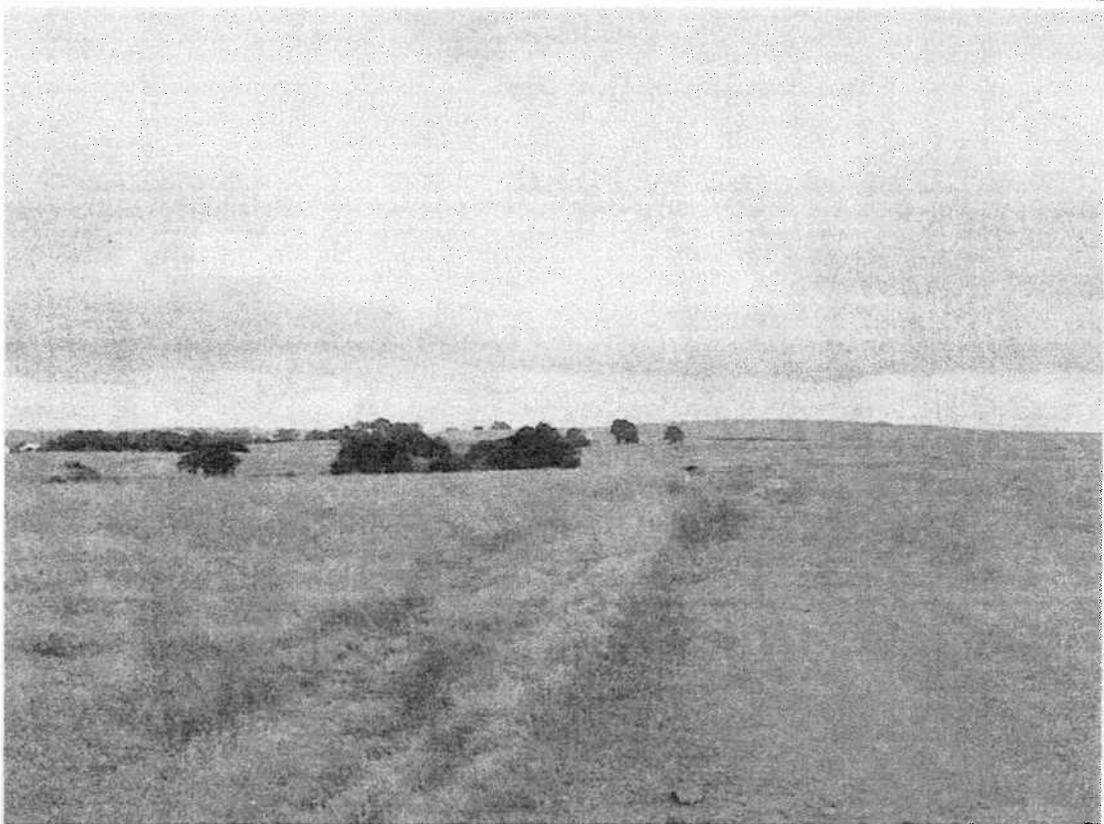


Photograph Viewpoint 12: From within the site, looking southwest.

SOURCE: EIP Associates, November 2000.



**Figure M-7
Photograph
Viewpoints 11 and 12**



Photograph Viewpoint 13: From within the site, looking east.

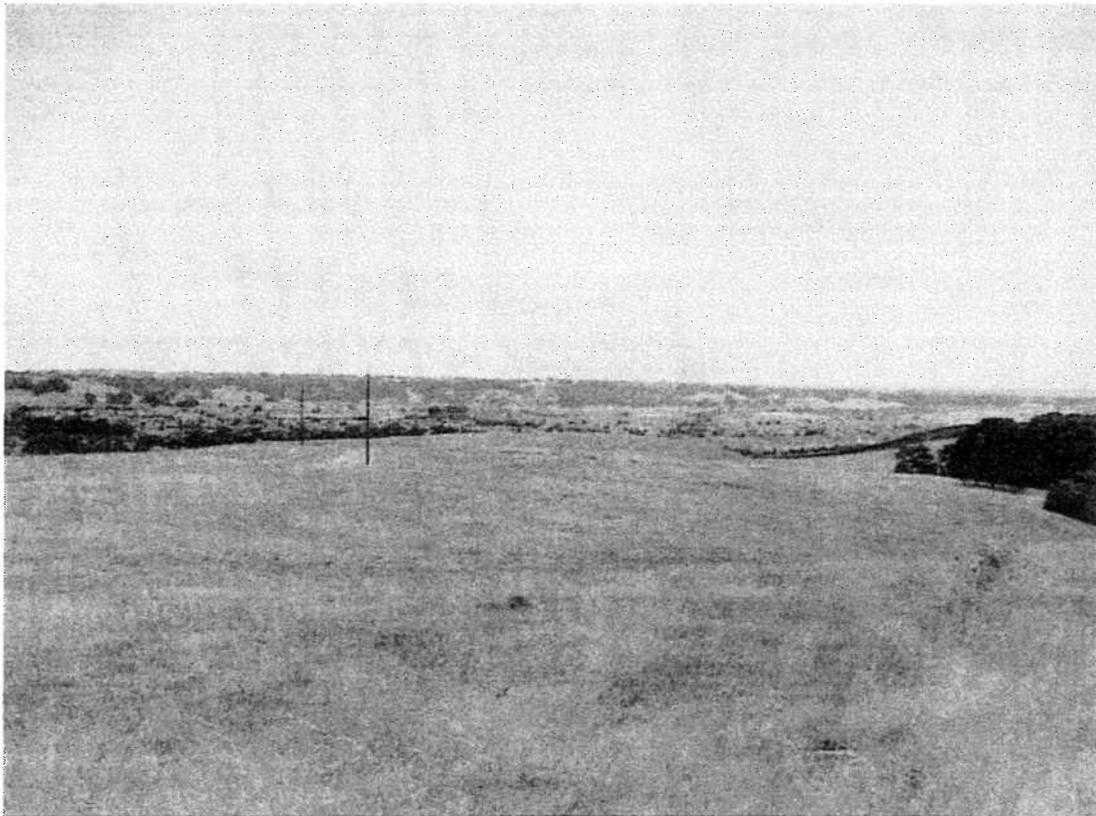


Photograph Viewpoint 14: Adjacent to the existing detention basin, looking south.

SOURCE: EIP Associates, November 2000.



**Figure M-8
Photograph
Viewpoints 13 and 14**



Photograph Viewpoint 15: From within the site, looking south.



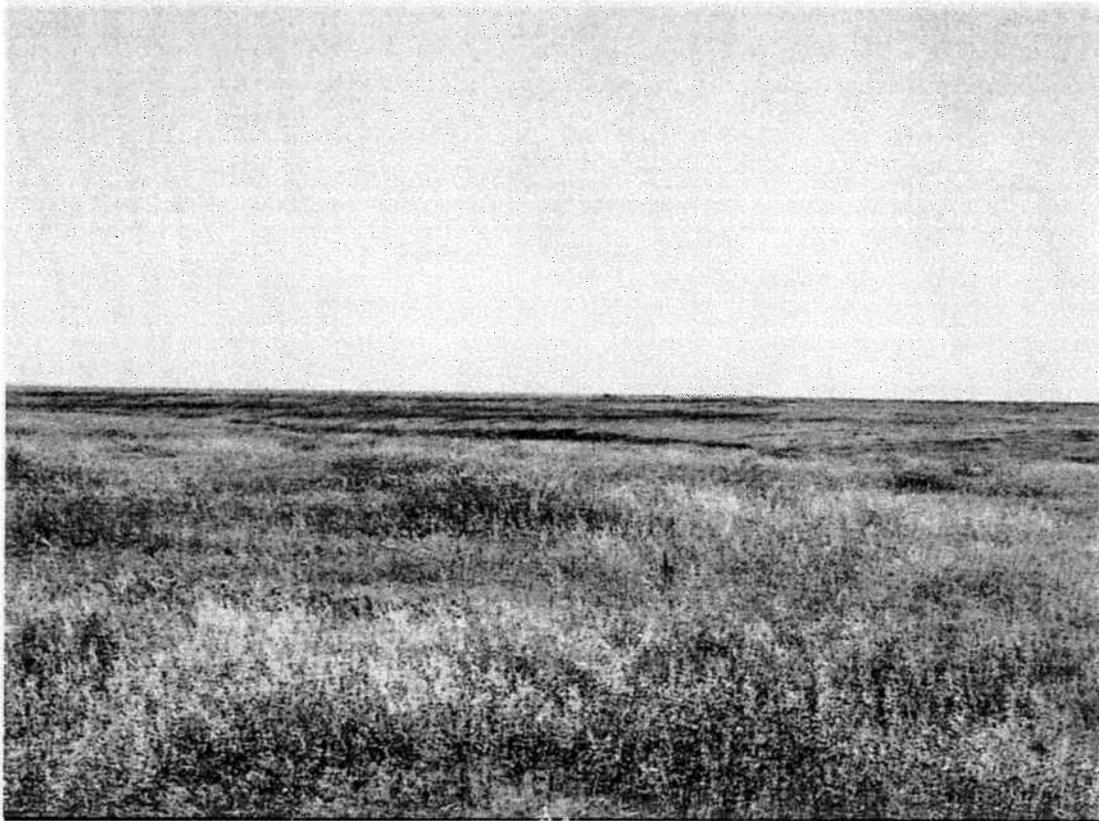
Photograph Viewpoint 16: From within the site, looking southwest.

SOURCE: EIP Associates, November 2000.



**Figure M-9
Photograph
Viewpoints 15 and 16**

10481-Site-Photos



Photograph Viewpoint 17: From within the site, looking southeast.



Photograph Viewpoint 18: From within the site, looking east.

SOURCE: EIP Associates, April 2001.



**Figure M-10
Photograph
Viewpoints 17 and 18**

10481-Site-Photos

trees in the middle ground. The proposed business professional and commercial areas, also currently grassland, are in the background. The residence in the right of the photograph is also shown in Viewpoint 5.

Viewpoint 17 (see Figure M-10) shows a southeasterly view from northwest portion of the project site.

Viewpoint 18 shows a view to the east from the north portion of the site.

REGULATORY SETTING

Federal and State

There are no specific federal or State regulations pertaining to visual quality.

Local

City of Rocklin General Plan

The following City of Rocklin General Plan goal and policies are applicable to the visual impacts of the Proposed Project.

Open Space, Conservation, and Recreation

Goal: To designate, protect, and conserve natural resources, open space and recreation lands in the City; and provide opportunities for recreational activities to meet citizen needs.

Policy 1: To encourage the protection of natural resource areas, scenic Areas, hilltops, open space areas, and parks from encroachment or destruction by incompatible development through the use of conservation easements, setbacks, or other measures. Developers shall be required to provide usable yard areas outside of conservation easements or established natural resource buffers.

Policy 20: To consider development projects in terms of their visual qualities and compatibility with surrounding areas, especially those urbanizing areas abutting rural or semi-rural areas.

Project Elements

The Northwest Rocklin General Development Plan (GDP) addresses visual quality in a number of ways in its design guidelines. Single family neighborhoods are intended to have a common identity as a means of establishing a sense of place and scale within the plan area, with elements such as dominant street trees, coordination among the project entry signage, common perimeter wall or fence design, and consistent landscaping treatment in public areas. Lotting that retains views to open space corridors is encouraged. Multiple family residential units adjacent to open space areas are also encouraged to be oriented towards these open spaces and should incorporate them into the project design. Berms, landscaping, and setbacks may be used rather than walls when a separation between the multiple family unit and a park or open space area is required. Fencing adjacent to open space is required to be open type that allows a view to the open space areas.

Special paving treatment, such as bricks, concrete pavers or stamped concrete to accent street entries and pedestrian crosswalks, is encouraged. Other architectural elements of the GDP include emphasis on architectural harmony in detail, building materials, textures, landscaping and signage within an individual project and within the larger community. Site and building design must blend into the natural environment and topography and the use of stark white finishes and mirrored glazing is discouraged. Commercial retail developments should include pedestrian plazas with landscaping, seating, and fountains.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Substantially alter or degrade the existing visual character or quality of the project site;
- Have a substantial adverse effect on a scenic vista; or
- Substantially increase light or glare in the project site or vicinity which would adversely affect day or nighttime views.

IMPACTS AND MITIGATION MEASURES

Impact: **M-1 The Proposed Project would replace the undeveloped character of the project site with an urban setting.**

Significance: This is considered a Significant impact.

Mitigation: No mitigation measures are available.

Level of Significance

After Mitigation: The impact would be Significant and Unavoidable.

Discussion: As stated earlier in this chapter, the site would be visible from adjacent residential areas to the south and east of the site, planned residential development to the north and roadways in the vicinity of the site, including SR 65. However, there are no roadways that would be affected that are classified as scenic highways.

Development of the site under the Proposed Project would change the visual character of the site from open grassland to a developed, urban area. The western portion of the project site, along SR65, would include large-scale commercial and industrial buildings, similar to existing development and development that would be allowed in the Atherton Technical Center and Sunset Industrial Area, west of SR 65. Residential development on the remainder of the project site would be typical of the residential development in the adjacent areas in Rocklin.

The Proposed Project would also include a 5 million gallon water storage tank. The tank would be located centrally within the project site, near the north side of Village 39, west of Whitney

Boulevard (see Figure J-1 in Chapter J, Public Utilities, for location). The tank site would also include an approximately 12 to 14-foot wide access road around the tank. Existing elevations at the proposed location for the tank vary (between approximately 340 and 360 feet), with the slope rising generally from the northwest to the southeast. The elevation of the base of the tank would be between 330 and 340 feet. The tank would be approximately 150 feet in diameter and 28 to 35 feet tall.

The height of the tank would be similar to that of a two-story house, so it would not have a greater effect on views than uses planned in the tank's vicinity. Grading of the site would be required to construct the tank with a base elevation of 330 to 340 feet. Upslope portions of the tank would, therefore, be effectively underground. Views of the tank would vary, depending on the direction of the view. Generally, the tank's profile would be most visible from the northwest, where the existing ground elevation is the lowest, with the lower portions of the tank becoming more obscured from upslope viewpoints (easterly). However, although the profile of the tank would be partially obscured from upslope locations (generally southeast), the top of the tank would be more visible from this perspective.

The City would encourage PCWA to select a color for the tank that blends into the natural environment and that landscaping be incorporated to soften the visual impact of that feature.

The North West Rocklin General Development Plan contains policies that would help new development in the project site to integrate with existing residential areas. For instance, neighborhoods would be developed with common elements, such as dominant street trees, coordination among the project entry signage, special paving, special lighting, common perimeter wall or fence design, and consistent landscaping treatment in public areas, as a means of establishing a sense of place and scale within the plan area. The Proposed Project would preserve areas in open space, and lots adjacent to open space parcels would allow views of the open space corridors. Trees would be provided in the front yard of each lot. Multiple family residential units adjacent to open space areas are encouraged to be oriented towards the open space and incorporate the open space into the project design. The policy further encourages berms, landscaping, and setbacks rather than walls between the multiple family development and open space area when a separation is required.

General Development Plan policies for non-residential areas require that building forms emphasize architectural harmony in detail, building materials, textures, landscaping and signage within an individual project and within the larger community and that site and building design blend into the natural environment and topography. Non-residential building design must incorporate architectural details such as vertical and horizontal variations in wall planes, recessed entries and windows, and texture in materials into all sides of buildings that are visible to the public. General Development Plan policies discourage stark white finishes and mirrored glazing and encourage pedestrian plazas with landscaping, seating, drinking fountains, and public art. Although implementation of these policies would help to improve the character of future development, the change from the rural character to a developed environment would remain significant. The City of Rocklin General Plan EIR found that future development, including development on the project site, would result in significant impacts on scenic resources that could not be mitigated to a less-than-significant level.

Impact: **M-2 The Proposed Project could result in development that is considered visually incompatible with existing and planned residential uses.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: The residential character created by the project would be comparable to the existing character on residential properties to the south and east of the project (see Viewpoints 2, 4, 5, and 6), and to planned uses to the north of the project site. The height of residential structures would be limited to 30 feet. General Development Plan policies developed for the project address neighborhood identity and would provide for common elements within new development, similar to existing adjacent development. Trees are required in all front yards, and lotting design is intended to provide public views of open space, which would reduce potential visual impacts. Non-residential buildings are required to harmonize with the larger community in architectural detail and must blend into the natural environment and topography. Stark white finishes and mirrored glazing are discouraged in the General Development Plan policies and pedestrian plazas with landscaping, seating, and fountains are encouraged.

The Proposed Project includes 262 acres of open space areas, generally located in areas with slopes greater than 25 percent and in the project area's natural drainages. All natural drainages would be preserved within open space areas. Open space areas would be delineated at a minimum of 50 feet from the top of bank of the drainages or from the edge of the riparian area, whichever is greater. While the project site and the adjacent areas are currently undeveloped rural areas, development has been approved on surrounding properties. The Proposed Project also includes 60 acres of parks, which would provide usable recreation areas outside of open space areas. City of Rocklin General Plan Policy 1 calls for the preservation of open space areas. The preservation of the project area's natural drainages in open space areas and the provision of parks would support this policy. Policy 20 calls for development that is compatible with surrounding areas. Development on the project site would be considered generally visually compatible with surrounding areas because the surrounding properties have been approved for development similar to that proposed for the project site. Therefore, the Proposed Project would be compatible with relevant General Plan policies. For these reasons, the Proposed Project would be considered compatible with adjacent land uses.

Impact: **M-3 Light and glare from the Proposed Project could substantially alter the nighttime lighting character of the area.**

Significance: This is considered a Significant impact.

Mitigation: MMM-3(a) Light standards on commercial properties shall be placed to avoid light and glare on adjacent residential properties.

MMM-3(b) High intensity light producing uses, such as stadiums and ball fields, within the project area shall be located and oriented to

minimize visual impacts on adjacent residential areas. Lighting for stadiums and ball fields should be shielded and designed to distribute light in the most effective and efficient manner, using the minimum amount of light to achieve the necessary illumination for the use.

REQ-MM The project applicant shall ensure that roadway streetlights on the project site adhere to the City of Rocklin light standards.

Level of Significance

After Mitigation: This impact would be Significant and Unavoidable.

Discussion: The Proposed Project would create artificial light from residential and commercial uses. Development of the site would introduce lighting that is normally associated with these types of uses. Development would have the potential to reflect some sunlight during the day; however, residential structures are not likely to create substantial amounts of glare because of the materials used and the height of the structures. Night lighting would be readily apparent to neighboring properties that are not accustomed to development on the site, but the level of lighting would be typical of residential use and is not expected to significantly impact neighboring properties. This level of light would represent a change from the existing condition, but would not introduce lighting unlike that which already exists at other residences in the vicinity.

Commercial buildings would include lighting adjacent to buildings and in parking areas, and would, therefore, also have the potential to create light and glare. However, Commercial policies in the GDP discourage the use of stark white finishes and mirrored glass, and require that non-residential buildings use architectural elements that are compatible with neighboring residential properties. Therefore, the small-scale commercial properties would not create significant amounts of glare. The proposed Mitigation Measure, MMM-3(a) would reduce lighting impacts to a less-than-significant level.

The Proposed Project includes areas designated for schools, including a high school and a large community park, all of which would be adjacent to residential areas. Potential visual incompatibilities associated with the high school and community park would be from lighting from stadiums or ballparks that could illuminate adjacent residential areas. Mitigation Measure MMM-3(b) recommends siting of these light-producing uses to minimize impacts on adjacent uses and shielding of light fixtures. Although proper site design is likely to reduce lighting impacts to a large degree, if a level of lighting appropriate for competitive level sporting events is provided, it may not be feasible to significantly reduce the amount of light.

CUMULATIVE IMPACTS

The cumulative context for visual resource and light and glare impacts is buildout of the City of Rocklin General Plan and the surrounding areas, including the cities of Roseville and Lincoln.

Impact: **M-4 The Proposed Project would contribute to the cumulative change in visual character of the region from undeveloped open grazing land to urban development.**

Significance: This is considered a Significant impact.

Mitigation: No mitigation measures are available.

Level of Significance

After Mitigation: The impact would be Significant and Unavoidable.

Discussion: Continued growth and development in the Cities of Rocklin, Roseville, and Lincoln will result in a long-term change to the aesthetic character of the region, gradually altering the region from predominantly open land to urban. Such transition is already evident in many areas of the City of Rocklin. As growth continues, the prevalent visual character will become predominantly residential with fewer agricultural traits. Adherence to the development and design policies of the City of Rocklin General Plan would ensure that the visual character of areas developed in the future would be compatible with areas already developed in the City of Rocklin, but would not eliminate the shift from rural to urban. The City of Rocklin General Plan Update EIR¹ found that future development in accordance with the General Plan Update would substantially alter viewsheds and vistas and would result in a significant impact on visual resources that could not be mitigated to a less-than-significant level. The Proposed Project would contribute to the alteration of views and contribute to a significant cumulative transition of the vicinity from rural agriculture to residential, commercial, and industrial uses.

Impact: **M-5 The Proposed Project would contribute to cumulative light and glare, reducing views of the nighttime sky in the region.**

Significance: This is considered a Significant impact.

Mitigation: REQ-MM The project applicant shall ensure that roadway streetlights on the project site adhere to the City of Rocklin light standards.

Level of Significance

After Mitigation: The impact would be Significant and Unavoidable.

Discussion: As the region assumes a predominantly developed character, the cumulative level of light and glare will increase. Many areas that are presently undeveloped will support some level of outdoor lighting. The cumulative effect of this phenomenon will be an overall increase in nighttime light levels in the region, reducing views of the nighttime sky. The City of Rocklin General Plan Update EIR² found that future development in accordance with the General Plan Update would generate new sources of light and glare and result in a significant impact on visual resources that could not be mitigated to a less-than-significant level. The Proposed Project would contribute to the cumulative increase in light and glare.

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1. Sacramento Area Council of Governments, City of Rocklin, *Draft Environmental Impact Report City of Rocklin General Plan Update – 1990*, September 1990, page 105.
 2. Sacramento Area Council of Governments, City of Rocklin, *Draft Environmental Impact Report City of Rocklin General Plan Update – 1990*, September 1990, page 105.

N. CULTURAL RESOURCES

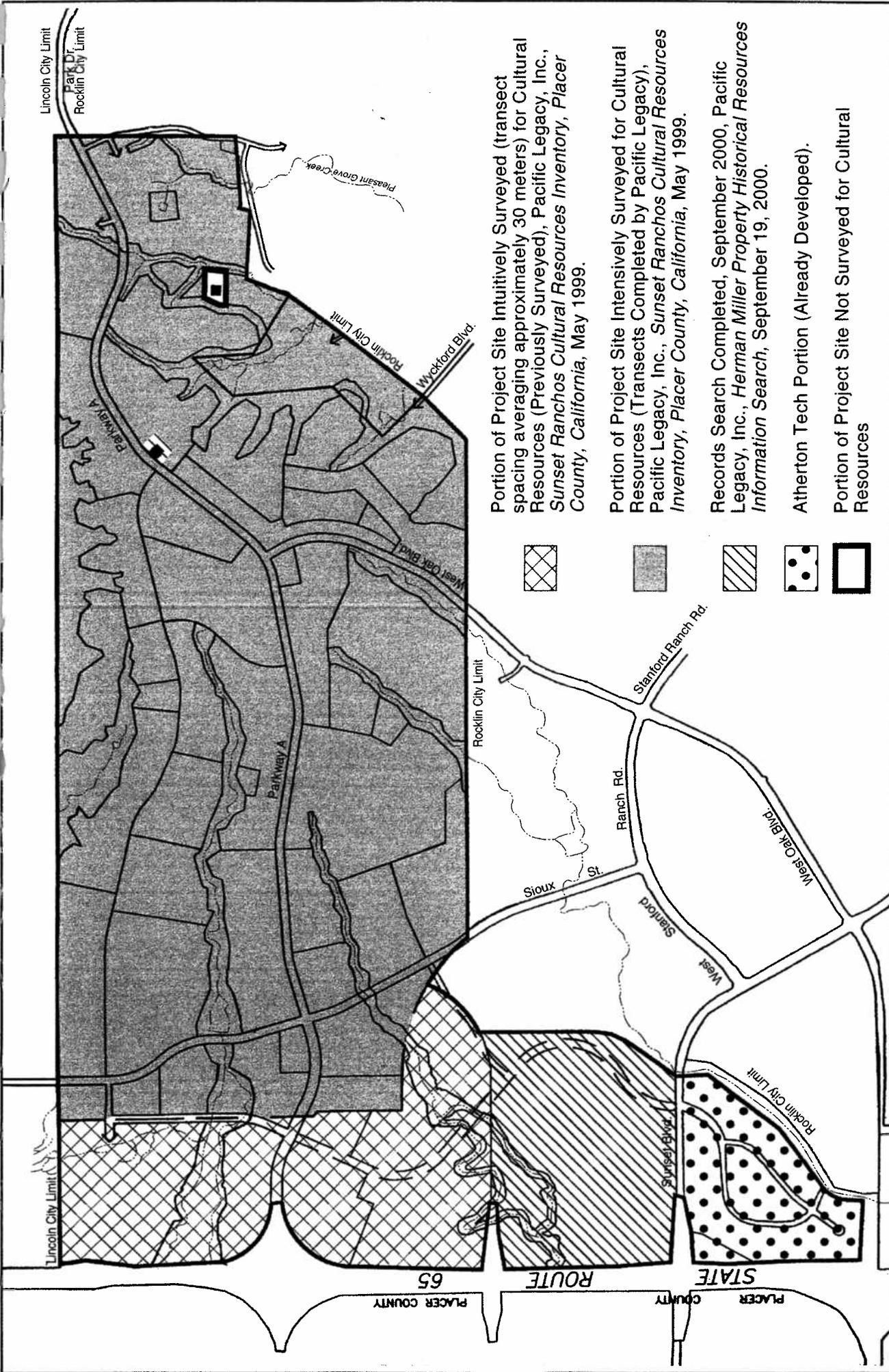
SCOPE AND METHODOLOGY

This chapter of the EIR describes cultural (prehistoric, historic, and unique archaeological) resources known to be located on the project site. Prehistoric resources are those sites and artifacts associated with indigenous, non-Euroamerican population, generally prior to contact with people of European descent. Historical resources include structures, features, artifacts and sites that date from Euroamerican settlement of the region. A unique archaeological resource means an archaeological artifact, object, or site about which it can be clearly demonstrated there is a high probability that it meets the criteria contained in California Public Resources Code section 21083.2(g). The extent to which development of the Proposed Project could remove, damage, or destroy existing historic or prehistoric resources is evaluated.

This analysis concluded that the Proposed Project, as well as other similar projects in the City, could impact previously unidentified historic and/or prehistoric resources during construction. The Community Development Department would be immediately notified should such resources be discovered. However, because this chance would exist through the construction period, this impact would remain significant. Also, the site contains an example of prehistoric rock art for which several protection options are available. Employment of any of these options would reduce the impact of disturbing the rock to acceptable levels. Lastly, off site improvements and development of new and existing sewer lines could impact previously undiscovered historic or prehistoric resources. The improvements to these sewer lines would occur in existing utility easements and in areas previously surveyed for cultural resources. Therefore, this potential impact would fall within acceptable limits.

Comments received on the Notice of Preparation (see Appendix A) did not address cultural resources. As discussed in the Initial Study (see Appendix A) the Proposed Project would result in less-than-significant impacts to paleontological resources and human remains. These issues are not addressed in the EIR.

Preparation of this chapter summarizes a review of two reports prepared for the Grupe Sunset Ranchos portion of the project site: *Sunset Ranchos Cultural Resources Inventory*, Placer County California, Pacific Legacy, Inc. (May 1999); and *Evaluation of Archaeological Sites PL-1 and CA-PLA-818 Sunset Ranchos Project*, Placer County California, Pacific Legacy, Inc. (June 1999). The work performed by Pacific Legacy included a pedestrian survey of approximately 1,500 acres of the Proposed Project site. The approximately 1,300-acre Sunset Ranchos portion of previously unexamined terrain was intensively surveyed by teams walking line-abreast transects. The remaining 200 acres of previously surveyed terrain, located in the western portion of the project site, were surveyed by a controlled initiative reconnaissance where knoll tops, lower stream terraces, shorelines, and other areas sensitive to the presence of cultural resources were intensively surveyed (see Figure N-1). Remaining areas, including slopes and upper stream terraces, were surveyed in a more general fashion, with transect spacing averaging



Portion of Project Site Intuitively Surveyed (transect spacing averaging approximately 30 meters) for Cultural Resources (Previously Surveyed), Pacific Legacy, Inc., *Sunset Ranchos Cultural Resources Inventory*, Placer County, California, May 1999.

Portion of Project Site Intensively Surveyed for Cultural Resources (Transects Completed by Pacific Legacy), Pacific Legacy, Inc., *Sunset Ranchos Cultural Resources Inventory*, Placer County, California, May 1999.

Records Search Completed, September 2000, Pacific Legacy, Inc., *Herman Miller Property Historical Resources Information Search*, September 19, 2000.

Atherton Tech Portion (Already Developed).

Portion of Project Site Not Surveyed for Cultural Resources

-  Portion of Project Site Intuitively Surveyed (transect spacing averaging approximately 30 meters) for Cultural Resources (Previously Surveyed), Pacific Legacy, Inc., *Sunset Ranchos Cultural Resources Inventory*, Placer County, California, May 1999.
-  Portion of Project Site Intensively Surveyed for Cultural Resources (Transects Completed by Pacific Legacy), Pacific Legacy, Inc., *Sunset Ranchos Cultural Resources Inventory*, Placer County, California, May 1999.
-  Records Search Completed, September 2000, Pacific Legacy, Inc., *Herman Miller Property Historical Resources Information Search*, September 19, 2000.
-  Atherton Tech Portion (Already Developed).
-  Portion of Project Site Not Surveyed for Cultural Resources

Figure N-1
Cultural Resources Survey

SOURCE: EIP Associates, June 2001.



-  Project Boundary
-  Existing Residence

approximately 30 meters.¹ Surveys were not performed on two small parcels of privately held and developed land within the greater project area because permission to access both parcels could not be obtained from the present landholders. A records and archival search was completed for the Herman Miller portion of the project site. The survey area is shown on Figure N-1.

Definition of Cultural Resources

Cultural resources, also termed “historical resources” or “historic properties,” consist of remains and sites associated with past human activities. These include prehistoric and protohistoric Native American archaeological sites, historic archaeological sites, and historic sites, buildings, structures, or objects. Another category of cultural resources includes traditional cultural properties. These are areas that have been, and often continue to be, of economic and/or religious significance to peoples of today. Traditional cultural properties may include Native American sacred areas where religious ceremonies are practiced, or landscapes, which are central to their origins or history as a people. Some historical resource sites may also be of cultural significance to contemporary Native Americans or other ethnic groups because they contain objects or elements important to their cultural heritage. Significant historical resources and traditional cultural properties are afforded protection under existing federal, State and local laws.

The Code of Federal Regulations includes specific information on the protection of historic resources. A historic property is defined to mean any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior. This term includes artifacts, records, and remains that are related to and located within such properties. The term includes properties of traditional religious and cultural importance to an Indian tribe or Native Hawaiian organization that meet the national Register criteria. The term eligible for inclusion in the National Register includes both properties formally determined as such in accordance with regulations of the Secretary of the Interior and all other properties that meet the National Register criteria (36 CFR 800.16).

The California Public Resources Code (PRC) defines a “unique archaeological resource” as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets the following criteria:

- 1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- 2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- 3) Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2).

The PRC further defines a historical resource as “a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources” (PRC section 21084.1).

1. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 9.

In addition, a "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California (PRC section 5020).

A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places 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.
- 4) Has yielded, or may be likely to yield, information important in prehistory or history (PRC section 5024.1; 36 CFR 60.4).

The City of Rocklin also includes specific policies in the General Plan aimed at protecting any historic or prehistoric resources, please see the discussion under Regulatory Setting.

SETTING

Biophysical Environment

The project area is located at the eastern margin of the Sacramento Valley and the lower foothills of the northern Sierra Nevada at elevations ranging from approximately 130 to 385 feet above mean sea level. The terrain rises to the east as a series of rolling hills, culminating at the peak of Telegraph Hill. Streams dissecting the site landscape in the project area are tributaries of Orchard Creek in the west and Pleasant Grove Creek in the east.

The terrain consists of Mehrten Formation, a volcanoclastic flow that is a source of a variety of rock types used by prehistoric people to fashion tools. Vegetation on the site varies from open annual grassland in the western part of the project area to oak woodland/savannah in the hills and incised drainages on the eastern portion of the site. The native California grassland flora of the prairie, dominated originally by bunch grass, has been almost completely replaced by introduced alien annual grasses and forbs suited to pasturing sheep and cattle.

The project area also supports diverse amphibian, reptile, bird and mammal species. Similar to the botanical communities, current animal populations are probably substantially altered in size, density, composition, and distribution from prehistoric populations.

Prehistoric

Native Americans could have lived in the Central Valley of California for more than 10,000 years. Several sites in the North Coast Ranges are arguably on the order of 10,000 to 12,000

years old.² Two sites near Sacramento (CA-SAC-370 and SAC-379) have been dated by stratigraphic position to between 12,000 and 18,000 years old. Artifacts from these sites could be related to a more geographically dispersed assemblage of crude artifacts, the Farmington Complex, which was found near Stockton on the eastern edge of the San Joaquin Valley. Although the age of the Farmington Complex has been a matter of debate for more than 40 years, the assemblage could potentially be 7,000 to 12,000 years old.³ Discovery of a single Clovis type projectile points from near Ebbetts Pass could indicate human use of the high Sierra east of the Sacramento Valley 11,000 years ago. Obsidian hydration rind measurements between 10 and 12 microns on artifacts of Napa Valley obsidian from CA-PLA-594/H and PLA-606-H, immediately north of the Sunset Ranchos site, could also imply ages of human use of these sites in excess of 9,000 years.⁴ Thus, although the earliest prehistory of the Sacramento Valley is not well known, circumstantial evidence implies that human beings may have been present there at the beginning of the Holocene.

Prior to Euroamerican settlement, the Rocklin area was part of the territory inhabited by the Valley Nisenan Maidu. At its greatest extent, Nisenan territory included lands from the Feather River south almost to the Cosumnes River and from the Sacramento River (both banks) east to the lower foothills (the upper foothills were occupied by related Foothill Nisenan between the Feather and Cosumnes Rivers). Permanent Nisenan villages, which varied in size, were located on raised areas along major water resources. Some villages included large dance-houses for regional gatherings. In addition to permanent villages, the Nisenan used temporary campsites when obtaining seasonal resources, stone quarries for tool-making, special sites of spiritual importance, and cemeteries for burial and mourning ceremonies.

Although the Nisenan are known to have fished and hunted, the acorn, which was produced in abundance by the native oak woodlands of the Sierra foothills, was the primary food staple. Grinding stones and pestles, located in proximity to the seasonal campsites and acorn sources, were used to process acorns into flour. The extensive occurrence of bedrock mortars (BRMs) throughout the Sacramento region is evidence of the importance of acorn processing to the Nisenan.

Ethnographic Resources

As stated above, the Rocklin area was part of the territory inhabited by the Valley Nisenan Maidu. Settlements of Nisenan were distributed in the area of the American, Bear and Yuba River drainages and the lower watershed of the Feather River. The large village site of Bamuma is reported near the modern town of Lincoln.⁵ Relatively large villages characterized Nisenan settlements with populations of as many as 500 persons, with smaller associated villages located nearby. The project site is situated in the portion of the Nisenan territory controlled by

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2. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 3.
 3. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 3.
 4. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 4.
 5. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 4.

dialectically distinct groups referred to as "Valley Nisenan," as differentiated from the "Hill Nisenan." The latter resided in more mountainous terrain to the east at elevations above 2,500 feet.

Historic Resources

Earliest European contact with the Nisenan probably occurred during the Moraga expedition into the Sacramento Valley in 1808. Although early Spanish explorations extended along the Sacramento River, little contact seems to have taken place in the project area. The earliest visits were probably of the American and Hudson's Bay trappers and a few American explorers. In 1833, an epidemic of malaria occurred from these contacts and a great many Native Americans in the Sacramento Valley died. In 1839 John Sutter established the first permanent Euroamerican settlement in the Sacramento Valley at Sutter's Fort in what is now the City of Sacramento.

Settlement of the Sacramento Valley area by ranchers and farmers developed slowly through the 1840s until the discovery of gold in the Mother Lode. The influx of tens of thousands of miners and related commercial enterprises and settlers into the area began the American period in California history and drastically altered the pre-Contact Nisenan culture. Gold discoveries in the 1850s and 1860s in Auburn Ravine and Secret Ravine near the project area resulted in dramatic growth in the population of western Placer County. In 1859 lots were being sold in the new town of Lincoln, established as the northern terminus of the California Central Railroad.

The project area lies on a portion of the vast holdings of the Whitney Ranch. The Whitney family played an important role in the development of western Placer County. George Whitney, the patriarch of the clan, was a seventh generation New Englander, from a family of farmers. After hearing of the discovery of gold in California, the elder Whitney sons traveled overland to the gold country. They chose to set up a mercantile business in San Francisco rather than try to become rich through mining. Three years later, Joel Parker also came to California and took up mining, then commercial game hunting, and eventually joined his brothers in the mercantile business. He set up an independent shipping business, making at least eight transcontinental trips by way of the Isthmus of Panama in the succeeding seven years.

During one of his return trips, George Whitney decided to visit his sons in California. He noted that there was an increasing need for mutton and wool. Most of the sheep in California at the time were from Texas, small in size with wool that was light and of an inferior quality. Since much of the imported wool at the time came from Australia, the Whitneys decided that it might be profitable to import Spanish Merino sheep from Australia to cross with Saxony rams from the east. George Whitney, Jr. went to Australia and purchased 400 ewes. Of this initial shipment, about 120 survived the long voyage. The flock was taken to Placer County and placed on the open range with a herder.

The senior George Whitney initially purchased a half section of land for sheep raising headquarters near what would become Rocklin. The 320-acre parcel was surrounded by thousands of unoccupied acres and open land. Because the crossbred sheep were extremely prolific, within a few years the need for more land became apparent. The Whitneys began acquiring all of the adjacent parcels as soon as finances permitted. By the time the senior

Whitney died in 1873, J. Parker Whitney had acquired control of the range and had 15,000 head of sheep.

J. Parker Whitney, who traveled extensively, had business interests in Colorado, New Mexico, and other parts of California. He built his family home near Rocklin on the lands acquired for the sheep business. His home site, known as the Spring Valley Ranch, included at least twenty buildings. Further improving his ranch in 1871, Whitney built major engineering works to provide a better water supply for the ranch. The water system allowed him to plant orchards and vineyards near the headquarters of the ranch in Spring Valley. After 1875 Whitney began to cultivate all of the available grain land on the ranch. Since the cultivation of grains required vast tracts of land in order to turn a profit, it is not surprising that Whitney dedicated 8,000 acres of his ranch to this production. Spread throughout the remainder of the vast acreage of the ranch lands were 11 sets of farm buildings, each of which usually included a small house with a few utility buildings and a barn for various farm animals.⁶

To connect the different buildings on the ranch complex, Whitney constructed over twenty-five miles of roads. These roads were approximately twenty-five feet wide and well crowned, with a slope of about two feet from the center of the road down to ditches on either side. The roads were surfaced with decomposed granite quarried from a pit on the ranch. Twelve granite bridges crossed the creeks on the main road from Rocklin to the headquarters, with other granite bridges on other roadways.⁷

Whitney maintained the roads with three horse-drawn graders. The largest was a huge iron and oak grader that required three men and a team of four heavy horses to operate it. He also had a small, light iron and oak grader that required only two men to operate. The final horse-drawn grader, purchased around 1900, was a small, light iron-wheel grader that could be drawn by a team of light horses but still required two men to operate. These graders had been abandoned in the ranch dump by 1939.⁸

J. P. Whitney retained control of the ranch until his death in 1913. His son Parker Whitney continued management at the ranch until his death eleven years later. During the subsequent years, the heirs sold off the ranch in large parcels, with the final sale in 1946 containing the old mansion (*Sacramento Bee*, October 23, 1958).

Summary of Previous Cultural Resource Studies

The following excerpt describes several previous archaeological surveys that have been performed in the project area.

Chavez (1982a) surveyed extremely small portions of the southwest Sunset Ranchos project area by "general surface reconnaissance" identifying no cultural resources within the project area.

6. Miller, Richard A. (Bob), *Fortune Built by Gun: The Joel Parker Whitney Story*, The Mansion Publishing Company, Walnut Grove, 1969, pages 159-167.
7. Miller, Richard A. (Bob), *Fortune Built by Gun: The Joel Parker Whitney Story*, The Mansion Publishing Company, Walnut Grove, 1969, pages 159-167.
8. Miller, Richard A. (Bob), *Fortune Built by Gun: The Joel Parker Whitney Story*, The Mansion Publishing Company, Walnut Grove, 1969.

Chavez identified historic stone wall along section and other property lines (most notably CA-PLA-647H), historic bridges, and sites associated with the Spring Valley (Whitney Ranch). Prehistoric sites, primarily bedrock mortar sites in Pleasant Grove Creek and its tributaries were also located during this survey.

Peak and Associates (1986a; 1986b) performed surveys totaling approximately 210 acres in the western portion of the Sunset Ranchos project area. They identified no archaeological sites and two isolated groundstone artifacts.

An investigation by Wills (1993) included the current project area. In addition to this, a number of cultural resources surveys have been completed on surrounding properties. These efforts have been reviewed and summarized by Cultural Resources Unlimited (1994) and Derr (1996), including surveys by Lindstrom (1989a) and Roop (1978). Other nearby studies are those by Hildebrandt et al. (1978), Foster et al. (1986), Davy (1989a, 1989b), Lindstrom (1989b), Peak and Associates (1989), Jackson (1995; 1996), and Jensen and Associates (1996a, 1996b, 1997a).⁹

An archaeological survey of approximately 1,500 acres of the project site was sponsored by Marchbrook Building Company. The survey was completed by Pacific Legacy, Inc. between February 10 and March 23, 1999 to inventory prehistoric Native American and historic cultural resources on the property.

The two resources identified as PL-1 and PL-818 were evaluated by Pacific Legacy to assess the potential eligibility of each site for listing in the National Register of Historic Places and, therefore, determining the significance of the sites per CEQA. Test excavations were completed between May 17 and May 26, 1999. The results of that study are included in *Evaluation of Archaeological Sites PL-1 and CA-PLA-818* (June 1999). In accordance with Section 106 of the National Historic Preservation Act of 1966, consultation was completed with the State Historic Preservation Officer (SHPO) regarding the two prehistoric sites (PL-1 and CA-PLA-818). SHPO concurred with the Area of Potential Effects identified for the Sunset Ranchos portion of the project by the Corps of Engineers (Corps). SHPO also concurred with the Corps' no historic properties affected determination.¹⁰ This determination included Native American consultation, initiated with a request to the Native American Heritage Commission.

An additional site survey was completed by Peak and Associates, Inc. in October 2000 to review the previous findings.

On-Site Cultural Resources

Field studies were conducted discontinuously between February 10 and March 23, 1999. Six archaeological sites (two consisting of historic-period loci), nine isolated artifacts (8 pieces of debitage and 1 core), and dam, pond, reservoir, rock wall, and rock alignment features were documented or noted in the project area.¹¹ Previous surveys identified two archaeological sites within the bounds of the Sunset Ranchos portion of the project area: CA-PLA-616 and PLA-818.

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9. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 6.
 10. Daniel Abeyta, Acting State Historic Preservation Officer, written correspondence to Tom Coe, Chief, U.S. Army Corps of Engineers, Sacramento, January 26, 2000.
 11. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page iii.

However, one of the sites previously recorded in the project area, CA-PLA-616 (a single boulder with one mortar), could not be found and may be covered by dense blackberry vines or other vegetation. Inventory results may be compromised by dense ground cover vegetation that limited visibility of mineral soils, and by the inconspicuous nature of the sparse lithic tool and debitage scatters that characterize some sites.¹²

The survey for this EIR resulted in the identification of two additional prehistoric archaeological sites (PL-1 and PL-2) and two historic bridges, which were recorded as a locus of CA-PLA-648/H. Rock walls and alignments were recorded as loci of CA-PLA-647H. Previously documented similar walls on portions of the historic Whitney Ranch to the immediate north and south of the project area are documented under this trinomial.

Previous studies recorded a very small portion of CA-PLA-636 as extending into the Sunset Ranchos portion of the project site. The site map was incorrectly drawn; however, and none of the features associated with the archaeological site occur west of the fence line that demarcates the boundary of the Sunset Ranchos portion of the project site.¹³ CA-PLA-636 and PLA-648/H (Locus B) were located, but found to be just outside the project area's eastern boundary. Therefore, these sites would not be affected by the Proposed Project.

CA-PLA-616

CA-PLA-616 is a previously documented archaeological site, and was originally recorded as "a single milling feature on a small volcanic boulder."¹⁴ The area of the site as plotted on the USGS topographic map was inspected during the 1999 survey. However, no milling features were identified in the site area. A number of factors could explain the inability to relocate the site: (1) slopewash could have buried the feature; a steep slope and evidence of erosion are present in the site area; (2) the expansion of a blackberry thicket in the site area could conceal a small milling feature; or (3) the feature may have been disturbed or removed. The site vicinity is frequently used as a shooting range and off-road vehicle area and exhibits extensive disturbance.¹⁵ For purposes of this EIR, it is assumed that CA-PLA-616 is as documented: a single mortar on an isolated boulder. Because this site could not be surveyed for this report, this site is considered potentially eligible for federal and/or State listing.

CA-PLA-818

CA-PLA-818 consists of six bedrock milling feature outcrops with a total of 16 bedrock mortars (BRMs). A previous record (Jensen & Associates 1997b) documents three features with seven

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12. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page iii.
 13. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 6.
 14. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 11.
 15. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 11.

BRMs.¹⁶ Despite dense grass cover, a light scatter of basalt flakes was identified during the 1999 survey. The site is in good condition but shows effects of stream erosion, rodent disturbance, historic livestock grazing, and modern recreational use.

Based on available data for the inventory study, CA-PLA-818 appeared to be potentially eligible for listing in the National Register of Historic Places. Test excavations were performed at this site in May 1999 by Pacific Legacy Inc. They recommended the site ineligible for listing in the NRHP or the California Register of Historical Resources.¹⁷ Therefore, these resources are not considered eligible for federal or State listing.

CA-PLA-647H /Rock Wall and Fence Lines

CA-PLA-647H, Loci D-H are walls, alignments, and fence lines on the historic Whitney (Spring Valley) Ranch that have been renumbered as site number CA-PLA-648H. Loci documented in this record (Loci D-H) consist of remains of stacked-rock walls and rock alignments. Evidence of wooden fence posts are present in several parts of each locus and an existing fence (with some posts still containing cut, square nails) is part of Locus H. All of the walls are constructed of local field rock. Many are collapsed, in disrepair, and barely visible beneath heavy grasses, while portions of several are relatively intact. All are situated in an open grassland environment developed on the eroded Mehrten Formation. Walls are located in drainages, on ridges, and across intermediate terrain. The various rock wall and fence line segments were determined not to be significant resources, because they lack important data, cannot be dated, and their historical context cannot be explicitly defined. For the most part they are substantially ruined, discontinuous, and the agricultural context in which they were established has been substantially lost. Their poor condition does not make them readily apparent to the public, and their compromised context does not make their interpretation obvious.¹⁸

CA-PLA-648H, Locus I

This site consists of two bridges of mortared, cut-granite blocks approximately 30 feet apart that serve as crossings over a small, southward-flowing seasonal stream drainage. The bridges are part of the road system for the Spring Valley Ranch. Eight other bridges have been previously recorded outside the project area as Loci A-H of CA-PLA-648H. This resource was determined not to be significant by Pacific Legacy Inc., because data was not present to address chronology, site formation process, settlement patterns, or social organization.

PL-1

PL-1 is an extremely sparse lithic scatter consisting of basalt, chert, and quartzite debitage. Seven flakes were identified at the site; all exhibit cortex and are either shatter, split cobble or primary reduction debris. The vegetation community is mostly non-native forbs and grasses

16. Pacific Legacy Incorporated, Evaluation of Archaeological Sites PL-1 and CA-PLA-818, Placer County California, June 1999, page 18.

17. Pacific Legacy Incorporated, Evaluation of Archaeological Sites PL-1 and CA-PLA-818, Placer County California, June 1999, page 34.

18. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 17.

common in the modern California annual grassland. At the time of recording, these grasses were very dense and sufficiently high to obscure artifacts and site boundaries.¹⁹ This resource was determined not to be a significant resource by Pacific Legacy Inc.

Based on available data for the inventory study, PL-1 appeared to be potentially eligible for listing in the National Register of Historic Places because of the important information it could yield regarding prehistory. However, test excavations were performed at this site in May 1999 by Pacific Legacy Inc., and they recommended the site ineligible for listing in the NRHP or the California Register of Historical Resources.²⁰ Therefore, this resource is not considered significant.

PL-2

PL-2 is a single boulder with three cupule elements (depressions ranging from 2 cm wide and less than 1 cm deep to 4 cm wide and 1 cm deep). This archaeological site consists of rock art, represented by cupule elements exclusively.²¹ One cupule is well defined, one is moderately well defined and one is poorly developed. Exposure is open and the vegetation community is mostly non-native forbs and grasses. Site integrity is good, with erosion and possible impacts from sheep ranching and modern use of the site vicinity for recreation and as an unofficial dump, evidenced by recent trash piles in the area. This site qualifies as eligible for listing on the National Register under Criterion C, and is considered significant due to the distinctive characteristic it embodies in terms of manufacture, period, and type. Cupules, as petroglyphs, qualify under Criterion C for their artistic merit. Rock art sites are typically regarded by Native Americans as having special cultural significance.²²

Parcels Not Surveyed

As mentioned at the beginning of this chapter, two parcels on the Sunset Ranchos portion of the Proposed Project site were not surveyed because permission to access both parcels could not be obtained from the present landholders. They are: a roughly 2.5-acre rectilinear parcel in the northwest quadrant of Section 1 (T11N/R6E); and a roughly 10-acre rectangular parcel in the approximate center of this same section. The ground in the 2.5-acre parcel has been cleared with heavy machinery (presumably by the landowner). The 10-acre parcel is situated in an oak parkland environment along a tributary to Pleasant Grove Creek in an area characterized by diorite outcrops.

A records and archival search was completed for the Herman Miller Property. This area is considered potentially sensitive for the presence of cultural resource. The Atherton Tech portion of the project site was not surveyed because this portion is already developed.

19. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 12.

20. Pacific Legacy Incorporated, Evaluation of Archaeological Sites PL-1 and CA-PLA-818, Placer County California, June 1999, page 34.

21. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 6.

22. Pacific Legacy Incorporated, Sunset Ranchos Cultural Resources Inventory, Placer County California, May 1999, page 15.

In addition, there are five areas just outside and south of the project boundaries where the Proposed Project would improve existing sewer lines by either connecting the project's sewer lines to them, or upsizing the existing pipes. These pipes and their location are shown on Figure J-2 in the Public Utilities section. All work on these off site pipes would be performed in existing utility easements that were environmentally cleared under earlier CEQA documentation.

REGULATORY SETTING

Federal, State and local governments have developed laws and regulations designed to protect significant cultural resources that could be affected by actions that they undertake or regulate. The National Environmental Policy Act (NEPA), National Historic Preservation Act (NHPA) and the California Environmental Quality Act (CEQA) are the basic federal and state laws governing preservation of historic and archaeological resources of national, regional, State and local significance.

Federal

Federal regulations for cultural resources are governed primarily by Section 106 of the NHPA of 1966. Section 106 of NHPA requires Federal agencies to take into account the effects of their undertakings on historic properties and affords the Advisory Council on Historic Preservation a reasonable opportunity to comment on such undertakings. The Council's implementing regulations, "Protection of Historic Properties" are found in 36 Code of Federal Regulations (CFR) Part 800. The goal of the Section 106 review process is to offer a measure of protection to sites, which are determined eligible for listing on the National Register of Historic Places. The criteria for determining National Register eligibility are found in 36 CFR Part 60. Amendments to the Act (1986 and 1992) and subsequent revisions to the implementing regulations have, among other things, strengthened the provisions for Native American consultation and participation in the Section 106 review process. While federal agencies must follow federal regulations, most projects by private developers and landowners do not require this level of compliance. Federal regulations only come into play in the private sector if a project requires a federal permit or if it uses federal money.

State

State historic preservation regulations affecting this project include the statutes and guidelines contained in the California Environmental Quality Act (CEQA; Public Resources Code sections 21083.2 and 21084.1 and section 15064.5 of the CEQA guidelines). CEQA requires lead agencies to carefully consider the potential effects of a project on historical resources. An "historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record or manuscript, which is historically or archaeologically significant (Public Resources Code section 5020.1). Section 15064.5 of the CEQA Guidelines specifies criteria for evaluating the importance of cultural resources, including:

- (1) The resource is associated with events that have made a contribution to the broad patterns of California history;

- (2) The resource is associated with the lives of important persons from our past;
- (3) The resource embodies the distinctive characteristics of a type, period, region or method construction, or represents the work of an important individual or possesses high artistic values; or
- (4) The resource has yielded, or may be likely to yield, important information in prehistory or history.

Advice on procedures to identify such resources, evaluate their importance and estimate potential effects is given in several agency publications such as the series produced by the Governor's Office of Planning and Research (OPR).²³ The technical advice series produced by OPR strongly recommends that Native American concerns and the concerns of other interested persons and corporate entities, including but not limited to, museums, historical commissions, associations and societies be solicited as part of the process of cultural resources inventory. In addition, California law protects Native American burials, skeletal remains and associated grave goods regardless of their antiquity and provides for the sensitive treatment and disposition of those remains (California Health and Safety Code Section 7050.5, California Public Resources Code sections 5097.94 *et seq.*).

California Historic Register

The State Historic Preservation Office (SHPO) also maintains the California State Register of Historic Resources (CRHR). Properties that are listed on the National Register of Historic Properties (NRHP) are automatically listed on the CRHR, along with State Landmarks and Points of Interest. The CRHR can also include properties designated under local ordinances or identified through local historical resource surveys.

Local

City of Rocklin General Plan

Action Plan for Open Space, Conservation, and Recreation Needs:

15. The City will require that an archeological easement to the City of Rocklin be recorded over all significant archeological sites to be preserved. Such easements shall provide for scientific and cultural research on the property with City approval.
16. The City will condition projects when unknown archaeological resources are discovered during the course of construction, and will require the developer to stop work immediately around the site and to also notify appropriate federal, state, and local agencies.

5. Open Space, Conservation and Recreation Goal and Policies

Goal: To designate, protect, and conserve natural resources, open space, and recreation lands in the City; and provide opportunities for recreational activities to meet the citizen needs.

Policy 3: To encourage the protection of historically significant and geologically unique areas and encourage their protection.

23. State of California, Governor's Office of Planning and Research, CEQA and Archaeological Resources, 1994.

The Proposed Project would be consistent with the City of Rocklin policies regarding cultural resources. As described under Impact N-1, there are no listed historic properties within the project sites and Mitigation Measure NMM-1(a) through (c) requires that the discovery of any subsurface resources would require work to cease and the notification of appropriate individuals. The project is consistent with the General Plan, Action Plan for Open Space, Conservation, and Recreation Needs, and Policy 3 under Open Space, Conservation and Recreation Goal and Policies.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Create a substantial adverse change in the significance of an historical or unique archaeological resource, pursuant to section 15064.5 of the State CEQA Guidelines; or
- Directly or indirectly destroy a unique paleontological resource or geologic feature.

IMPACTS AND MITIGATION MEASURES

Impact: **N-1 Implementation of the Proposed Project could damage or destroy previously unidentified historic and/or prehistoric resources.**

Significance: This is considered a Potentially Significant impact.

Mitigation: NMM-1(a) If, during construction, the project applicant, any successor in interest, or any agents or contractors of the applicant or successor discovers a cultural resource (such as CA-PLA-616) that could qualify as either an historical resource or a unique archaeological resource, work shall immediately stop within 100 feet of the find, and both the City of Rocklin and a representative of the Indian Community shall be immediately notified. Work within the area surrounding the find (i.e., an area created by a 100-foot radius emanating from the location of the find) shall remain suspended while a qualified archaeologist, retained at the applicant's expense, conducts an onsite evaluation, develops an opinion as to whether the resource qualifies as either an historical resource or an unique archaeological resource, and makes recommendations regarding the possible implementation of avoidance measures or other appropriate mitigation measures. Based on such recommendations, as well as any input obtained from the Indian Community within 72 hours (excluding weekends and State and federal holidays) of its receipt of notice regarding the find, the City shall determine what mitigation is appropriate. At a minimum, any Native American artifacts shall be respectfully treated and offered to the Indian

Community for permanent storage or donation, at the Indian Community's discretion, and any Native American sites, such as grinding rocks, shall be respectfully treated and preserved intact. In considering whether to impose any more stringent mitigation measures, the City shall consider the potential cost to the applicant and any implications that additional mitigation may have for project design and feasibility. Where a discovered cultural resource is neither a Native American artifact, a Native American site, an historical resource, nor an unique archaeological resource, the City shall not require any additional mitigation, consistent with the policies set forth in Public Resources Code sections 21083.2 and 21084.1.

NMM-1(b) If, during construction, the project applicant, any successor in interest, or any agents or contractors of the project applicant or successor discovers any human remains, the following steps should be taken:

(1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

(A) The project applicant or its successor in interest contacts the Placer County Coroner so that Coroner can determine whether any investigation of the cause of death is required, and

(B) If the Coroner determines the remains to be Native American:

1. The Coroner shall contact the Native American Heritage Commission within 24 hours (excluding weekends and State and federal holidays).

2. After hearing from the Coroner, the project applicant or its successor in interest shall immediately notify the City of Rocklin and a representative from the Indian Community of the Coroner's determination, and shall provide the Indian Community the opportunity, within 72 (excluding weekends and State and federal holidays) hours thereafter, to identify the most likely descendant.

3. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

4. The most likely descendent, as identified by either the Native American Heritage Commission or the Indian Community, may make recommendations to the landowner or the person responsible for the excavation work, for

means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or

(2) Subject to the terms of paragraph (3) below, where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

(A) The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours (excluding weekends and State and federal holidays) after being notified by the Commission.

(B) The Indian Community is unable to identify a most likely descendent, or the most likely descendant identified by the Indian Community failed to make a recommendation within 72 hours (excluding weekends and State and federal holidays) after the project applicant or its successor notified the Indian Community of the discovery of human remains; or

(C) The landowner or its authorized representative rejects the recommendation of the descendant identified by the Commission, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(3) In the event that the Coroner determines that the remains are Native American in origin, and the Native American Heritage Commission and the Indian Community agree that the remains are of a person associated with the historic United Auburn Indian Community, the project applicant or its successor, if permitted by state law, shall provide the remains and any associated grave goods to the Indian Community with the understanding that the Indian Community will provide for burial with appropriate dignity at an appropriate location that will not be subject to future disturbance.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: No State or federal inventories have listed historic properties within the project site; however, as discussed above, there are identified prehistoric resources that could be eligible for the NHRP, so the loss of this resource would be significant. Please see Impact N-2 for a discussion of this resource on the project site. In addition to the known resources on the project site, the site could also contain unidentified resources, including those identified as "unique" archaeological resource.

As discussed previously in this chapter, two parcels on the Sunset Ranchos portion of the Proposed Project site were not surveyed. In addition, Site CA-PLA-616 could not be relocated in recent inspections. Therefore, the cultural significance of the site is undetermined. Because the exact location of this previously recorded site is not identified, it could be disturbed by construction or operation of the Proposed Project. Previously unidentified resources could exist in areas that have been surveyed.

Excavation and grading activities during project construction could damage or destroy any undiscovered subsurface historic or archaeological resources. State law requires that specific steps be taken when Native American sites or artifacts, or human remains are discovered. Mitigation measures OMM-1(a) through (c) would ensure that if the project applicant discovered any unknown resources during project construction, the appropriate entities would be contacted, and the resources would be treated appropriately.

Impact: **N-2 Implementation of the Proposed Project could damage or destroy prehistoric resource PL-2.**

Significance: This is considered a Significant impact.

Mitigation: NMM-2(a) Prior to grading, an open space area around the boulder of at least 100 feet in diameter shall be created to preserve the site, and provide public interpretation of the site through signage. Some measure of protection, such as fencing, must be afforded to the deposit if it is present.

NMM-2(b) If in-place preservation is not possible, the project applicant shall consult with concerned Native Americans and move the boulder to another location where it can be preserved. If a deposit is present, data recovery excavations shall be conducted.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The construction of the Proposed Project would compromise the setting in which the rock art site (PL-2) presently exists and could damage any associated deposits. PL-2 consists of a cupule petroglyph on the Sunset Ranchos portion of the Proposed Project site. As discussed above, this petroglyph possess "high artistic value and merit" and rock art sites typically are regarded by Native Americans as having special cultural significance. This site is located in an area where development could occur. It is anticipated that project construction would require the removal of this artifact. The creation of an open space area surrounding the site would allow for the in-place preservation of the resource. The presence of an associated deposit remains speculative. In-situ preservation of the boulder and a buffer surrounding it would protect and preserve any associated deposit. If preservation is infeasible, consultation shall be conducted with concerned Native Americans in the region to determine if the relocation of the boulder is appropriate. With their consent, the boulder could be relocated. The possible associated deposit shall be test-excavated to determine its importance. If determined to be important, data recovery

excavations shall be undertaken. If it is not important, no further action would be required. These measures will ensure that the resource is preserved, either in place or at a new location, and that any associated deposits will also be preserved or, if the boulder is moved, identify and treated appropriately.

Impact: **N-3 Construction of offsite infrastructure could damage or destroy undiscovered archeological and/or historic resources.**

Significance: This is considered a Significant impact.

Mitigation: NMM-3 In the event that cultural resources are uncovered during project construction (e.g., foundations, historic tools, refuse/trash piles, shell deposits, arrowheads, chip stone, objects that appear to be out of place are observed), implement Mitigation Measures NMM-1(a) through (b)).

Level of Significance After Mitigation: The impact would be Less than Significant.

Discussion: As discussed in Chapter 2, Project Description, and Chapter J, Public Utilities, the Proposed Project would require the construction of offsite infrastructure such as sewer infrastructure. The offsite infrastructure would be placed within existing utility easements and these areas were previously studied for prehistoric and historic resources. Should previously unidentified resources be discovered during construction of offsite infrastructure, these resources would be handled as outlined in Mitigation Measure NMM-1.

CUMULATIVE IMPACTS

Impact: **N-4 The Proposed Project, in combination with additional development in the City and County, could disturb previously identified or unidentified cultural resources.**

Significance: This is considered a Significant impact.

Mitigation: NMM-4 Implement Mitigation Measure NMM-1.

Level of Significance After Mitigation: The impact would be Significant and Unavoidable.

Discussion: Cultural resources are unique and non-renewable resources, and development activities continue to damage and destroy both prehistoric and historic sites and features in many cases before the information inherent in them can be reviewed, recorded, and interpreted.

Existing, but yet undiscovered, archeological sites in the project site, including prehistoric resources, could contain important information pertinent to the general understanding of the prehistoric past of this region.

The Proposed Project, along with other cumulative development in South Placer County, could damage or destroy cultural resources particular to the area. The archaeology of prehistoric resources in their original contexts is crucial in developing an understanding of the social, economic, and technological character. The boundaries of an archaeologically important site could extend beyond the property boundaries. As a result, a meaningful approach to preserving and managing cultural research must focus on the likely distribution of cultural resources, rather than on project or parcel boundaries. The cultural system is represented archaeologically by the total inventory of all sites and other cultural remains.

There is one recorded culturally significant resource (PL-2) known to exist within the project site, and there could be subsurface resources. If they were damaged or destroyed during construction, these resources would lose their ability to add to an understanding of the County's and the region's prehistory and history. Even though existing federal, State and local laws and policies protect prehistoric and historic resources, the loss or removal of any one archaeological site can affect others in a region because these other properties are best understood completely in the context of the cultural system of which they (and the destroyed resource) were a part. If these resources were damaged or destroyed during construction, these resources would lose their ability to add to an understanding of the County's and the region's prehistory and history. This is considered a significant and unavoidable cumulative impact.

O. GEOLOGY, SEISMICITY, AND SOILS

SCOPE AND METHODOLOGY

This chapter describes the geologic and soils conditions within the project site and discusses the potential for geohazards associated with the geologic and seismic characteristics and soil constraints of the project site.

The analysis of potential geology, soils, and seismicity impacts is based on available technical reports and published information. Information obtained from these sources was reviewed and summarized to establish existing conditions. The information sources are specifically referenced in the discussion or are included in the references at the end of this section. This chapter also provides an overview of the regulatory framework that addresses geologic hazards.

The analysis performed for this EIR determined that people and property in the project area, as well as throughout the region, could be subject to groundshaking from earthquakes in the future. Also, technical studies will identify specific construction methods to ensure that proper engineering methods are employed to work in the type of soils found on the project site. Project development would also incorporate specific techniques to minimize sedimentation in downstream waters during and after project construction. By developing the project in accordance with the Uniform Building Code and the California Building Code, these potential impacts would be reduced to acceptable levels.

The Initial Study and Notice of Preparation (see Appendix A) prepared for the Proposed Project identified erosion due to the loss of topsoil as a potentially significant impact; impacts associated with erosion are discussed in this chapter. The Initial Study also identified impacts that were determined to be potentially significant, such as groundshaking due to seismic activity, unstable earth conditions (i.e., liquefaction and landslides), and unstable or expansive soils; however, because these issues require mitigation to make them less than significant, they are discussed in more detail in this EIR. The Initial Study did not consider the issue of having soils incapable of supporting septic tanks a significant impact, as the site would be served by municipal wastewater services; this issue, therefore, is not discussed in this chapter. In addition to the issues discussed in the Initial Study, a comment letter received in response to the Notice of Preparation raised concerns regarding the need for grading requirements at the project site; this issue is also addressed in the chapter.

Potential impacts related to seismic hazards, subsurface rock and surface soils characteristics, and erosion were determined assuming site development and conceptual design as presented in the Draft General Development Plan (GDP) (June 2001). The extent to which construction and occupancy of the project site could affect geologic or soils resources, or be affected by potential geologic hazards, and whether those effects would be significant, is based on the criteria described in the Significance Criteria adopted by the City of Rocklin.

SETTING

Topography and Drainage

The project site, located at the transition of the eastern part of the Great Valley geomorphic province and western Sierra Nevada, is characterized by rolling terrain with broad ridges and steep ravines consisting of volcanic and granitic rock with limited soil development. Numerous rock outcrops exist within steeply sloping ravines near the northerly and easterly boundaries. Elevations range from approximately 140 feet above sea level in the west to 385 feet in the east.¹

The topography of the Sunset Ranchos portion of the project site is relatively flat in the southwest, becoming moderately steep in the eastern part. Knolls and short south- and northeasterly-trending ridges branching from Telegraph Hill characterize the eastern portion of the property. Slopes are generally steeper along the ridgelines that extend toward the east. About 70 percent of the property, mainly to the west, is seldom above 8 percent gradient. The most extensive slopes occur in conjunction with existing natural drainageways. The topography of Parcel K consists of a small box canyon extending out from the developed portions of Stanford Ranch to the south. Slopes range from relatively flat (5 percent) to steep (40 percent). Steeper slopes are located around the perimeter, closer to the canyon's ridgelines. The SR 65 Corridor site is generally level with few topographic features.²

The predominant drainage pattern in the Sunset Ranchos portion of the site is towards the west and southwest, with several seasonal streams draining the site's central highlands. In the Parcel K portion, drainage is generally north to south,³ and several ponds are present throughout the project site. Additional information on natural drainage characteristics is provided in Chapter P, Hydrology, Water Quality, and Flooding.

Springs are common along the bluffs composed of volcanic caprock and in granitic rock areas. Groundwater also frequently perches on the contact between bedrock and surface soil, especially during winter and spring. Fluctuations in groundwater levels may occur, and springs may be active on hillsides and in the lower elevations on a seasonal basis.^{4,5,6}

Geology

Mountain building, volcanic activity, and erosion of the Sierra Nevada have shaped the geologic and tectonic structure of the region and the project site. Principal geologic units that occur in the region

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1. Terrance E. Lowell & Associates, Inc., *Draft North West Rocklin General Development Plan*, June 18, 2001.
 2. Terrance E. Lowell & Associates, Inc., *Draft North West Rocklin General Development Plan*, June 18, 2001.
 3. Terrance E. Lowell & Associates, Inc., *Draft North West Rocklin General Development Plan*, June 18, 2001.
 4. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.
 5. Anderson Consulting Group, *Preliminary Geotechnical and Geologic Review Parcel K project*, November 29, 1999.
 6. Anderson Consulting Group, *Predesign Preliminary Opinion of Probable Site Excavation Costs for Sunset Ranchos*, November 29, 1999.

and vicinity of the project site include granitic rock types, the volcanic Mehrten formation, and younger sedimentary rocks and alluvial materials. These features are an important consideration in evaluating site-specific geotechnical issues. A brief summary of site-specific geologic features is presented below. A discussion of geologic features as they pertain to hydrologic conditions in the project site is presented in Chapter P, Hydrology, Water Quality, and Flooding.

Six distinct geologic units occur in the project site: volcanic mudflow breccia of the Mehrten formation; volcanic sandstone and cobble conglomerate of the Mehrten formation; siltstone, claystone, and conglomerate of the Valley Springs formation; granitic bedrock materials of the Rocklin pluton; the Riverbank formation, and the Turlock Lake formation (see Figure 0-1).^{7,8,9}

The Mehrten formation is relatively impermeable and weather-resistant. Over time, less resistant rock materials were eroded, leaving areas of Mehrten formation as broad ridges and plateaus above the lower terrain. The Mehrten mudflow component covers about 60 percent of the project site. This rock type consists of angular pieces and blocks of black, gray, and red fine-grained prophyritic andesite fragments. Most of this unit is present on the ridge tops as caprock. The Mehrten conglomerate, which covers about 35 percent of the site, consists of rounded andesitic pebbles and cobbles in a slightly to well-cemented matrix of andesitic sand and silt. This unit is exposed on top and in the sides of the main ridges and on the narrower, westerly-trending ridges extending from the main ridges.

The Valley Springs formation is exposed on the sides of the ridges and hills beneath the Mehrten formation and covers about 5 percent of the site. It consists primarily of interbedded claystone, siltstone, and sandstone with conglomerate containing pebbles and cobbles of metamorphic and granitic rock.

The granitic bedrock of the Rocklin pluton underlies the Valley Springs and Mehrten formations. Rock types include granite, quartz monzonite, granodiorite, and quartz diorite. The bedrock is exposed as boulder outcrops in the eastern part of the project site and is at or near the surface at some locations. One boulder extends up to 20 feet above existing grade.¹⁰ Differential weathering has resulted in areas of hard rock along with highly weathered areas of decomposed granite.¹¹

The Riverbank Formation, which consists of terrace deposits of unconsolidated to semi-consolidated sand, silt, and clay, generally covers the surface in lower areas in the southeastern part of the project Figure 0-1

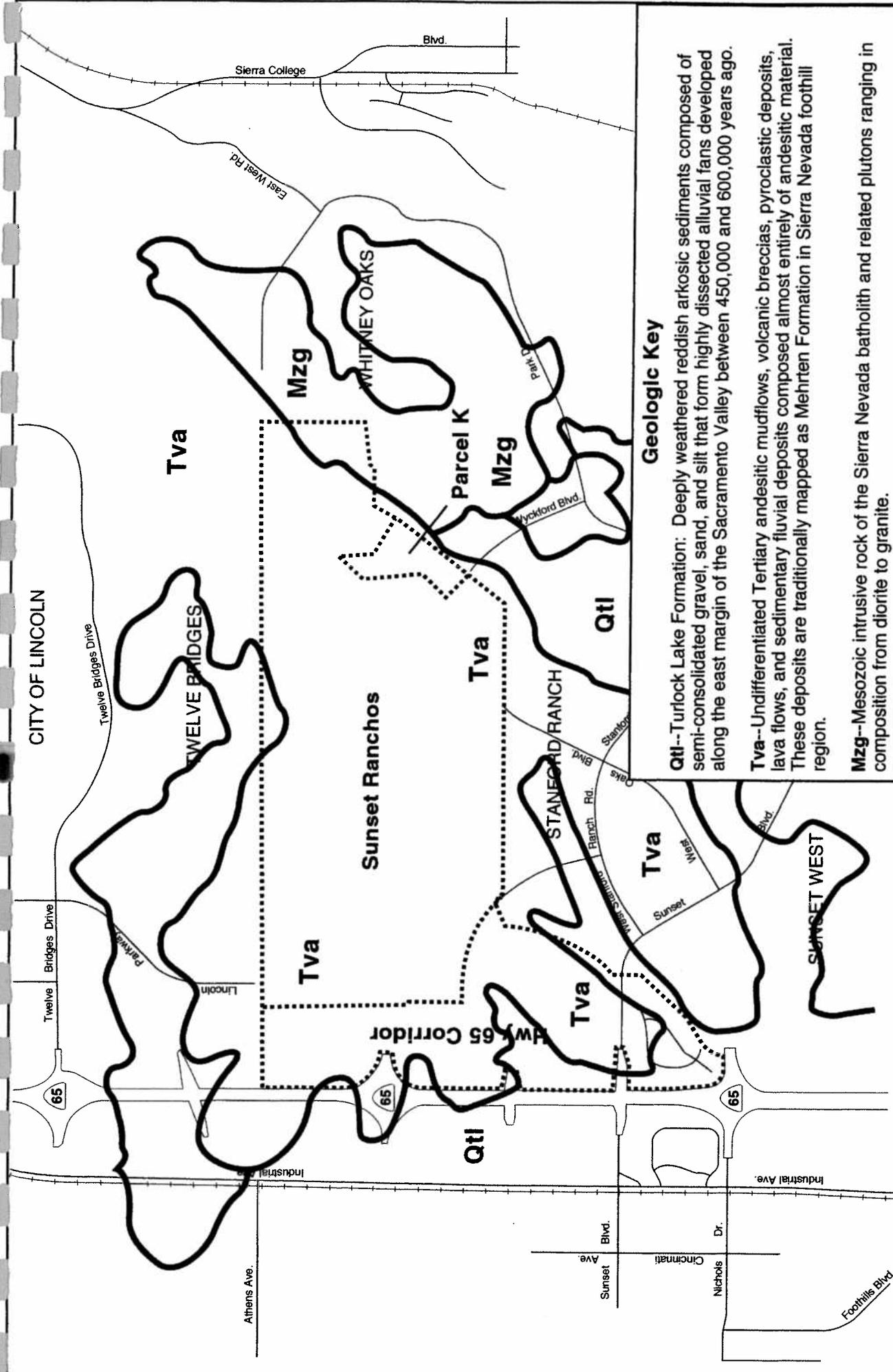
7. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

8. Anderson Consulting Group, *Preliminary Geotechnical and Geologic Review Parcel K project*, November 29, 1999.

9. California Division of Mines and Geology, *Geologic Map of the Sacramento Quadrangle, Scale 1:250,000*. DMG Regional Geologic Map Series Map No.1A, 1987.

10. Anderson Consulting Group, *Preliminary Geotechnical and Geologic Review Parcel K project*, November 29, 1999.

11. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.



CITY OF LINCOLN

Tva

Mzg

Sunset Ranchos

Tva

STANWOOD RANCH

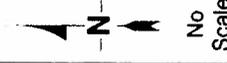
Qtl

SUNSET WEST

Geologic Key
Qtl--Turlock Lake Formation: Deeply weathered reddish arkosic sediments composed of semi-consolidated gravel, sand, and silt that form highly dissected alluvial fans developed along the east margin of the Sacramento Valley between 450,000 and 600,000 years ago.
Tva--Undifferentiated Tertiary andesitic mudflows, volcanic breccias, pyroclastic deposits, lava flows, and sedimentary fluvial deposits composed almost entirely of andesitic material. These deposits are traditionally mapped as Mehrten Formation in Sierra Nevada foothill region.
Mzg--Mesozoic intrusive rock of the Sierra Nevada batholith and related plutons ranging in composition from diorite to granite.

Figure O-1
Project Site
Geology

SOURCE: Lloyd, Ralph C., "Geologic Map of Placer County, California," Plate 1, Mineral Land Classification of Placer County, California, CDMG Open-File Report 95-10; EIP Associates, June 2001.



- Proposed Project Site
- Geologic Boundaries

site (Parcel K). The Turlock Lake Formation is present generally in the Highway 65 Corridor portion of the project site. This rock unit contains semi-consolidated arkosic gravel, sand, and silt.¹²

Seismicity and other Geologic Hazards

Faults

There are no active faults on the project site.¹³ As such, the project site would not be subject to fault rupture or any special development standards associated with Alquist-Priolo Earthquake Faulting Zoning Act (formerly Alquist-Priolo Special Studies Zone) requirements.

The City of Rocklin General Plan identifies two known and five inferred faults within the City itself.

The two known faults are present in the western part of Rocklin, the longest of which extends from State Route 65 to Midas Avenue in the northern part of the City. The inferred faults traverse the Stanford Ranch, Fairway Heights, Sunset Whitney, Sunset East, Woodbridge, and Secret Ravine-Sierra Bluffs, and Del Mar areas in Rocklin.¹⁴

Approximately 40 miles north of Rocklin is the Cleveland Hills fault, which ruptured in 1975, and is considered an active component of the Foothills fault complex. Another active component of this complex is the Spenceville fault, located approximately 20 miles northeast of the project site. Three inactive faults have been identified ranging from about 8 to 15 miles south and southeast of the project area.¹⁵ Other active and potentially active faults are present within an approximately 60-mile radius of the project site.¹⁶

The nearest known active faults are the Dunnigan Hills fault (35 miles west) and the Hunting Creek fault (60 miles west). To the northeast is the active North Tahoe fault (66 miles). Closer to the project site, major potentially active faults associated with the Foothills fault system include the Bear Mountains and Wolf Creek fault zones (approximately 12 miles east of the project site), and Melones fault zone (approximately 30 miles east). The Foothills system is well defined, and includes approximately 25 other mapped but unnamed, smaller faults. According to California Division of Mines and Geology (CDMG) data, these faults have not shown any activity during the last 1.6 million years; however, geologic investigations of the seismic safety of the Auburn dam site suggest these faults are potentially active.¹⁷ Therefore, the possibility exists that movement along these

12. California Division of Mines and Geology, *Geologic Map of the Sacramento Quadrangle, Scale 1:250,000*. DMG Regional Geologic Map Series Map No.1A, 1987.

13. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

14. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

15. City of Lincoln, *Revised Twelve Bridges Specific Plan Draft Subsequent Environmental Impact Report* (SCH No. 97022074), August 1997.

16. California Division of Mines and Geology, *Fault Activity Map of California and Adjacent Areas, Scale 1:750,000* Geologic Data Map No. 6, 1994.

17. California Division of Mines and Geology, *Technical Review of the Seismic Safety of the Auburn Dam Site*, Special Publication 54, 1979, in "Review of Seismic-Hazard Issues Associated with the Auburn Dam project, Sierra Nevada Foothills, California," prepared by U.S. Geological Survey Auburn project Review Team, USGS Open-File Report 96-0011, 1996.

faults could occur. Active faults in the San Francisco Bay Area, including the San Andreas, Rodgers Creek, and Hayward-Calaveras faults are located approximately 80 miles west. Subsurface faults associated with the Coast Ranges-Sierran block boundary, once believed to be inactive but now considered active and capable of producing large-magnitude earthquakes,¹⁸ are located approximately 50 miles west of the project site.

Groundshaking

Due to the presence of active and potentially active faults in the region, the project area could experience seismically induced groundshaking. However, according to the most recent estimates published by the CDMG, the area of California where the project site is located has a low potential for strong seismic groundshaking.¹⁹ The last geologic activity recorded in the area with a magnitude of 4 or greater, measured on the Richter Scale, occurred in 1908. The epicenter of this event was located on a north-south line between Folsom and Auburn and on an east-west line between Placerville and Roseville. Many swarms of extremely low-level earthquakes, or microseisms, have been recorded in the Rocklin-Lincoln area since 1976. Most of the events, which had a Richter magnitude of 1.5 or less, were densely clustered near the western edge of the Penryn and Rocklin plutons (igneous rock formed beneath the surface).²⁰ The maximum credible earthquake (MCE) for the region is assumed to be a 6.5 on the Richter Scale.²¹

The seismic hazards at the project site are considered to be minimal. Primary effects of seismic activity such as ground rupture or tectonic creep (movement of tectonic plates) are not expected to occur unless an unknown or buried fault were to rupture. Seismically-induced landsliding is not anticipated to occur on natural slopes because slope material is competent, and no landslides have been observed within the site.

Liquefaction and Ground Subsidence

Liquefaction is a phenomenon whereby granular material (silt or sand) is transformed from a solid state into a liquid state (i.e., quicksand) as a result of a seismic activity. The primary factors deciding liquefaction potential of a soil deposit are: (1) the level and duration of seismic ground motions; (2) the type and consistency of the soils; and (3) the depth to groundwater. Ground subsidence is typically due to densification of subsurface soils during or subsequent to a seismic event. Generally, loose, granular soils (sands, silts) would be most susceptible to densification resulting from ground subsidence. Liquefaction potential is low because loose, fine-grained,

18. J.R. Unruh and E.M. Moores, "Quaternary Blind Thrusting in the Southwestern Sacramento Valley, California," in: *Tectonics*, vol. 11, 1992, pp. 192 through 203.

19. California Division of Mines and Geology, *Seismic Shaking Hazard Maps of California*, DMG Map Sheet MS048, 1999.

20. Lowry and Associates, *Geotechnical Report Placer Ranch, Highway 65, Lincoln, California*, September 1986, p. 20.

21. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

saturated soils are not known to occur on the site. Lateral spreading and cracking from surface movements (lurch cracking) are not anticipated.²²

Soils

Soils throughout most of the project site are predominantly Exchequer and Inks-Exchequer. Fiddymment-Kaseberg and Alamo-Fiddymment soils are also present in the SR 65 Corridor portion of the site²³ (see Figure O-2).

Engineering Properties of Soils

Soils that evolved from the Mehrten formation are typically rocky due to residual weathering of the underlying volcanic mudflow and conglomerate. Soil conditions on the ridge tops generally consist of sandy silts less than 18 inches in thickness. Some areas on the ridge tops may not have any soil development. The low-lying areas typically have soils consisting of silty sands on gently sloping hillsides and clays and clayey silts in the valley floor overlying the Mehrten conglomerate and weathered granitic bedrock. Mehrten soils tend to be shallow with poor nutrient content and limited water holding capacity.²⁴

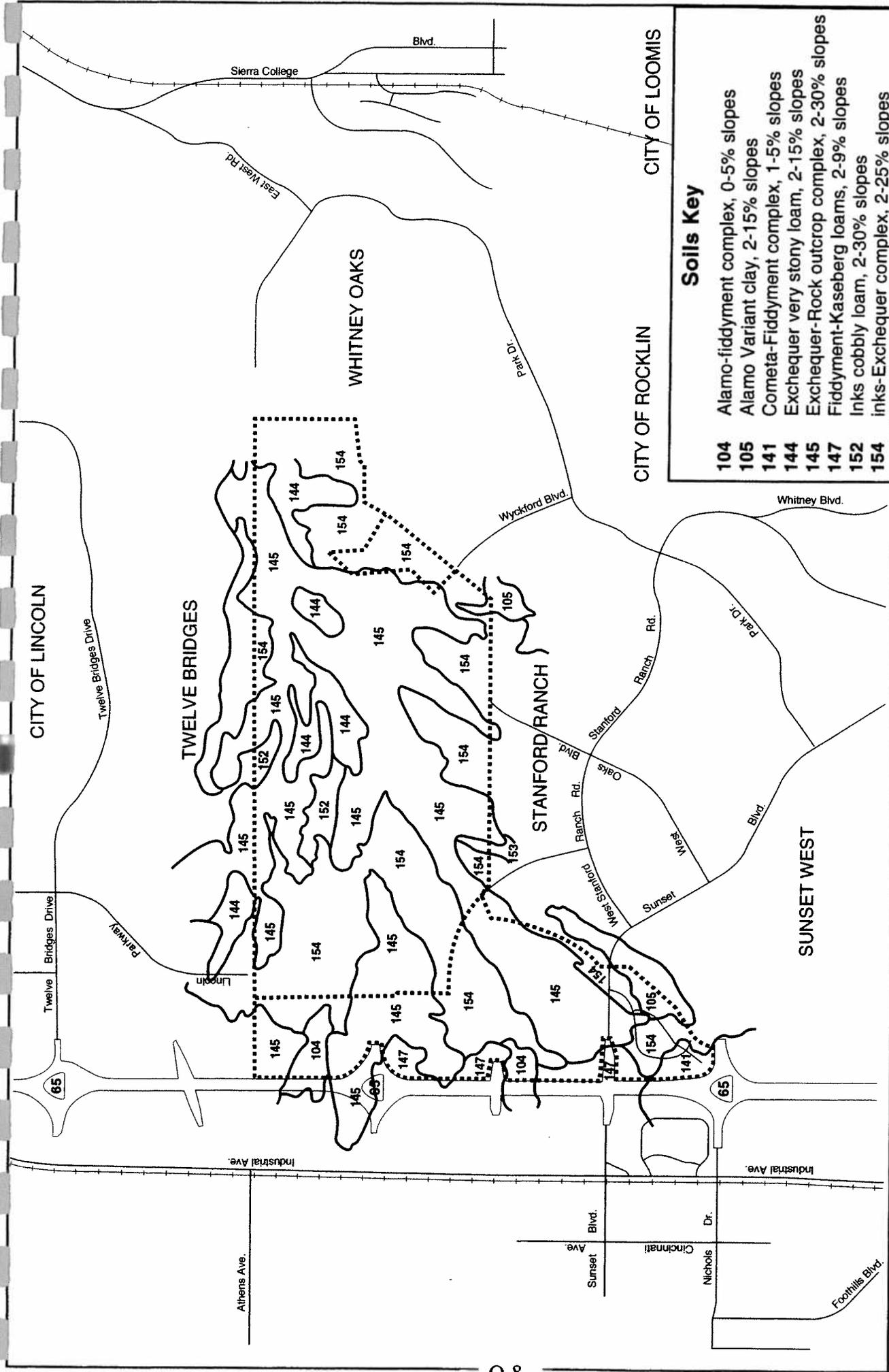
Sandy clays and clayey silts in the low-lying areas are moderately to highly expansive and may exhibit volume changes with fluctuations in moisture content.²⁵ A thin layer of low to moderately expansive clay typically overlies the bedrock (e.g., granitic rock, siltstone).²⁶

Slope Stability and Erosion Hazard

The well-cemented Mehrten mudflow is considered stable in areas where it is not fractured. However, fractures in the mudflow near the perimeter of the ridge tops due to tension cracks formed when the mudflow cooled could be present. Well-cemented layers of conglomerate and sandstone tend to be stable and would remain stable if existing slopes are not steepened. The granitic rock is also considered stable unless significantly altered (e.g., grading).²⁷

There is no erosion hazard for Exchequer Rock complex soils, which cover about one-half the site. The remainder of site soils are generally characterized by slight to moderate erosion hazard.²⁸

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22. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.
 23. U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of Placer County, California, Western Part*, July 1980.
 24. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.
 25. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.
 26. Anderson Consulting Group, *Preliminary Geotechnical and Geologic Review Parcel K project*, November 29, 1999.
 27. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.
 28. U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of Placer County, California, Western Part*, July 1980.



Soils Key

104	Alamo-fiddymnt complex, 0-5% slopes
105	Alamo Variant clay, 2-15% slopes
141	Cometa-Fiddymnt complex, 1-5% slopes
144	Exchequer very stony loam, 2-15% slopes
145	Exchequer-Rock outcrop complex, 2-30% slopes
147	Fiddymnt-Kaseberg loams, 2-9% slopes
152	Inks cobbly loam, 2-30% slopes
154	Inks-Exchequer complex, 2-25% slopes

Figure O-2
Project Site
Soils

SOURCE: U.S. Dept. of Agriculture, Soil Conservation Service, *Soil Survey of Placer County, California, Western Part*, Sheet 13, July 1980; EIP Associates, June 2001.

10/01/01, 0:00:00

Scale: No Scale

EIP
ASSOCIATES

----- Proposed Project Site
 ——— Soils Boundaries

Topsoil and Agricultural Uses

Site soils are rated by the Natural Resources Conservation Service (formerly Soil Conservation Service) for suitability for various purposes. Site soils are generally classified as poor for topsoil. Site soils generally consist of Grade 5 and 6 soils, based on the agricultural Storie index. Grades 5 and 6 soils are poorly suited or not suited for agriculture.²⁹

REGULATORY SETTING

Regulations and standards related to geology, soils, and seismicity in the City of Rocklin are included in State regulations, city ordinances, and general and specific plans adopted to protect public safety and to conserve open space. The following is a brief summary of the regulatory context under which soils and geologic hazards are managed at the federal, State, and local level. Agencies with responsibility for protecting people and property from damage associated with soil conditions and geologic hazards in the project site are described below.

Federal and State

The State of California provides minimum standards for building design and site development through the California Building Standards Code (California Code of Regulations (CCR), Title 24). The California Building Code (CBC) is based on the Uniform Building Code (UBC) used widely throughout the U.S. (generally adopted on a state-by-state or district-by-district basis), and has been modified for California conditions with numerous more detailed and/or more stringent regulations.

Where no other building codes apply, Chapter 18 of the UBC/CBC regulates excavation, foundations, and retaining walls, and Appendix Chapter A33 regulates grading activities, including drainage and erosion control, and construction on expansive soils. The State earthquake protection law (California Health and Safety Code 19100 *et seq.*) requires that buildings be designed to resist stresses produced by lateral forces caused by wind and earthquakes. Specific minimum seismic safety requirements are set forth in Chapter 16 of the UBC/CBC. The UBC/CBC identifies seismic factors that must be considered in building design.

Installation of underground utility lines must comply with industry standards specific to the type of utility (e.g., National Clay Pipe Institute for sewers and American Water Works Association for water lines). These standards contain specifications for installation and design to reflect site-specific geologic and soils conditions.

Other state regulations pertaining to the management of erosion/sedimentation as they relate to water quality are described in Section P, Hydrology, Water Quality, and Flooding. Such regulations include, but are not limited to, the National Pollutant Discharge Elimination System (NPDES) program for management of construction and municipal stormwater runoff, which is implemented at

29. U.S. Department of Agriculture, Soil Conservation Service, *Soil Survey of Placer County, California, Western Part*, July 1980.

the State and local level through issuance of permits and preparation of site-specific plans. Sections 1600 to 1607 of the California Department of Fish and Game Code regulates activities that would alter stream characteristics, including erosion. While the primary purpose of these regulations and standards is the protection of surface water resources from the effects of land development, measures included within such regulations and standards also help to minimize the potential for slope instability due to soil loss.

Local

Construction activities that would disrupt, displace, or uncover soil, or otherwise alter topography are required, by City of Rocklin regulation, to meet established standards and code requirements to minimize soil and geotechnical effects. The requirements are identified in "Construction Specifications, Improvement Standards, and Standard Drawings," adopted by the City of Rocklin. A geotechnical report prepared by a qualified engineer must accompany submittal of project improvement plans. The report must include specific recommendations for construction of roadways, building foundations, and other structures to ensure their design is compatible with the soils and geologic conditions of a project site. The specifications also require preparation and implementation of an erosion-control plan, development or revegetation of exposed soil surfaces immediately after grading, and protection of disturbed areas in manner to protect aquatic resources.

City of Rocklin General Plan

The following City of Rocklin General Plan goals and policies are applicable to geology, soils, and seismic issues associated with the Proposed Project:

Community Safety Element

- Goal: To minimize the danger of natural and man-made hazards and to protect residents and visitors from the danger of earthquake, fire, flood, other natural disasters, and man-made dangers.
- Policy 1: To require engineering analysis of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and to prohibit development in high danger areas.
- Policy 7: To prohibit development along stream channels that would adversely reduce the stream capacity, increase erosion, or cause deterioration of the channel.
- Policy 11: To limit development in areas with severe slopes.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Expose people or structures to substantial adverse effects as a result of strong groundshaking, seismic-related ground failure, liquefaction, lateral spreading, landslides, or lurch cracking;

- Result in substantial erosion or unstable slope or soil conditions through alteration of topographic features, dewatering, or changes in drainage patterns; or
- Expose people, structures, or infrastructure components to increased risk of injury or damage due to the presence of expansive soils, soil settlement/compaction, or other geotechnical constraints.

IMPACTS AND MITIGATION MEASURES

Impact: **O-1 People and property could be subject to seismic groundshaking.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM Development of the Proposed Project shall be consistent with the California Building Code and Uniform Building Code.

Discussion: Based on the historic seismicity of the region, it is probable that the project site would be affected by at least one moderate to large earthquake in the future. Although the project site is not expected to be exposed to fault rupture, earthquake-induced groundshaking could result in loss of life or damage to property due to damage or failure of structural and non-structural building components.

In addition to structural damage caused by groundshaking, utility service could be disrupted due to damage or destruction of infrastructure, resulting in unsanitary or unhealthful conditions (e.g., broken water supply or sewer lines), or possible fires or explosions from damaged natural gas lines. Because of the variety of soil types at the site, the extent of damage, if any, would depend on the specific physical characteristics of the underlying soils, the depth to groundwater during the earthquake, and the duration and intensity of shaking.

The evaluation of potential seismic hazards is required by State law, and recommended measures to reduce the potential for life safety and property damage would be identified in a site-specific geotechnical study that would be undertaken for individual development projects implemented under the Proposed Project. Prior to the issuance of building permits, the applicant would be required by State laws and regulations to demonstrate that the proposed development complies with all required regulations and standards pertaining to seismic hazards.

There are no significant constraints to development related to groundshaking that cannot be mitigated through implementation of applicable regulations and codes and standard engineering practices. Implementation of UBC/CBC and local building code and permitting requirements that are applicable to the project site would minimize the potential for adverse effects on people and property due to seismic activity. Although the Proposed Project would increase the number of people who could be exposed to seismic hazards, assuming compliance with all applicable regulations, standards, and codes, occupancy of the Proposed Project would not expose people or property to any new or substantially different risks associated with seismic hazards compared to existing conditions.

Impact: **O-2 Site development would occur in areas underlain with Mehrten formation, granitic materials, or in areas with shallow or expansive soils, which could present geotechnical constraints that require special construction methods.**

Significance: This is considered a Potentially Significant impact.

Mitigation: OMM-2(a) Consistent with the City's Community Safety Element Policy 1, as well as State and local requirements, the City shall require soils and/or geotechnical analysis of new development proposals in areas with possible soil instability, earthquake faults or other geologic hazards. Preliminary reports must be submitted during review of tentative map, use permit, or design review applications. Final reports are required to be submitted concurrent with improvement plans. The geotechnical investigation shall be prepared by a professional engineer or geologist registered in the State of California in accordance with State regulations and to the satisfaction of the City. The City shall ensure recommendations pertaining to site preparation, construction, and building and roadway design are identified in the geotechnical report and are incorporated into each project design through the plan check and inspection process.

OMM-2(b) If blasting activities are to occur in conjunction with site development, the contractor shall conduct the blasting activities in compliance with State and local regulations. The contractor shall obtain a blasting permit from the City of Rocklin prior to commencing any blasting activities. Information submitted in order to obtain a blasting permit includes a description of the work to be accomplished and a statement of necessity for blasting as opposed to other methods considered, including avoidance of hard rock areas, safety measures to be implemented, such as blast blankets, and traffic groundshaking impacts. The contractor shall coordinate any blasting activities with police and fire departments to ensure proper site access control, traffic control, and public notification including the media, affected residents, and businesses, as appropriate. Blasting specifications and plans shall include a schedule that outlines the time frame that blasting will occur to limit noise and traffic inconveniences.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: *Slope Stability* - The well-cemented mudflow should be stable in areas where it is not fractured. However, the mudflow could be fractured near the perimeter of the ridge tops due to tension cracks formed during cooling. Large blocks of mudflow could break off the perimeter of the ridge tops if the ground beneath the mudflow is excavated and if the cracks extend to a sufficient

depth to allow movement of the block. Well-cemented layers of conglomerate and sandstone tend to be stable. Conglomerate and sandstone that are not well-cemented should also be stable if the existing slopes are not steepened. The granitic rock is generally also considered to be stable unless significantly altered during grading. Stable slope gradients are dependent upon the degree of weathering. In general, the less weathered rock can be graded at a steeper slope than the highly weathered rock.³⁰

Consistent with General Plan Community Safety Element Policy 11, the GDP for the Proposed Project indicates that areas with slopes in excess of 25 percent in the Sunset Ranchos, SR 65 Corridor, and Parcel K portions of the project site have been identified for preservation and designated as open space. All lands within 50 feet from the edge of bank of all perennial and intermittent streams and creeks are similarly designated in the Sunset Ranchos and SR 65 Corridor portions of the project site.

Excavation Conditions - The volcanic mudflow component of the Mehrten formation on the ridge tops is expected to be the most difficult material to excavate. Large tractors are typically required to rip this material during mass grading. Rock trenchers specifically suited for excavating hard rock have been used successfully at other similar sites for excavating utility trenches. Although blasting is typically used during rock excavation, this type of rock tends to absorb energy produced by blasting, resulting in little energy being used to fracture the rock.³¹

Excavation of sandstone and conglomerate is anticipated to vary throughout the property due to differences in cementation. Typical methods would include a combination of pre-ripping with large tractors and mass grading using large excavators, which have been successful at nearby sites. Weathered granitic rock is expected to be excavatable with conventional grading and trenching equipment. Isolated bodies of granitic rock could be encountered during excavation. Large boulders can sometimes be removed during mass grading by pushing with a dozer. Boulders encountered during trench excavation could be removed by light blasting or by hydraulic jack hammers.³² An air spade or blasting may be required where excavations extend more than 5 to 10 feet into the decomposed granite, or where resistant areas of hardrock are encountered.³³

Grading - The Mehrten volcanic mudflow would tend to be excavated in large boulders that would be difficult to break down to a size suitable for use as fill; however, Mehrten sandstone and conglomerate is expected to be well-suited for use as fill material. Large boulders or cemented blocks of conglomerate larger than 1 foot in diameter could be excavated during grading, which would need to be broken down to a suitable size prior to placement as fill. The processing of large boulders or cemented blocks of conglomerate is anticipated to be minor, based on previous experience with this material at nearby sites.³⁴

30. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

31. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

32. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

33. Anderson Consulting Group, *Preliminary Geotechnical and Geologic Review Parcel K project*, November 29, 1999.

34. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

Building Support - Although good bearing support should be provided by the Mehrten volcanic mudflow, its well-cemented nature could make utilization of shallow footings difficult due to the difficulty of excavating the material. Typically, subexcavation and replacement or reprocessing in-place the upper 2 feet of volcanic mudflow materials at final subgrade elevation provides a condition suitable for conventional excavation equipment. Alternatively, it may be feasible to use a less conventional foundation system in which concrete grade beams are placed directly on the rock surface and the grade beams doweled to the rock with rebar and grout to provide lateral support.

The Mehrten sandstone and conglomerate are expected to provide good bearing support for one- to two-story structures in its undisturbed condition. However, the soil overlying the conglomerate may not be suitable for structural support unless it is recompacted. In general, one- and two-story residential structures and normally loaded commercial buildings would be able to use a conventional shallow foundation system with concrete slab-on-grade or raised wood floors. Heavily loaded structures might need a deeper foundation system, depending on the type of structure and anticipated loads.

Properly compacted weathered granitic rock is expected to provide good bearing support and should be excavatable with conventional backhoes for a shallow foundation system. Conventional footings would be suitable for most of the soil type.³⁵

Expansive Soils - Expansive soil can cause damage to foundations, floor slabs, and exterior concrete flatwork associated with residential or commercial development.³⁶

Interior slab-on-grade floors would be suitable for either residential or commercial construction, assuming an adequate barrier to moisture migration is provided beneath the slabs. Slab-on-grade construction in expansive soils areas could require presaturation of the soil subgrade prior to concrete placement. Special foundation design may also be required if expansive soils are encountered. Special design could include deep perimeter concrete footings (18 to 24 inches deep) and reinforcement to withstand expansive soil pressures.³⁷ Expansive soil can typically be managed in exterior flatwork areas by either subgrade moisture conditioning prior to pouring concrete, providing a 4- to 6-inch-thick aggregate base section beneath the flatwork, increasing the minimum flatwork thickness from 4 to 6 inches, increasing the flatwork reinforcement, or a combination of these methods.³⁸

Pavement Subgrade - The volcanic mudflow and conglomerate are expected to provide good to excellent support for pavement. Decomposed granite should provide good support, and has been used as a leveling course over rocky subgrade areas at nearby sites with similar rock and soil

35. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

36. Anderson Consulting Group, *Preliminary Geotechnical and Geologic Review Parcel K project*, November 29, 1999.

37. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

38. Anderson Consulting Group, *Preliminary Geotechnical and Geologic Review Parcel K project*, November 29, 1999.

conditions. Sandy clays and clayey silts in the valley floor are considered to be of poor quality for support of pavement. Removal of such materials along major street alignments during mass grading and replacing the poor quality soil with soil having better support characteristics (e.g., decomposed granite) would be an effective solution.³⁹

Landscaping - The shallowness of soils, combined with the impermeability of the subsurface, could present constraints to landscaping and revegetation potential on those areas where Mehrten Formation occurs. The Draft GDP directs that limitations on landscaping created by shallow soils, limited water-bearing capability, and/or impermeable underlying materials should be reduced through a variety of measures identified in the Draft GDP. Typical approaches to conventional landscaping on Mehrten may require over-excavation or drill of an area to increase drainage. Additional topsoil may need to be imported for placement on the excavated areas. Use of drought-tolerant, shallow-rooted landscaping and immediate revegetation of disturbed areas is also recommended.

Summary

Results of preliminary geotechnical studies prepared for the project site indicate that the site is suitable for residential and commercial development without significant development restrictions due to soil or geologic conditions. Measures identified in the GDP generally address potential site preparation considerations.

However, it would be premature, at this stage of project development, to identify site-specific engineering and construction recommendations regarding site preparation in areas underlain by Mehrten formation or other locations with potential soil constraints. Such information would be more accurately determined when the locations of specific project features (e.g., structures and roadways) are known. While there is no substantial evidence the project would result in adverse geotechnical hazards, based on information developed to date, the preliminary geotechnical studies recommend a complete investigation of soil, rock, and groundwater conditions after specific plans have been developed. Preparation of such studies is required by the CBC/UBC and City of Rocklin development standards.

Implementation of Mitigation Measure OMM-2(a) would ensure the Proposed Project incorporates construction measures and design features to minimize the potential for adverse geologic or soils conditions to affect or be affected by the Proposed Project. Implementation of Mitigation Measure OMM-2(b) would provide assurances, in addition to State and local requirements, that the site-specific effects of blasting, if any, would be considered and appropriately mitigated to reduce the potential for unstable soil or rock conditions, or to affect nearby land uses. This mitigation measure, along with Mitigation Measure OMM-2(a) would reduce the impact to less-than-significant levels.

Impact:

O-3 Site development could result in topographic alteration and soil disturbance, which could lead to increased erosion potential.

39. Wallace Kuhl & Associates, Inc., *Preliminary Geotechnical Engineering Report: Sunset Ranchos*, March 16, 1999.

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM The project applicant shall comply with the proposed General Development Plan Grading Guidelines (see Appendix B of the North West Rocklin GDP).

Discussion: Natural forces, both chemical and physical, are continually at work breaking down soils. Erosion poses two hazards: (1) it removes soils, thereby undermining roads and buildings and producing unstable slopes, and (2) it deposits eroded soil in surface waters or on roadways. Natural erosion is frequently accelerated by human activities such as site preparation for construction and alteration of topographic features. The following analysis focuses on the potential geotechnical effects of erosion related to project development. For a discussion of potential effects on water quality due to erosion and sedimentation caused by construction activities or urban runoff, please see Chapter P, Hydrology, Water Quality, and Flooding. For erosion-related effects on air quality, please see Chapter G, Air Quality.

It is estimated that approximately 1,677 acres of the 1,874-acre project site would be incrementally graded in phases through buildout of the Proposed Project to accommodate building pads for residential units, commercial facilities, and roadways. Grading, vegetation removal, as well as excavation and trenching for on-site and off-site utility lines, will disturb soils, which could increase the rate of erosion.

Although soils located in the project site have been generally characterized as none to moderate erosion potential, the Proposed Project must comply with City Construction Specifications, Improvement Standards, and Standard Drawings, which require preparation and implementation of an erosion-control plan, development or revegetation of exposed soil surfaces immediately after grading, and protection of disturbed areas in a manner to protect aquatic resources. Implementation of a construction stormwater runoff management plan (see Section P, Hydrology and Water Quality) would also help minimize erosion effects during construction.

The GDP indicates that areas with slopes in excess of 25 percent in the Sunset Ranchos, SR 65 Corridor, and Parcel K portions of the project site have been identified for preservation and designated as open space. In addition, all lands within 50 feet from the edge of bank of all perennial and intermittent streams and creeks are similarly designated in the Sunset Ranchos and Highway 65 Corridor. Such measures would reduce the potential for erosion in those areas during construction and occupancy, consistent with General Plan Community Safety Element Policy 7.

The GDP also directs that limitations on landscaping created by shallow soils, limited water-bearing capability, and/or impermeable underlying materials should be reduced through the following measures or combination thereof: over-excavation or drilling of areas to be landscaped followed by importation of topsoil; use of drought-tolerant or shallow-rooted landscaping; use of efficient irrigation systems; and immediate revegetation of disturbed areas. General grading guidelines have also been identified in the GDP. These include following existing contours for subdivision design to

preserve natural landforms whenever possible. The GDP guidelines recommend that slopes should be rounded and tapered to blend with existing topography, contours on adjacent site, and roadways, and to avoid steep slopes and large retaining walls over three feet, when feasible. Benching of proposed grading is recommended in the GDP. These efforts would also help minimize erosion potential. The Proposed Project includes the development of structures, roadways, and landscaping that would cover any soils exposed during construction so that there would be no new erodible soils created as a result of the Proposed Project.

CUMULATIVE IMPACTS

The context for the evaluation of potential cumulative impacts on geology, seismicity, and soils is buildout in the City of Rocklin.

Impact: **O-4 The Proposed Project, in combination with buildout under the General Plan, could expose a greater number of people and property to seismic hazards such as seismic groundshaking, hazards associated with geologic or soils conditions, and potential effects of erosion.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM Development of the Proposed Project shall be consistent with the California Building Code (CBC) and Uniform Building Code (UBC).

Discussion: The Proposed Project would increase the number of people and structures that could be exposed to potential effects related to seismic hazards. Development of the Proposed Project would also increase the number of structures that could be subject to the effects of shallow depth to rock or expansive soils. Site preparation would also result in temporary and permanent topographic changes that could affect erosion rates or patterns. However, potentially adverse environmental effects associated with seismic hazards, as well as those associated with geologic or soils constraints, topographic alteration, and erosion, are usually site-specific and generally would not combine with similar effects that could occur with other projects in Rocklin. Consequently, the Proposed Project would generally not be affected by, nor would it affect, other development anticipated under the City's General Plan.

P. HYDROLOGY, WATER QUALITY, AND FLOODING

SCOPE AND METHODOLOGY

This chapter evaluates impacts of the Proposed Project on local and regional drainage, water quality, and flooding conditions. Information regarding regional, local, and site-specific conditions is based on a review of readily available documents including the following: *Preliminary Drainage Master Plan for Grupe's-Sunset Ranchos* (June 1999) and *Parcel K Preliminary Drainage Report* (August 1998), Terrance E. Lowell & Associates, Inc.; *Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation*, Placer County Flood Control and Water Conservation District (June 1993); *Revised Twelve Bridges Specific Plan* (August 1997); *South Lincoln Master Drainage Plan: Auburn Ravine, Ingram Slough and Orchard Creek* (SLMP-AIO), City of Lincoln, Montgomery Watson, Civil Solutions (August 1998); and *Phase I Environmental Site Assessment-Sunset Ranchos Estates*, Anderson Consulting Group (December 1998).

Comments received in response to the Notice of Preparation (see Appendix A) addressed several issues regarding hydrology, water quality, and flooding. Some of the comments include the following concerns: the ability to reduce post-development flows to 90 percent of pre-development peak flows; downstream flooding issues; the use of Best Management Practices (BMPs) and Best Available Technologies (BATs) to prevent downstream sedimentation and pollution; the extent of discharges into area tributaries; and development within 100-year floodplains. These issues are all addressed in this chapter.

The hydrological resources analysis performed for this EIR determined that the Proposed Project would not site commercial or residential areas in the 100-year flood plain. Also, where features, such as roadways that cross creeks, place structures within the 100-year floodplain, those structures will be designed to meet City and Placer County Flood Control and Water Conservation District (PCFCWCD) guidelines. And although the project would increase the rate of stormwater runoff generated by the project, this impact would be reduced to acceptable levels through the incorporation of numerous detention basins placed in the project area. The Proposed Project could also increase the volume of stormwater runoff into downstream receiving areas possibly contributing to localized flooding. This impact would be reduced to acceptable levels through the use of numerous detention basins throughout the site that would detain storm flows until such time that downstream systems could receive the water. Also, sediments generated during construction of the Proposed Project would be reduced to acceptable levels through the incorporation of Best Management Practices (BMPs) and Best Available Technologies (BATs) required of the project as part of the State's Stormwater Pollution Prevention Plan (SWPPP). Lastly, sediment from stormwater runoff from the Proposed Project would be reduced to acceptable levels by the incorporation of State required construction BMPs/BATs.

As discussed in the Initial Study for the Proposed Project (see Appendix A), issues associated with groundwater recharge, alteration of the existing drainage pattern that would cause substantial erosion, flooding due to levee or dam failure, and inundation by seiches, tsunamis, or mudflow were determined to be less-than-significant impacts. Therefore, these hydrological

issues are not discussed in detail in this EIR. Issues pertaining to water supply are addressed in Chapter J, Public Utilities.

The site-specific hydrological information presented in this chapter is based on conclusions, recommendations, and modeling results from a report prepared by Terrance E. Lowell & Associates, Inc. (TLA): *Preliminary Drainage Master Plan for Grupe's Sunset Ranchos* (June 1999.) The specific methodologies and assumptions in developing peak flow rates and runoff estimates are presented in that document, which is available for review at the City of Rocklin Community Development Department, 3970 Rocklin Road, Rocklin, California.

SETTING

Regional Hydrology

The project site is located in the Sacramento River Basin, which encompasses approximately 26,500 square miles and is bounded by the Sierra Nevada Mountains to the east, the Coast Ranges to the west, the Cascade Range and Trinity Mountains to the north, and the Delta-Central Sierra area to the south. The Sacramento River is the principal river in the basin. The principal tributaries to the Sacramento River include the Pit and McCloud Rivers, which join the Sacramento River from the north, and the Feather and American Rivers, which are tributaries from the east.¹ The average runoff from the Basin is estimated to be 21.3 million acre-feet per year.² The project site is located within the Orchard Creek and Pleasant Grove Creek watersheds, which are described below in Local Hydrology.

Sutter County has expressed concerns with flooding as a result of increased stormwater volume generated by development in Placer County. In response to Sutter County's concerns, Placer County and the Cities of Roseville, Rocklin, Lincoln, and Auburn participated in the *Auburn Ravine, Coon, and Pleasant Grove Creek Watershed Study*. The study area examined includes the Pleasant Grove Creek watershed and other regional drainages that affect Sutter County. Conclusions of this study recommended a combination of regional and local detention and retention basins, adoption of a regional floodplain management plan, and grading ordinances and policies.³ The Cities of Lincoln and Roseville adopted the recommendations of the study. The City of Rocklin has not yet adopted the study recommendations. According to the project applicant's engineer and the author of the drainage plan for the Proposed Project, the results of this study have been incorporated into the drainage and grading plans.

Local Hydrology

The project site is situated within both the Pleasant Grove Creek and Orchard Creek Watersheds. As shown on Figure P-1, the project site is divided into four sub-watersheds, three of which flow into the Orchard Creek Watershed (Orchard Creek Main Channel, Orchard Creek Tributary #2-1, and Orchard Creek Tributary #2). The fourth sub-watershed is within the Pleasant Grove Creek watershed. Because the project site is undeveloped, it does not contain any engineered drainage

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1. City of Roseville, *North Roseville Specific Plan Phase 3 Draft Environmental Impact Report*, May 2000.
 2. EIP Associates, *Stoneridge Specific Plan EIR*, December 3, 1997.
 3. CH2MHILL, *Auburn Ravine, Coon, and Pleasant Grove Creeks Flood Mitigation*, Volume 1, June 1993.

systems, with the exception of culverts passing under SR 65. Watershed and on-site drainage characteristics are described below.

Orchard Creek Watershed

The Orchard Creek Watershed drains an approximately 12-square-mile-area and is approximately 5 miles long. Flows in Orchard Creek are primarily attributed to winter storm runoff and, for much of the year, the South Branch of Orchard Creek remains dry.⁴ After leaving the project site, Orchard Creek generally flows westward into Auburn Ravine, which is located approximately four miles west of SR 65. Auburn Ravine subsequently flows into the Cross Canal, which passes through a levee network and empties into the Sacramento River south of its confluence with the Feather River. The following three sub-watersheds of the Orchard Creek Watershed are identified on the project site:

Orchard Creek Main Channel

The Orchard Creek Main Channel watershed consists of 184 acres and covers the northern portion of the Sunset Ranchos site. The Orchard Creek Main Channel drains to the north and west through the Twelve Bridges project in the City of Lincoln to culverts crossing under SR 65.

Orchard Creek Tributary #2-1

The Orchard Creek Tributary #2-1 watershed consists of approximately 78 acres and encompasses the northwestern-most portion of the Sunset Ranchos property and the northern-most portion of the SR 65 Corridor. This area drains north then west to existing culverts crossing under SR 65.

Orchard Creek Tributary #2

The Orchard Creek Tributary #2 watershed occupies 525 acres of the project site and encompasses the western-middle portion of the Sunset Ranchos property and the northern portion of the SR 65 Corridor parcel that is not within the Orchard Creek Tributary #2-1 basin. This area drains west to existing culverts crossing under SR 65.

Pleasant Grove Creek Watershed

The Pleasant Grove Creek Watershed, consisting of 1,013 acres, originates in the lower foothills of Placer County north of the City of Rocklin and northeast of the Project site. Pleasant Grove Creek flows to the southwest and leaves the project area at various locations to tributaries of the main channel, and through culverts crossing under SR 65. Pleasant Grove Creek, upon leaving the project site, flows west through the City of Roseville where it outlets into the Pleasant Grove Creek Canal downstream of the Rocklin corporate limit. The Pleasant Grove Creek Canal conveys storm water northward to the Cross Canal, which passes through a levee network and empties into the Sacramento River south of its confluence with the Feather River.

4. City of Lincoln, *Revised Twelve Bridges Specific Plan, Draft Subsequent EIR*. August 2000.

Groundwater

Although several tributaries and ponds at the project site show water at the surface, groundwater in the vicinity of the Sunset Ranchos property is approximately 70 feet below ground surface. However, perched groundwater could be encountered in areas throughout the project site at depths as shallow as 5 to 7 feet below the ground surface, which could necessitate dewatering activities during site construction.⁵ Groundwater generally flows towards the southwest, following the topographic surface of the project site.

Water Quality

Although an analysis of the surface water or groundwater quality at the project site has not been performed, according to the environmental site assessments performed for the Sunset Ranchos and Parcel K properties (see Chapter L, Public Safety and Hazards), groundwater at the project site could contain elevated levels of nitrates, as well as pesticides and herbicides, as a result of the site's historical use as grazing and agricultural land. Depth to groundwater in the vicinity of the project site is approximately 70 feet below ground surface and is not expected to be encountered during construction activities; however, perched groundwater at shallower depths (5 to 7 feet below ground surface) could be encountered during excavation for building foundations and utility trenches. If groundwater is encountered during excavation, dewatering, which would involve removing the water by pumping methods, would be required. Dewatering activities would be regulated by requirements contained in the State General Construction Activity Permit issued from the Regional Water Quality Control Board.

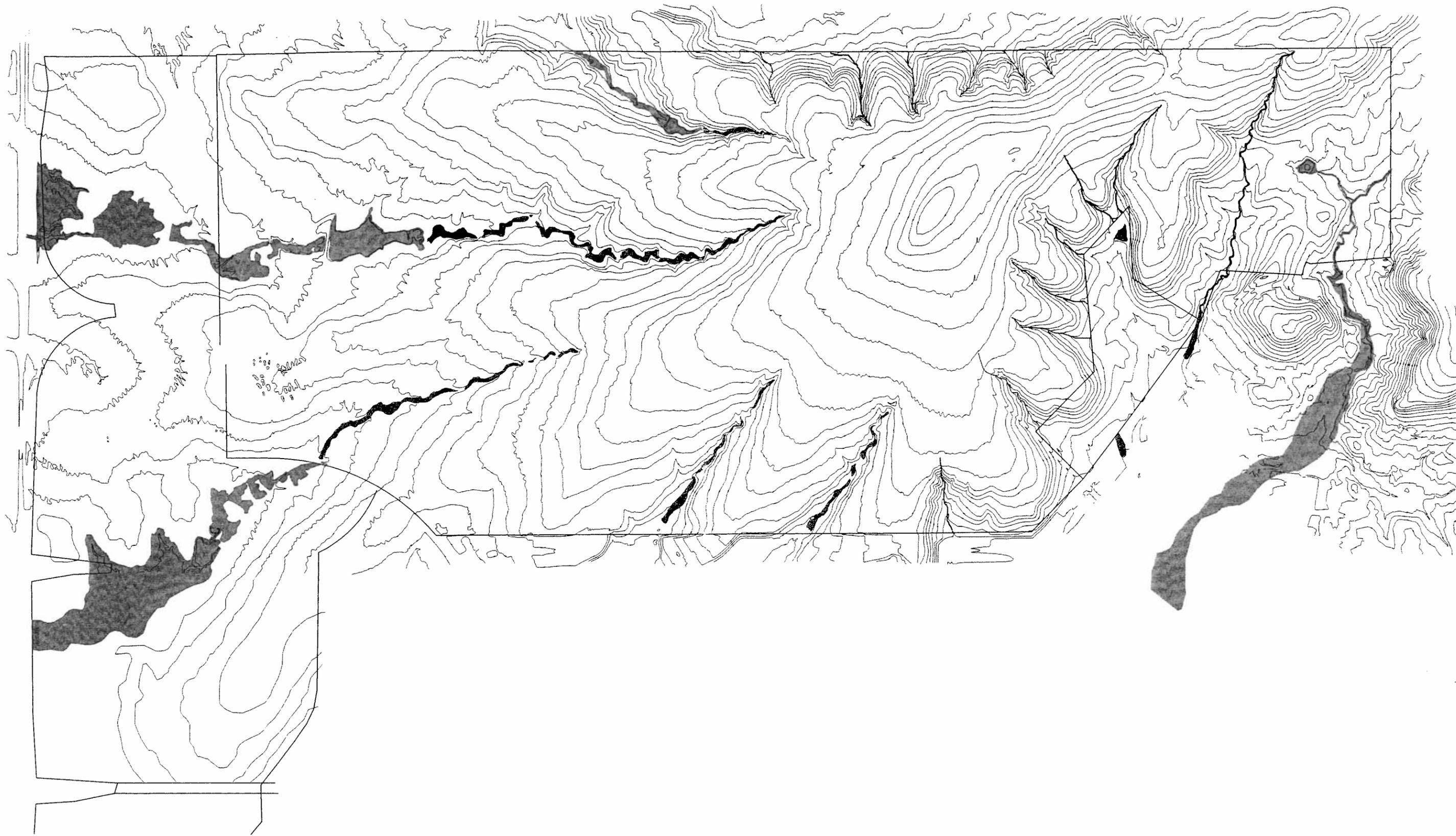
100-Year Floodplain

The extent of the existing 100-year floodplains on the project site are shown on Figure P-2. The existing 100-year floodplains are primarily associated with the existing tributaries of Pleasant Grove Creek east and south of the project site, and Orchard Creek, northwest of the project site. Smaller onsite drainages were mapped with their flood boundaries shown as well. None of the floodplains are located in areas proposed for residential, commercial, or industrial development, except for locations that include detention basins, bridge footings, culverts and proposed roadway overcrossings. According to the GDP, the majority of large areas within the 100-year floodplain would be preserved as open space.

Urban Runoff

Pollutants found in urban runoff vary as a result of differences in rainfall intensity and occurrence, geographic features, and the land use of a site, as well as vehicle traffic and percent of impervious surface. In the Rocklin area there is a natural weather pattern of a long dry period from May to October. During this seasonal dry period, pollutants contributed by vehicle exhaust, vehicle and tire wear, crankcase leaks, spills, and atmospheric fallout accumulate within

5. Anderson Consulting Group, *Phase I Environmental Site Assessment-Sunset Ranchos Estates*, Report to Marchbrook Building Company. December 28, 1998.



SOURCE: Terrance E. Lowell & Associates, Inc., October 2001.

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Not to Scale

EIP
ASSOCIATES

Figure P-2
Pre-Project 100-Year Floodplains

a watershed. Precipitation during the early portion of the wet season (November to April) displaces these pollutants into the stormwater runoff, which can result in elevated pollutant concentrations in the initial wet weather runoff. This initial runoff with peak pollutant levels can be referred to as the “first flush” of a storm event or events.⁶

Concentrations of heavy metals present in dry weather runoff (e.g., runoff during dry season generated by landscape irrigation, street washing) are typically lower than concentrations measured in wet weather runoff (runoff generated during rainy season primarily by precipitation). Some sources of dry weather runoff could include commercial and domestic irrigation (pesticides), general wash off (oil, fuels, and grease), and illegal discharges. Because the project site is undeveloped, existing runoff from the site is expected to contain sediment, which can contain small amounts of nutrients, naturally occurring metals and minerals, and organic matter.

REGULATORY SETTING

The following is a summary of the regulatory context under which issues associated with water quality, drainage, and on-site and off-site flooding is managed at the federal, State, and local level.

Federal and State

Water Quality

Section 303 of the federal Clean Water Act (CWA) requires states to adopt water quality standards for all surface water of the United States. Where multiple uses exist, water quality standards must protect the most sensitive use. Water quality standards are typically numeric, although narrative criteria based upon biomonitoring methods may be employed where numerical standards cannot be established or where they are needed to supplement numerical standards. The State Water Resources Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) are responsible for ensuring implementation and compliance with the provisions of the federal CWA and California’s Porter-Cologne Water Quality Control Act. Along with the SWRCB and RWQCB, water quality protection is the responsibility of numerous water supply and wastewater management agencies, as well as city and county governments, and requires the coordinated efforts of these various entities.

The project site is situated within the jurisdiction of the Central Valley Region of the RWQCB (Region 5). The Central Valley RWQCB (CVRWQCB) has the authority to implement water quality protection standards through the issuance of permits for discharges to waters at locations within its jurisdiction. Water quality objectives for the Sacramento River and its tributaries (e.g., Dry Creek and Secret Ravine Creek) are specified in *The Water Quality Control Plan for the Sacramento River Basin and San Joaquin River Basin* (Basin Plan) prepared by the CVRWQCB in compliance with the federal CWA and the State Porter-Cologne Water Quality Control Act.⁷

6. City of Roseville, *North Roseville Specific Plan Phase 3 Draft Environmental Impact Report*. May 2000.

7. California Regional Water Quality Control Board, Central Valley Region, *The Water Quality Control Plan (Basin Plan) [for] the Sacramento River Basin and the San Joaquin River Basin*, 4th edition, 1998.

The Basin Plan establishes water quality objectives, and implementation programs to meet stated objectives and to protect the beneficial uses of water in the Sacramento-San Joaquin River Basin. Because the City of Rocklin (including the project site) is located within the CVRWQCB's jurisdiction, all discharges to surface water or groundwater are subject to the Basin Plan requirements.

Beneficial uses for the Sacramento River include municipal and domestic supply, agricultural supply, recreation, and aquatic and wildlife habitat. These beneficial uses also apply to Orchard Creek and Pleasant Grove Creek because they ultimately discharge to the Sacramento River.

National Pollutant Discharge Elimination System (NPDES)

The National Pollutant Discharge Elimination System (NPDES) permit system was established in the CWA to regulate municipal and industrial discharges to surface waters of the U.S. Each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge. Sections 401 and 402 of the CWA contain general requirements regarding NPDES permits. Section 307 of the CWA describes the factors that EPA must consider in setting effluent limits for priority pollutants.

Nonpoint sources diffuse and originate over a wide area rather than from a definable point. Nonpoint pollution often enters receiving water in the form of surface runoff and is not conveyed by way of pipelines or discrete conveyances. As defined in the federal regulations, such nonpoint sources are generally exempt from federal NPDES permit program requirements. However, two types of nonpoint source discharges are controlled by the NPDES program - nonpoint source discharges caused by general construction activities and the general quality of stormwater in municipal stormwater systems (either as part of a combined system or as a separate system in which runoff is carried through a developed conveyance system to specific discharge locations). The 1987 amendments to the CWA directed the federal EPA to implement the stormwater program in two phases. Phase 1 addressed discharges from large (population 250,000 or above) and medium (population 100,000 to 250,000) municipalities and certain industrial activities. Phase 2 addresses all other discharges defined by EPA that are not included in Phase 1. The Phase 2 regulations became effective February 2000. The SWRCB is required to issue general permits for Phase 2 regulated jurisdictions by December 2002. Fully implemented Phase 2 programs must be in place by the end of the first permanent term, typically five years.

The goal of the NPDES non-point source regulations is to improve the quality of stormwater discharged to receiving waters to the "maximum extent practicable" through the use of BMPs/BATs. BMPs/BATs can include the development and implementation of various practices including educational measures (workshops informing public of what impacts results when household chemicals are dumped into storm drains), regulatory measures (local authority of drainage facility design), public policy measures (label storm drain inlets as to impacts of dumping on receiving waters) and structural measures (filter strips, grass swales and detention ponds).

Construction Site Runoff Management

In accordance with NPDES regulations, to minimize the potential effects of construction runoff on receiving water quality, the State requires that any construction activity affecting five acres or more must obtain a General Construction Activity Stormwater Permit (General Permit). Applicants are required to prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement BMPs/BATs to reduce construction effects on receiving water quality by implementing erosion control measures. Because construction of the Proposed Project would disturb more than five acres, the project would be subject to permit requirements. In addition, 1997 revisions to the original 1992 General Permit clarified that all construction activity, including small construction sites (one to five acres) and sites under five acres that are part of a larger common plan must comply with the terms of the General Permit. The SWRCB adopted a revised General Permit in August 1999.

Examples of typical construction BMPs completed in SWPPPs include: using temporary mulching, seeding, or other suitable stabilization measures to protect uncovered soils; storing materials and equipment to ensure that spills or leaks cannot enter the storm drain system or surface water; developing and implementing a spill prevention and cleanup plan; installing traps, filters, or other devices at drop inlets to prevent contaminants from entering stormdrains; and using barriers, such as straw bales or plastic, to minimize the amount of uncontrolled runoff that could enter drains or surface water.

Urban Runoff Management

The City of Rocklin is not currently required to operate under a NPDES Municipal Stormwater Permit because the jurisdiction is not required to meet the federal EPA criteria for Phase 1 compliance. However, discharges of urban runoff in Rocklin will be regulated under Phase 2 through promulgation of the recently adopted regulations applicable to smaller dischargers, or as mandated by the State as a result of local water quality conditions. When the State requires the City to obtain municipal permit coverage under Phase 2, the permit would require the City to develop, implement, and enforce a stormwater management program. Permit applications will not be required until early 2003.

Post-construction measures would require the City to implement structural and non-structural BMPs/BATs that would mimic pre-development quantity and quality runoff conditions from new development and redevelopment areas. Structural BMPs/BATs include engineered features that provide some treatment, such as vegetative drainage ways, detention infiltration ponds, constructed wetlands, or filtration basins and sand filters. A BMP/BAT may be City/drainage area-wide or site-specific. Non-structural BMPs/BATs are typically non-engineered management measures such as administrative and education programs focused on pollution prevention and source control. Under Phase 2, the Proposed Project would be required to incorporate structural BMPs/BATs appropriate to the type of development and land uses in the project site, taking into account local and regional drainage and water quality considerations.

Construction Dewatering

Clean or relatively pollutant-free wastewater that poses little or no threat to water quality may be discharged directly to surface water under certain conditions. In addition to the State General Construction Activity Permit, the CVRWQCB has also adopted a general NPDES permit for short-term discharges of small volumes of wastewater from certain construction-related activities. Permit conditions for the discharge of these types of wastewaters to surface water are specified in Waste Discharge Requirements (WDR) "General Order for Dewatering and Other Low-Threat Discharges to Surface Waters." Discharges may be covered by the permit provided they are (1) either four months or less in duration, or (2) the average dry weather discharge does not exceed 0.25 million gallons per day. Construction dewatering, well development water, pump/well testing, and miscellaneous dewatering/low-threat discharges are among the types of discharges that may be covered by the permit. The general permit also specifies standards for testing, monitoring, and reporting, receiving water limitations, and discharge prohibitions.

Development in Floodplain

FEMA is responsible for determining flood elevations and floodplain boundaries based on U.S. Army Corps of Engineers studies. FEMA is also responsible for distributing the Flood Insurance Rate Maps (FIRMS), which are used in the National Flood Insurance Program (NFIP). These maps identify the locations of special flood hazard areas, including the 100-year floodplain.

FEMA allows non-residential development in the floodplain; however, construction activities are restricted within the flood hazard areas depending upon the potential for flooding within each area. Federal regulations governing development in a floodplain are set forth in Title 44, Part 60 of the Code of Federal Regulations (CFR). These standards are implemented at the State level through construction codes and local ordinances; however, these regulations only apply to residential and non-residential structure improvements. Roadway construction or modification is not explicitly addressed in the FEMA regulations. However, the California Department of Transportation (Caltrans) has also adopted criteria and standards for roadway drainage systems and projects situated within designated floodplains. Standards that apply to floodplain issues are based on federal regulations (Title 23, Part 650 of the CFR). At the State level, roadway design must comply with drainage standards included in Chapters 800 to 890 of the Caltrans *Highway Design Manual*.

Local

Placer County Flood Control and Water Conservation District

The Placer County Flood Control and Water Conservation District (PCFCWCD) was established in 1984 by the State Legislature as a special district, separate from county government, to address flood control issues arising with growth in the area. District boundaries are the same as Placer County boundaries. The main purpose of PCFCWCD is to protect the lives and property from the effects of flooding by comprehensive and coordinated flood prevention planning, using consistent standards to evaluate flood risk, and by implementing flood control measures, such as requiring new development to construct detention basins, and operation and management of a flood warning system.

City of Rocklin General Plan

The following City of Rocklin General Plan goals and policies are applicable to hydrology, water quality, and flooding issues associated with the Proposed Project:

Community Safety

- Goal: To minimize the danger of natural and man-made hazards and to protect residents and visitors from the dangers of earthquake, fire, flood, other natural disasters, and man-made dangers.
- Policy 1: To require engineering analysis of new development proposals in areas with possible soil instability, flooding, earthquake faults, or other hazards, and to prohibit development in high danger areas.
- Policy 3: To require master drainage plans as a condition of approval for large development projects.
- Policy 5: To ensure that 100-year floodplain elevations, based upon the most current information, both up and downstream are not adversely affected by new development.
- Policy 6: To require new developments to detain on-site drainage such that the rate of runoff flows is maintained at pre-development levels.
- Policy 7: To prohibit development along stream channels that would adversely reduce the stream capacity, increase erosion, or cause deterioration of the channel.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Violate any water quality standards or waste discharge requirements or substantially degrade water quality;
- Substantially deplete groundwater supplies or interfere with groundwater recharge;
- Substantially alter the existing drainage pattern in a manner that would either result in substantial erosion or siltation on- or off-site, or increase the rate or amount of surface runoff resulting in flooding on- or off-site;
- Create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems;
- Expose people or structures to increased risk of flooding by placing residential structures within a 100-year floodplain, mapped on a federal FIRM map or other flood hazard delineation map; or
- Expose people or structures to risk of flooding by siting structures where they could impede or redirect flood flows.

IMPACTS AND MITIGATION MEASURES

Impact: **P-1 The Proposed Project could expose persons and structures to hazards associated with a 100-year flood.**

Significance: This is considered a Potentially Significant impact.

Mitigation: PMM-1 Prior to approval of tentative maps, design review, or use permits, a hydraulic study shall be prepared to estimate potential changes in water surface elevations at locations where bridge footings or related structures at roadway crossings are proposed within the 100-year floodplains of the Orchard Creek and Pleasant Grove Creek tributaries. Should the results of the study indicate water surface elevations will be increased at any location upstream or downstream of the proposed crossing, such that developed locations adjacent to floodplain boundaries would be subject to new or exacerbated 100-year flood hazards, the location and/or design of the bridge crossings shall be modified, as appropriate, to reduce the potential for increased water surface elevations.

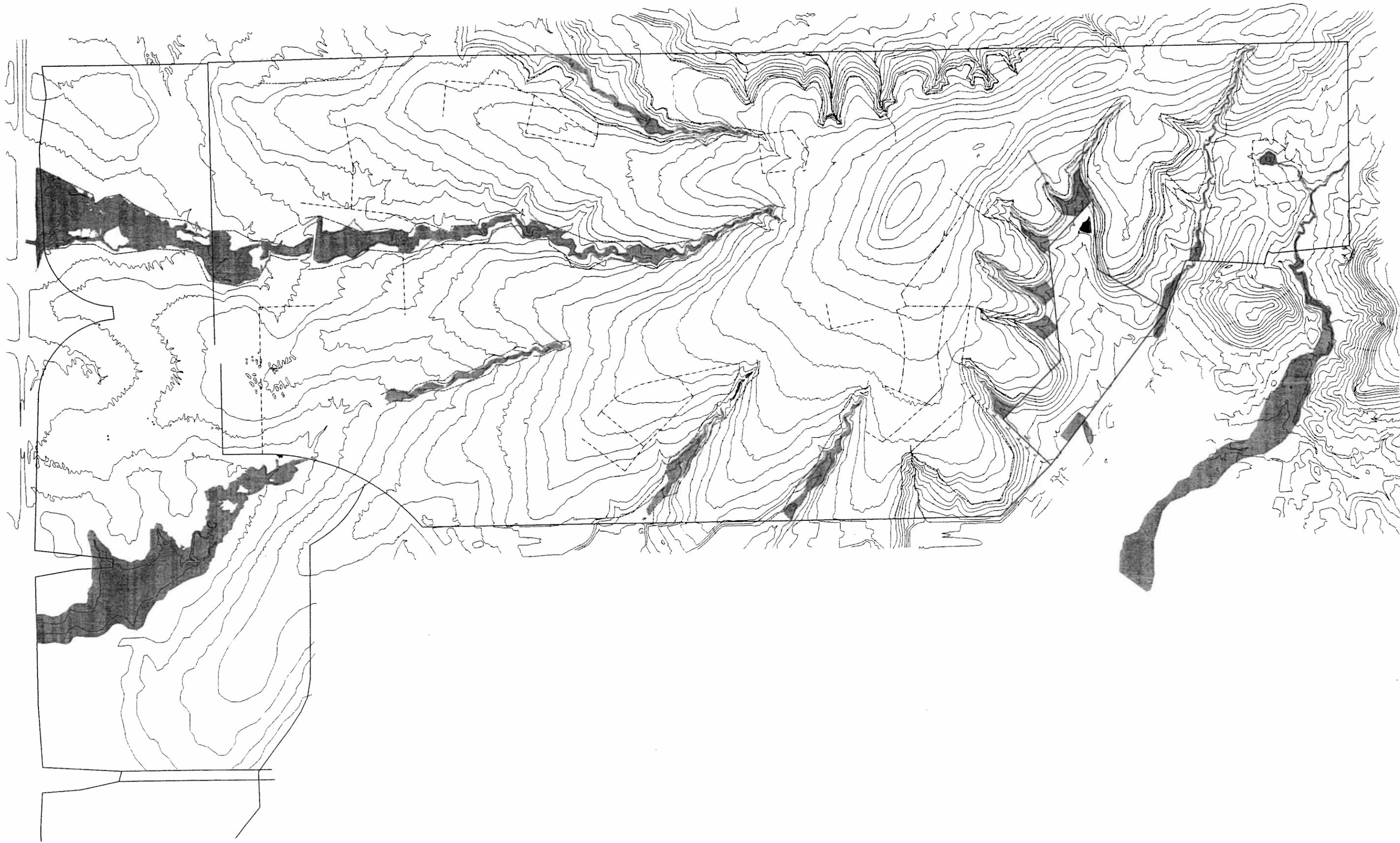
Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The areas of the post-project 100-year floodplain are shown on Figure P-3 and show the location of project-specific detention basins and the possible 100-year impoundment areas behind them. The part of the project area in the southern portion of the site that is in the existing 100-year floodplain of Pleasant Grove Creek lies in the Atherton Tech section of the project site but is not shown on Figure P-3. This area is already developed and no further development is proposed as part of this project. There are two small portions of land in the northwest half of the project site that is in an existing floodplain. These areas would be preserved as open space, and no residential or commercial development would occur within the designated open space.

Bridge footings, culverts, detention basin structures, and proposed roadway overcrossings at Orchard Creek, Pleasant Grove Creek, and smaller on site drainages may need to be placed within the 100-year floodplain channel. The bridge footings could cause a change in flow directions or water surface elevations by diverting or creating a barrier to flow, which could cause water to back up on the upstream side of the bridge, or by altering flow paths downstream of the bridge. Such effects could create new flooding or exacerbate existing problems, which would be considered a potentially significant impact. Implementation of Mitigation Measure PMM-1 would ensure that the siting and design of structures to be placed within the 100-year floodplain would not increase off-site flood elevation conditions, thereby reducing this impact to a less-than-significant level.

Impact: **P-2 The Proposed Project would increase the rate of peak stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding.**



SOURCE: Terrance E. Lowell & Associates, Inc., October 2001.

↑
N
Not to Scale

EIP
ASSOCIATES

Figure P-3
Post-Project 100-Year Floodplains

Significance: This is considered a Potentially Significant impact.

Mitigation: PMM-2 (a) On-site detention shall be provided to meet Placer County Flood Control and Water Conservation District (PCFCWCD) criteria set forth in Section VII of PCFCWCD's Stormwater Management Manual (SWMM). The SWMM requires, if on-site detention basins are to be used to mitigate downstream flooding effects due to project related increased peak flows, that the objective flow shall be taken as the estimated pre-development peak flow rate less 10 percent of the difference between the estimated pre-development and post-development peak flow rates from the site. This standard shall be used for storm frequencies of 2-year, 10-year, and 100-year storm events. In no case shall the objective flow be less than the flows indicated in Figure 7-1 of the SWMM. However, in the event the results of stormwater runoff modeling indicate that on-site detention would exacerbate downstream flooding conditions when applying PCFCWCD numerical criteria, the City shall coordinate with the PCFCWCD to identify appropriate use, location, and sizing of project detention facilities and implement a solution that will ensure conformance with PCFCWCD standards.

PMM-2 (b) Installation and design of detention basins shall be in accordance with PCFCWCD's SWMM and in conformance with all applicable existing Master Plans, should such plans be adopted during project development. The results of hydrologic modeling shall be used to confirm that the capacity of the on-site detention facilities is adequate to detain the stormwater runoff anticipated following development of the Proposed Project. In concert with the Proposed Project's stormwater system design, the capacity of off-site culverts or existing and/or planned regional detention facilities shall be evaluated to determine whether over-sizing is necessary to accommodate the project's incremental contribution.

PMM-2 (c) Prior to approval of tentative maps, design review, or use permits, supplemental drainage studies shall be prepared for the SR 65 Corridor portion of the project site to comply with Policy 3 of the Community Safety element of the Rocklin General Plan. The supplemental studies shall use the information developed in TLA's drainage reports pertaining to Sunset Ranchos and Parcel K, and other relevant information as appropriate.^{8,9} Conformance with Section VII of PCFCWCD's SWMM shall be incorporated into project designs.

8. Terrance E. Lowell & Associates, Inc., Parcel K Preliminary Drainage Report, August 17, 1998.

9. Terrance E. Lowell & Associates, Inc., Preliminary Drainage Master Plan Marchbrook-Sunset Ranchos, June 16, 1999.

Level of Significance

After Mitigation: This impact would be Less Than Significant.

Discussion: The project area is currently undeveloped except for portions adjacent to SR 65 and a portion of the project site near Sunset Boulevard. As shown in Table P-1, approximately 49 percent of the existing undeveloped area would be developed with impervious surfaces upon buildout of the Proposed Project. The new impervious surfaces created by project development would increase the rate of stormwater runoff leaving the project site. Table P-2 shows existing flow rates for pre-development (existing) conditions compared to developed conditions. The modeled estimates assume runoff would be directed north (towards City of Lincoln, 12 Bridges Specific Plan Area), west (SR 65), and south (City of Rocklin), generally following existing natural drainage pathways and watershed boundaries, as described below.

Table P-2 presents the peak flow rates for post-development flows using detention basins for the “west” and “south” directed flows. The TLA drainage study proposes to incorporate into the stormwater system design the existing natural culverts located throughout the project site and the existing ponds as detention basins. Figure P-4 shows the locations of proposed detention basins throughout the project site. Upon development of the property, the drainage facilities would consist of drainage inlets and pipes with stormwater discharge into the natural and/or reconstructed channels. The channels would route the stormwater into the detention basins, where the water would be detained then released at a rate that would minimize the rate of runoff that could contribute to or exacerbate flooding conditions. Off-site channels and culverts adjacent to the project could also be incorporated into detention system design, provided they are of sufficient capacity to accommodate redirected flows.

Table P-2 shows that post-development mitigated flows to the west (towards SR 65) and the south (towards Rocklin) will not increase over existing conditions for the 2-year, 10-year, and 100-year storm events. The post development flows will be between 85 percent and 91 percent of pre-development flows.

The data in Table P-2 also shows post-project peak flow rates will increase in the north-flowing direction (into City of Lincoln) of the Orchard Creek Watershed. This peak flow rate can be reduced to less than pre-project conditions by using detention basins. However, due to the location of the project in the downstream segment of the larger watershed (Auburn Ravine, Ingram Slough and Orchard Creek), existing drainage master plan studies (citation 7) have concluded that it is more beneficial not to detain peak runoff under post project developed conditions. By not detaining, the runoff will discharge downstream faster and not coincide with the timing of outflows from more distant upstream locations. If these peak flows are detained, the timing of outflow will be delayed such that the peak flow will occur at a later time and actually increase at downstream locations where flows from other areas are arriving.

The Parcel K and SR 65 Corridor portions of the Proposed Project were considered in the drainage study for the Sunset Ranchos property; however, according to TLA’s drainage report, the SR 65 Corridor is not in as great a detail under the developed conditions as is the Sunset Ranchos and Parcel K properties because the proposed land uses have not been determined to a level of detail that would allow for preliminary drainage calculations. Therefore, increases in

stormwater runoff from development in the SR 65 Corridor portion of the project site would incrementally contribute to project-generated runoff, which could affect peak flow rates.

TABLE P-1

POST-PROJECT MAJOR DRAINAGE AREAS: PERCENT OF IMPERVIOUS SURFACES COMPARED TO PRE-PROJECT CONDITIONS

Major Drainage Basin	Drainage Basins Studied								
	Sunset Ranchos			Other Areas			Total		
	Impervious Acres	Total acres	Percent Impervious	Impervious Acres	Total acres	Percent Impervious	Impervious acres	Total acres	Percent Impervious
Orchard Creek Main Channel	61	184	33%	0	0	0	61	184	33%
Orchard Creek Tributary #2-1	26	52	51%	23	26	90%	50	78	64%
Orchard Creek Tributary #2	186	346	54%	58	179	33%	245	525	47%
Pleasant Grove Creek and Tributaries	338	759	45%	198	254	78%	536	1013	53%
TOTAL	611	1,342	46%	280	459	61%	891	1,801	49%

Source: Terrance E. Lowell & Associates, Inc. 1999.

TABLE P-2			
PRE-PROJECT, POST PROJECT, AND POST PROJECT WITH MITIGATION PEAK FLOW RATES			
Description	2-Year	10-Year	100-Year
Sum of Orchard Creek Watersheds into City of Lincoln (North)			
Pre-Project Peak Flow (cfs)	68	178	347
Post-Project Unmitigated Peak Flows (cfs)	158	385	710
Post-Project Mitigated Peak Flows (cfs)	158	385	710
Ratio of Mitigated Peak Flows to Pre-Project Flows	2.32	2.16	2.05
Change from Pre-Project to Post-Project Peak Flow Rate	Increase 90 cfs	Increase 207 cfs	Increase 363 cfs
Sum of Orchard Creek and Pleasant Grove Watersheds At State Route 65 (West)			
Pre-Project Peak Flow (cfs)	108	267	473
Post-Project Unmitigated Peak Flows (cfs)	257	458	694
Post-Project Mitigated Peak Flows (cfs)	98	238	423
Ratio of Mitigated Peak Flows to Pre-Project Flows	0.91	0.89	0.89
Change from Pre-Project to Post-Project Peak Flow Rate	Decrease 10 cfs	Decrease 29 cfs	Decrease 50 cfs
Sum of Pleasant Grove Watershed into City of Rocklin (South)			
Pre-Project Peak Flow (cfs)	150	333	635
Post-Project Unmitigated Peak Flows (cfs)	367	770	1,539
Post-Project Mitigated Peak Flows (cfs)	130	284	571
Ratio of Mitigated Peak Flows to Pre-Project Flows	0.87	0.85	0.90
Change from Pre-Project to Post-Project Peak Flow Rate	Decrease 20 cfs	Decrease 49 cfs	Decrease 64 cfs
Note: Orchard Creek watersheds draining north per Lincoln Master Plan should not be detained, thus no mitigation detention is proposed.			
Source: Terrance A. Lowell & Associates, April 2001. Revised Table 5 from Preliminary Drainage Master Plan.			

By complying with Mitigation Measures PMM-2 (a) through PMM-2 (c), which requires the Proposed Project's drainage system to comply with PCFCWCD standards or any other applicable Master Plans (i.e., Lincoln Master Plan), and to take into account the timing of peak flows, the Proposed Project would not increase peak flow rates down stream from the project site or exacerbate flooding conditions. As discussed below in Impact P-3, the water surface elevations near the Sutter County line would only increase approximately 0.005 feet to 0.01 feet.

Impact: **P-3 The Proposed Project could increase the volume of stormwater runoff, which could increase water surface elevations that would contribute to localized or downstream flooding.**

Significance: This is considered a Potentially Significant impact.

Mitigation: PMM-3 Implement Mitigation Measures PMM-2 (a), PMM-2 (b), and PMM-2 (c).

Level of Significance

After Mitigation: This impact would be Less Than Significant.

Discussion: In addition to increasing the rate of stormwater runoff, as discussed in Impact P-2, the development of impervious surfaces (49 percent of the project site compared to pre-project conditions) would also increase the volume of runoff generated by project development through the reduction of land area previously available for water infiltration. The Proposed Project is estimated to generate, in addition to existing conditions, approximately 260 acre-feet of stormwater runoff from the 8-day, 100-year storm event.¹⁰ The project would mitigate its peak flow rates in the downstream channel and creek floodplain water surface elevations would not increase due to the peak rates flows.

However, in the area near the Cross Canal in Sutter County (which collects water from the east, including project area flows, and discharges to the Sacramento River), flooding occurs during long duration storm events such as the 8-day, 100-year event. The area floods because of an increase in the water surface elevation in the Sacramento River, not because of upstream (east of the Cross Canal) channel and creek carrying capacities (rates of flow). During long duration storm events (i.e. 8-day, 100-year) that occur over a large area of northern California at one time, the water surface elevation in the Sacramento River raises substantially above normal conditions. With this substantial increase in Sacramento River water surface elevation, the Cross Canal is blocked from releasing water to the Sacramento River, and water coming from the east to the Cross Canal is stopped and ponds in Sutter County. This pond creates a flooding condition in Sutter County near and upstream of the Cross Canal. The pond stays until the water surface in the Sacramento River lowers and allows the Cross Canal to discharge water to the Sacramento River.

The NWRA project is estimated to generate an additional 260 acre-feet of storm water during the 8-day, 100-year event. This results in an increase of the pond flood plain elevation near the

10. Terrance E. Lowell & Associates, Inc., Summary Technical Memo from Tom Leland, November 2, 2000.

Cross Canal of 0.005 to 0.01 feet. This pond water surface increase due to the NWRA development is insignificant and does not merit any mitigation at the project level.

Impact: **P-4 Grading, excavation, and construction activities associated with the Proposed Project could degrade water quality through the increased generation of sediment.**

Significance: This is considered to be a Less-than-Significant impact.

Mitigation: REQ-MM Comply with the provisions of the State General Construction Activity Permit, which requires the preparation of a SWPPP and the implementation of BMPs/BATs to control construction site runoff.

Typical BMPs/BATs that could be used during construction of the Proposed Project include, but are not limited to, the following:

- Temporary facilities such as waddles, sandbags, and hay bales may be used during construction. Temporary facilities are designed to help control dust and will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or groundwater. The construction contractor would be required to monitor and maintain all BMPs/BATs during construction to ensure they function properly.

Discussion: Development of the Proposed Project would result in significant grading of the project site, as approximately 49 percent of the site would be covered with impervious surfaces. In addition, construction activities such as excavation and trenching for utilities would result in disturbance of soils at the project site. Construction site runoff can contain soils and sediments from these activities, which could degrade water quality. Dust from construction sites can also be transported to other nearby locations, where it can enter surface water runoff or water bodies. Spills or leaks from heavy equipment and machinery, staging areas, or building sites can also enter urban runoff. Typical pollutants in the runoff could include petroleum products and heavy metals from equipment, and products such as paints, solvents, and cleaning agents that could contain hazardous constituents. Sediment from erosion of graded or excavated surface materials, leaks or spills from equipment, or inadvertent releases of building products could result in water quality degradation if runoff containing the sediment entered receiving waters in sufficient quantities to exceed water quality objectives. However, these impacts would generally be short-term and limited to the duration of construction.

The Proposed Project would be required by State law to obtain and comply with the State General Construction Activity Stormwater Permit because the project would disturb more than five acres. If any element of the Proposed Project is developed in increments of less than five

acres, a permit would still be required, assuming the construction activity is part of the larger common plan of development. Compliance with the permit would involve filing a Notice of Intent (NOI) with the SWRCB and preparing a SWPPP prior to construction. In addition, BMPs/BATs would also be implemented to reduce the impact of runoff into waterways. BMPs/BATs can include a variety of methods to eliminate or reduce non-storm water discharges to receiving waters, including: scheduling or limiting activities to certain times of year, prohibiting certain construction practices, implementing equipment maintenance schedules and procedures, and other management practices to prevent or reduce pollution, such as using dikes, silt fences, sediment traps, mulching or vegetation maintenance, or equally effective methods.

Because groundwater in the vicinity of the project site is located approximately 70 feet below the ground surface, dewatering activities, which would involve the pumping of water from foundation excavations or utility trenches, are not anticipated during development of the Proposed Project. However, if perched groundwater sources are encountered and dewatering activities are required during project development, dewatering must comply with conditions of the RWQCB general permit for construction dewatering if the water is disposed on the surface or piped to existing channels or streams. Alternatively, extracted water discharged to the sewer would need to comply with any conditions stipulated by the South Placer Municipal Utility District and the City of Roseville wastewater treatment plants. In either case, disposal of groundwater removed during construction activities would be reflected in construction specifications. In the event the permit-required testing of extracted groundwater indicated levels of constituents that exceed treatment plant standards or dewatering permit standards, other methods of disposal would need to be developed in compliance with federal, State, and local regulations.

Assuming compliance with the site construction requirements described above, such as pollution prevention plans and source-control BMPs/BATs, this impact is considered to be less than significant, as it would not substantially degrade water quality.

Impact: **P-5 Stormwater runoff from the Proposed Project could contain urban contaminants that could degrade water quality.**

Significance: This is considered to be a Potentially Significant impact.

Mitigation: PMM-5 Project Conditions of Approval shall specify that appropriate BMPs and Best Available Technologies (BATs) be incorporated into project design to reduce urban pollutants in runoff, consistent with goals and standards established under federal and State non-point source discharge regulations (NPDES permit) and Basin Plan water quality objectives. Stormwater runoff BMPs selected from the Storm Water Quality Task Force (*California Storm Water Best Management Practices Handbook*, 1993), the Bay Area Stormwater Management Agencies Association *Start at the Source Design Guidance Manual*, or equally effective measures shall be identified prior to final design approval. To maximize effectiveness, the selected BMPs/BATs shall be based on finalized site-specific hydrologic conditions, with consideration for the types and locations of development. Mechanisms

to maintain the BMPs/BATs shall be identified in the Conditions of Approval.

Typical BMPs and BATs that could be used at the Proposed Project include, but are not limited to, the following:

- Application of appropriate signage to all storm drain inlets indicating that they outlet to the natural drainageways;
- Application of a street sweeping program to remove potential contaminants from street and roadway surfaces before they reach drainages;
- Installation of oil and grit separators in all drop inlets to capture potential contaminants which enter the storm drain system;
- Minimize sources of concentrated flow by maximizing use of natural drainages to decelerate flows, collect pollutants and suspended sediment;
- Establish vegetation in stormwater drainages to achieve optimal balance of conveyance and water quality protection characteristics;
- Placement of velocity dissipaters, rip-rap, and/or other appropriate measures to slow runoff, promote deposition of waterborne particles, and reduce the erosive potential of storm flows;
- Prompt application of soil protection and slope stabilization practices to all disturbed areas;
- Use sedimentation basins to collect and temporarily detain storm water runoff to provide ample settling time before runoff is discharged;
- Creation of storage basins consisting of depressed areas, usually lined, that are sized to hold storm runoff and settle out material (the facility usually has a type of outlet device that is above the bottom of the basin or a small rip rapped berm over which the treated water can flow);
- Creation of a below-ground storage basin consisting of vertical or horizontal corrugated metal or HDPE pipes sized to allow the volume of water required to be treated to percolate into the ground;
- Use of fossil filters consisting of small filters that are placed like troughs around the inside top drain inlets or at ditch outlets.
- Creation of underground stormwater interceptors, which are underground tanks, similar to septic tanks, that are designed to allow material to settle out and also can have a grease trap to separate oil and petroleum products, prior to discharge; and
- Use of rock-lined ditches, which are surface ditches that are lined with rock, with or without filter material, with the rock lining material designed to allow water to filter into the ground.

Provisions for the maintenance and periodic inspection of permanent facilities outside of the public right-of-way will be provided for in the CC&Rs. These provisions would include

periodic inspection, cleaning, and the replacement of filter materials, as necessary to retain the integrity of the BMP/BAT.

Level of Significance

After Mitigation: This impact would be Less Than Significant.

Discussion: Although the erosion hazard of the undisturbed soils on the project site is low (see Chapter O, Geology, Seismicity and Soils), existing runoff from the project site could contain sediment containing small amounts of nutrients, naturally occurring metals and minerals, pesticides, and organic matter, which may have already impacted water quality at the project site. Urban runoff studies throughout the U.S. have shown that the concentration of suspended solids (sediment) usually decreases as exposed soils are covered by impervious surfaces, although some sediment may still be present due to entrained dust on roadways and parking lots and from any remaining open space areas. Activities that could increase the types or quantities of non-naturally occurring pollutants in runoff due to development include motor vehicle operations, residential maintenance, littering, careless material storage and handling, domestic animal and wildlife wastes, and pavement wear. Pollutants typically associated with urban uses, such as those that could be developed as a result of the Proposed Project, include oil and grease, coliform bacteria, petroleum hydrocarbons (gas and diesel fuels), nitrogen, phosphorus, heavy metals such as lead, copper, and zinc, and suspended solids. Pesticides, herbicides, and other landscape maintenance products typically used in residential developments could also be present in urban runoff. In addition to the possible pollutants associated with residential development, the GDP for Northwest Rocklin anticipates significant commercial and industrial development on the SR 65 Corridor portion of the Proposed Project, which could involve facilities storing and using many different types and larger quantities of chemicals.

It would be speculative to identify specific post-development water quality impacts that could occur, and it is conservatively assumed for purposes of evaluation in this EIR that new or additional stormwater runoff generated by the Proposed Project is expected to contain some level of contaminants typically associated with urban development. Constituents that may be present in urban runoff conveyed to the on-site detention ponds could affect water quality. The incremental contribution of urban pollutants subsequently discharged to local waterways from the project site could thereby affect water quality in Orchard Creek and Pleasant Grove Creek.

However, the reduction of stormwater discharge pollutants to the maximum extent practicable through the preparation of a SWPPP and the implementation of site-specific BMPs/BATs is the primary objective of the water quality regulations. Implementation of BMPs/BATs would help meet stormwater discharge water quality requirements for the Proposed Project by capturing urban runoff pollutants before they can enter area waterways. Mitigation Measure PMM-5 includes a list of typical BMPs/BATs used to trap and filter urban pollutants.

Although the use of BMPs/BATs is required under federal and State NPDES program requirements for certain jurisdictions (urban areas) or types of activities meeting certain criteria, as noted in the Regulatory Setting, the City of Rocklin is not yet required to follow a specific NPDES program; however, the City already implements BMPs/BATs in their development projects. Even though the City already uses BMPs/BATs, without proper site-specific runoff management and mechanisms for enforceability and maintenance, the potential increase in urban

contaminants attributable to new development that could occur with development of the Proposed Project could degrade water quality or interfere with achieving Basin Plan water quality objectives, which would be considered a potentially significant effect. The implementation of Mitigation Measure PMM-5, which would require the development of project-specific BMPs and BATs as a condition of project approval, would reduce this impact to a less-than-significant level.

CUMULATIVE IMPACTS

Cumulative impacts on water resources may be expected to result as future growth in the Rocklin area occurs and additional housing and other developments are constructed. Continued development within the Orchard Creek and Pleasant Grove Creek watersheds could result in gradual degradation of water quality and an increase in existing flows and runoff volume.

Impact: **P-6 Construction activity associated with the Proposed Project, in combination with other development that could occur within the Orchard Creek and Pleasant Grove Creek watersheds, could affect downstream water quality.**

Significance: This is considered a Less-Than-Significant cumulative impact.

Mitigation: REQ-MM Comply with the provisions of the State General Construction Activity Permit, which requires the preparation of a SWPPP and the implementation of BMPs/BATs.

Typical BMPs/BATs that could be used during construction of the Proposed Project include, but are not limited to, the following:

- Temporary facilities such as waddles and sandbags may be used during construction. Temporary facilities are designed to help control dust and will capture a majority of the siltation resulting from construction activities prior to discharging into existing natural channels. In addition, they will trap possible fuel and oil spills from construction equipment to prohibit contamination of surface flows or groundwater. The construction contractor would be required to monitor and maintain all BMPs/BATs during construction to ensure they function properly.

Discussion: Potential construction-related water quality and sedimentation effects are generally site-specific, would be short-term, and would be mitigated through implementation of the State's General Construction Activity Stormwater Permit requirements (i.e., SWPPP) and local site development standards. These requirements, in addition to industry standard construction BMPs/BATs and SWPPP's, would minimize sedimentation and reduce the potential for degradation of water quality during construction activities. The Proposed Project would incrementally contribute to the overall quality of downstream waters because natural runoff can enter existing channels that drain into the Orchard Creek and Pleasant Grove Creek watersheds;

however, this natural runoff would occur regardless of project development. The Proposed Project, in combination with the construction of other projects that would occur within the Orchard Creek and Pleasant Grove Creek watersheds, would not result in any significant cumulative construction-related water quality impacts because it is assumed that all other developments would also be required to comply with relevant laws, regulations, and standards governing construction-related water quality impacts.

Impact: **P-7 Increased impervious surfaces and urbanization associated with development of the Proposed Project, in combination with other development in the City of Rocklin and the Orchard Creek and Pleasant Grove Creek watersheds, could cumulatively increase urban contaminant loading adversely affecting water quality.**

Significance: This is considered a Potentially Significant impact.

Mitigation: PMM-7 Implement Mitigation Measure PMM-5.

REQ-MM The project developer should comply with the following mitigation from the 1990 City of Rocklin General Plan Update EIR to prevent the degradation of water quality:

The project developer should incorporate techniques such as, but not limited to, the prohibition of grading, placement of fill or trash, or alteration to vegetation within designated setback buffer areas, and the installation of feasible measures of minimizing pollutants and sediment from water originating from surfaced areas.

Level of Significance

After Mitigation: The impact would be Potentially Significant and Unavoidable.

Discussion: Development in the Orchard Creek and Pleasant Grove Creek watersheds could cumulatively increase urban contaminant loading adversely affecting water quality. Cumulative development within the Orchard Creek and Pleasant Grove Creek watersheds (which includes development in Western Placer County and the City of Rocklin), including the Proposed Project, would result in increased impervious surfaces that could increase the rate and volume of runoff, thereby adversely affecting existing surface water quality through increased sedimentation. The primary sources of water pollution include: runoff from roadways and parking lots, runoff from landscaping areas, commercial and industrial activities, non-stormwater connections to the drainage system, accidental spills, and illegal dumping. Runoff from roadway and parking lots could contain levels of oil, grease and heavy metals. Runoff from landscaped areas could contain concentration of nutrients, i.e. fertilizers and pesticides.

The 1990 City of Rocklin General Plan Update EIR stated that buildout of the General Plan would result in an increase in stormwater runoff due to urban development covering previous impervious areas with impervious surfaces. The General Plan Update EIR found that the effect of new development under the General Plan Update on drainage would result in a significant impact from the potential of water quality degradation. The General Plan recommends

mitigation, including measures to minimize pollutants and sediment, to reduce the impact of future development.

Even though post-construction runoff entering the Orchard Creek and Pleasant Grove Creek watersheds as a result of project development would not be anticipated to significantly increase over pre-project conditions, as numerous water quality BMPs/BATs would be implemented to reduce the potential for sedimentation and water quality degradation, there would still be an anticipated minimal contribution to urban contaminant loading. This minimal contribution, when added to the contributions made by other projects, results in post-construction water quality impacts that would be considered potentially significant and unavoidable.

Impact: **P-8 The Proposed Project, in combination with future development that could occur within the City of Rocklin and the Orchard Creek and Pleasant Grove Creek watersheds, could increase the rate of stormwater runoff from newly created impervious surfaces.**

Significance: This is considered a Potentially Significant impact.

Mitigation: PMM-8 Implement Mitigation Measure PMM-2.

Level of Significance After Mitigation: This impact would be Less than Significant.

Discussion: Development of the Proposed Project, combined with other approved and anticipated urban development in the Orchard Creek and Pleasant Grove Creek Watersheds, would cumulatively increase the amount of impervious surface, thus increasing peak flow rates of stormwater runoff. As discussed in Impact P-2, as required by Mitigation Measure PMM-2, the Proposed Project would include a stormwater system to reduce stormwater peak flow rates, consistent with PCFCWCD standards and any other applicable area Master Plans, which would mitigate the Proposed Project's contribution to this effect. Therefore, the cumulative impact related to peak flow rates would be less than significant.

Impact: **P-9 The Proposed Project, in combination with future development that could occur within the City of Rocklin and the Orchard Creek and Pleasant Grove Creek watersheds, could increase the volume of stormwater runoff from newly created impervious surfaces.**

Significance: This is considered a Potentially Significant impact.

Mitigation: No mitigation measures are available for this impact.

Level of Significance After Mitigation: The impact would be Potentially Significant and Unavoidable.

Discussion: The Proposed Project would contribute to cumulative flood volumes in the Pleasant Grove Creek and Orchard Grove Creek watersheds, exacerbating downstream flood conditions in south Placer County and Sutter County. There is a substantial stormwater runoff volume

problem in Sutter County at present, with water depths reaching 14 feet in the East Canal. New development in western Placer County, including the Cities of Roseville, Rocklin and Lincoln, is anticipated to add 0.08 to 0.12 feet to the existing depth of flooding in Sutter County. As discussed under Impact P-3, the proposed project would generate approximately 260 acre-feet of additional stormwater runoff, and would increase water surface elevations near the Cross Canal in Sutter County by approximately 0.005 to 0.01 feet, which would not be a significant increase by itself. However, given current flooding conditions in Sutter County, the project's contribution to increased flood volumes attributable to other cumulative development in South Placer would be considered significant.

Placer County jurisdictions have concluded that physical reduction of the small incremental increase would not be an effective approach to reducing the impacts associated with increased volumes for the following two reasons: first, the existing deep flooding problem could not be solved by eliminating the minor incremental additional depth; and second, the cost of eliminating the increment is not judged to provide adequate benefits to justify the costs. There have been discussions between jurisdictions regarding regional approaches to addressing increased flood volumes, and some jurisdictions have collected developer fees intended to fund retention facilities. However, no regional plan or project has been adopted or constructed.¹¹ Therefore, since there are no mitigation measures available for this cumulative impact, and no consensus has been made by the affected jurisdictions, this impact is considered significant and unavoidable.

11. *Draft Subsequent Environmental Impact Report For the Revised Twelve Bridges Specific Plan, State Clearinghouse #97022074, prepared for City of Lincoln, August 1997.*

Q. BIOLOGICAL RESOURCES

SCOPE AND METHODOLOGY

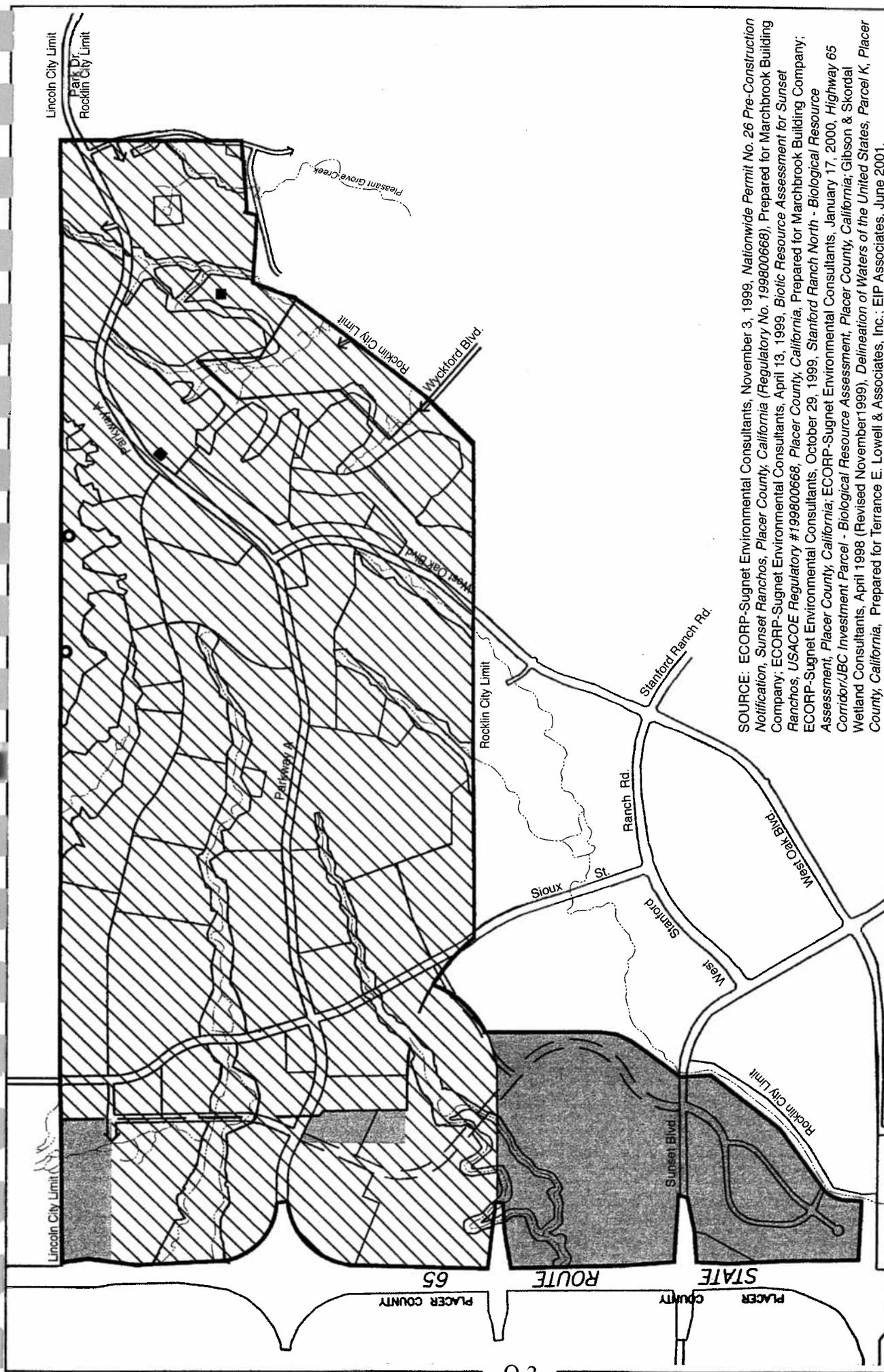
The biological resources chapter is based on biotic surveys of the project area conducted by ECORP-Sugnet Environmental Consultants in 1998, and biotic evaluations prepared by ECORP-Sugnet Environmental Consultants and Gibson & Skordal Wetland Consultants for portions of the Proposed Project site in 1998. In addition, a special-status plant and wildlife species database review was conducted using the California Department of Fish and Game's (CDFG) *Natural Diversity Database* (CNDDDB) (August 2001). The database reports identify special-status species that have been recorded in the vicinity of the project area and were used to assist in the development of a list of special-status species that was evaluated in this EIR.

The biological resources discussions in this chapter are divided into four parts. This chapter starts with a general overview of biological resources. A description of the project site is followed by a general regulatory setting. The chapter then addresses several specific issue areas, including site setting, regulatory setting, and impacts and mitigation measures for each area. A discussion of plant life begins on page Q-6, Jurisdictional Waters of the United States begins on page Q-12, and wildlife begins on page Q-20.

The Placer County Planning Department developed the Placer Legacy Open Space and Agricultural Conservation Program on June 20, 2000 to protect and conserve open space and agricultural lands in the County in a manner consistent with the 1994 Placer County General Plan. The Placer Legacy Program encompasses all unincorporated areas of Placer County, and only those cities within the County that have voluntarily chosen to participate in the program. At this time, the City of Rocklin has chosen not to participate in the Placer Legacy Program. In addition to the Placer Legacy Program, Placer County is in the process of developing a habitat conservation plan and natural communities conservation plan (HCP/NCCP). The first phase of the HCP/NCCP extends from the western border of Placer County, to the eastern border of Auburn. Currently, the City of Rocklin has not requested coverage under this HCP/NCCP.

Formal surveys conducted for the Proposed Project did not cover the Herman Miller or Atherton Tech Center parcels (see Figure Q-1). However, general habitat conditions occurring on these parcels are similar to that found on the Sunset Ranchos portion of the project and can be used to adequately describe conditions and expected vegetation on that parcel. The Atherton Tech Center parcel is almost entirely developed or in a state of development at this time with the exception of a small portion of the northwest corner of the parcel. Specific site conditions associated with each portion of the project site are described below.

Analysis performed concluded that the cumulative loss of wetlands and habitat for plants and wildlife cannot be completely offset by mitigation. Even though onsite impacts can be reduced to acceptable levels, the regional loss of these resources would remain significant. It was also determined that there could be a loss of rare plant species. However, standard safeguards



SOURCE: ECORP-Sugnet Environmental Consultants, November 3, 1999, Nationwide Permit No. 26 Pre-Construction Notification, Sunset Ranchos, Placer County, California (Regulatory No. 199800668), Prepared for Marchbrook Building Company; ECORP-Sugnet Environmental Consultants, April 13, 1999, Biotic Resource Assessment for Sunset Ranchos, USACOE Regulatory #199800668, Placer County, California, Prepared for Marchbrook Building Company; ECORP-Sugnet Environmental Consultants, October 29, 1999, Stanford Ranch North - Biological Resource Assessment, Placer County, California; ECORP-Sugnet Environmental Consultants, January 17, 2000, Highway 65 Corridor/JBC Investment Parcel - Biological Resource Assessment, Placer County, California; Gibson & Skordal Wetland Consultants, April 1998 (Revised November 1999), Delineation of Waters of the United States, Parcel K, Placer County, California, Prepared for Terrance E. Lowell & Associates, Inc.; EIP Associates, June 2001.

Figure Q-1
Biological Resources Studies Map

EIP
ASSOCIATES

North Arrow

No Scale

- Biological Resources Studies Have Not Been Conducted
- Biological Resources Studies Have Been Conducted
- Streamcourses
- Project Boundary
- Existing Residences
- Seeps

recommended by the resource agencies would reduce this impact to acceptable levels. The project would also impact native oak trees, wetlands, stream channels, Valley elderberry longhorn beetles and their habitat. The project would disturb nesting raptors and/or cause a loss of their habitat and would impact vernal pool crustaceans and their habitat. These impacts would be reduced to acceptable levels through acquisition of a CDFG 1603 Streambed Alteration Agreement and compliance with its provisions, implementation of the City's tree ordinance, compliance with the 404 permit already issued for the project, and compliance with the standard elderberry and vernal pool mitigation used throughout the state. It was determined that since the project site is outside the boundaries of the Placer Legacy Open Space and Agricultural Conservation Program, impacts to this HCP would be avoided.

Lastly, the project's need to install and/or upgrade some off site sewer lines would not result in new biologic impacts since all work would be performed in existing utility easements on land previously surveyed for those projects.

SETTING

The project site has geologic characteristics that illustrate the transition between the Central Valley and the Sierra Nevada foothills. Major geologic features in the region and the project area include granitic rock types, the volcanic Mehrten Formation, younger sedimentary rocks, and alluvial materials of the Turlock Lake Formation. Soils in the project area are generally loose to semi-compact brown to gray-brown, slightly clayey to fine sandy silt at higher elevations. In the lower elevations, the soils tend to consist of interlayered, loose to dense silty fine to coarse sands, as well as clayey fine to coarse sands. These geologic characteristics dictate the type of vegetation that can grow in the area. Due to the impermeable nature of the Mehrten Formation, establishment of trees and deep rooted shrubs is prohibited and the areas are dominated by grasslands. These conditions are responsible for the formation of vernal pools. The looser soils found at higher elevations allow the establishment of trees and shrubs.

Sunset Ranchos

The Sunset Ranchos portion of the site is predominantly open rangeland consisting of annual grassland and oak woodlands. Oak, foothill pine and willow trees are scattered randomly across the site with small concentrations on north and east facing slopes of existing drainages.

The topography of this site is relatively flat in the southwest portion then begins to become moderately steep in the eastern portion of the site. The gently rolling terrain increases in elevation from approximately 140 feet mean sea level (MSL) in the west to 385 feet MSL in the east-northeast. The slope of the site ranges between 0 percent and 30 percent gradient. About 70 percent of the property, mainly to the west, is relatively flat seldom rising above an 8 percent gradient. Slopes are generally steeper along ridgelines that extend towards the east. The most extensive slopes occur in conjunction with existing natural drainages.

The slopes within Sunset Ranchos define the drainage patterns of the property. Intermittent drainages transect the property. The north and west portions, which contain two streams and a pond, generally drain northwest across State Route 65 and ultimately into Orchard Creek. Orchard Creek is a tributary of Auburn Ravine. These two drainages converge approximately four miles west of State Route 65. The east and south portions contain six drainages. These portions generally drain southwards across Stanford Ranch and the southern tip of the Sunset Boulevard Corridor then into the Pleasant Grove Creek.

State Route 65 Corridor

The topography of this area is relatively flat, averaging approximately 150 feet MSL in elevation. The drainage patterns in this area generally flow east to west into tributaries of Orchard Creek then northwest to Auburn Ravine. A large lake is located within the area just north of the Herman Miller parcel. The far southern portion of the area flows south into Pleasant Grove Creek. The vegetation in this area is primarily native and non-native grass and is devoid of any woody vegetation.

Parcel K

This site's topography consists of a small box canyon that extends out from the developed portions of Stanford Ranch. The configuration of this site is generally defined by the confines of the canyon. Elevation difference between the base of the canyon and surrounding ridgeline of the site varies from seventy to ninety feet. The slopes within this site range from relatively flat (± 5 percent) to steep (± 40 percent). Steeper slopes are located around the exterior portions of the site, closer to the canyon's ridgelines. The lower portions of the site are relatively flat. The site topography ranges from a MSL of 193 feet to 287 feet.

The existing drainage patterns for this site generally flow from north to south, and include two ponds. All up-slope and on-site drainage flow into Pleasant Grove Creek south of the site within Stanford Ranch. The existing site drainages are seasonal and generally can be described as swales without clearly defined banks. A large portion of the drainage is conveyed in the form of sheet flow which combined with the drainage swales carry seasonal run-off to a series of drainage facilities constructed along the rear portions of the developed lots along the down slope or south boundary of the site.

Vegetation on this site is dominated by native and non-native grasses with some woody vegetation. There are five small willow trees located adjacent to the larger of the two ponds and eight oak trees in the western corner of the site.

REGULATORY SETTING

Federal

Federal Endangered Species Act

The U.S. Fish and Wildlife Service (USFWS) implements the Federal Endangered Species Act (FESA; 16 USC ' 153 *et seq.*). Projects that would result in "take" of any federally-listed threatened or endangered species are required to obtain authorization from the USFWS through either Section 7 (interagency consultation) or Section 10(a) (incidental take permit) of FESA, depending on whether the federal government is involved in permitting or funding the project. The authorization process is used to determine if a project would jeopardize the continued existence of a listed species and what mitigation measures would be required to avoid jeopardizing the species.

Take under the federal definition means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Candidate species do not have the full protection of FESA.

Section 10 of the FESA provides an exception to the Section 9 prohibitions against take. This exception provides a regulatory mechanism to permit the "incidental take of federally-listed fish and wildlife species by private interests and non-Federal government agencies during lawful land, ocean, and water use activities." Incidental take is defined as a take of listed fish or wildlife species that results from, but is not the purpose of, carrying out an otherwise lawful activity conducted by a Federal agency or applicant. Section 10(a)(1)(B) requires an applicant for an incidental take permit to submit a "conservation plan that specifies, among other things, the impacts that are likely to result from the taking and the measures the permit applicant will undertake to minimize and mitigate such impacts." FESA compliance through Section 10 is typically undertaken only when compliance cannot be conducted through Section 7 (i.e., when there is no federal funding, approval, or permit process other than the incidental take permit process).

State

California Endangered Species Act

The CDFG administers a number of laws and programs designed to protect plant, fish and wildlife resources. The most significant of these regulations is the California Endangered Species Act of 1984 (CESA - Fish and Game Code Section 2050) which regulates the listing and take of state-endangered (SE) and state-threatened (ST) species. CESA declares that deserving species will be given protection by the state because they are of ecological, educational, historical, recreational, aesthetic, economic, and scientific value to the people of the state. CESA established that it is state policy to conserve, protect, restore, and enhance endangered species.

Species listed under CESA cannot be taken without adequate mitigation and compensation. The definition of take under CESA is more narrow than the parallel definition under the federal ESA in

that the State definition does not include the concepts of “harm” and “harass.” However, based on findings of the California Attorney General’s Office, take under CESA does not prohibit indirect harm by way of habitat modification. Typically, the CDFG implements endangered species protection by requiring a take permit be applied for by the project applicants.

The CDFG maintains lists for Candidate-Endangered Species (SCE) and Candidate-Threatened Species (SCT). California candidate species are given protection that is equal to that provided to listed species. CDFG also lists Species of Special Concern (CSC) based on limited distribution, declining populations, diminishing habitat, or unusual scientific, recreational, or educational value. These species are not afforded the same legal protection as listed species, but may be added to official lists in the future. The designation of CSC is intended by the CDFG as a management tool for consideration in future land use decisions.

California Environmental Quality Act (CEQA)

According to Section 15065 of the CEQA Guidelines (Mandatory Findings of Significance),

A lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where any of the following occur:

- (a) The project has the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory.

PLANT LIFE

SETTING

The vegetation communities on the project site are strongly influenced by the existing soils and topography of the region. Much of the project area and vicinity is underlain by Mehrten formation. Mehrten is a relatively impermeable, weather-resistant geologic material of volcanic origin. On the tops of the ridges, the Mehrten material has prevented the natural establishment of native oaks, resulting in the dominance of annual grassland in these areas. The shoulders and sides of the ridges in the north and east sections of the project area support oak savanna. Oak woodland and riparian habitats occur on the lower slopes and in the ravines where richer soils and greater moisture are present. Interspersed within the grassland community are various ephemeral aquatic features including seeps, vernal pools, seasonal wetlands, drainage swales, and intermittent drainages.¹ Following is a description of the vegetation communities and common plant species that are typically associated with these communities.

1. ECORP – Sugnet Environmental Consultants, *Stanford Ranch North Biological Resource Assessment, Placer County, California*, October 29, 1999.

Vegetation

Annual Grassland Historically, native grasslands covered a large expanse of California including virtually all of the Central Valley. Settlement of the region included the introduction of hardier European forbs and grasses that better served the expanding agricultural industry, particularly for grazing. The introduction of these species, coupled with intense grazing practices, contributed to the permanent conversion of large expanses of native grasslands. Only scattered islands of native grassland continue to exist in the State, and many of those are maintained through human intervention to prevent the invasion of nonnative annual species.

Dominant species on the site include yellow star thistle (*Centaurea solstitialis*), medusahead grass (*Taeniatherum caput-medusae*), soft brome (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), filaree (*Erodium botrys*), wild oats (*Avena fatua*), prickly lettuce (*Lactuca serriola*), sticky tarweed (*Holocarpha virgata*), and vetch (*Vicia* spp.).

Seasonal Wetland/Drainage Swale/Seep Seasonal wetland habitat occurs within the annual grassland community in drainage swales and shallow isolated depressions underlain by slowly permeable soils.

Vegetation in these areas is dominated by low-growing grasses and annual herbs including perennial ryegrass (*Lolium perenne*), Mediterranean barley (*Hordeum marinum* ssp. *gussoneanum*), and hyssop loosestrife (*Lythrum hyssopifolium*). The seasonal wetland habitat may occur as isolated basins within the grassland or woodland habitat, or they may occur as linear features in the form of swales associated with drainages.

Two seeps occur within the northern portion of the Sunset Ranchos portion of the project. These areas are characterized by the presence of ground water that percolates to the surface (See Figure Q-1). The area remains saturated for most of the year; however, inundation may or may not occur depending on the amount of seasonal rainfall. Vegetation within these seeps includes many hydrophytic species such as toad rush (*Juncus bufonius*), Baltic rush (*Juncus balticus*), field mint (*Mentha arvensis*), and common large monkey-flower (*Mimulus guttatus*).

Vernal Pools Vernal pools are poorly drained depressions within the annual grassland community that provide habitat for a variety of endemic plant species. Vernal pools support native annual plant species specifically adapted to seasonal conditions associated with inundation during the wet season followed by a lengthy dry season. The majority of vernal pools within the project area occur within the JBC Investments and Placer parcels. In addition, the Sunset Rancho's parcel supports a smaller quantity of vernal pools including approximately nineteen pools located in the extreme western section, one pool located in the northern central section and six pools situated in the eastern and northeastern section of the parcel.

Vernal pool species observed on-site include slender popcorn flower (*Plagiobothrys stipitatus*), dwarf woolyheads (*Psilocarphus brevissimus* var. *multiflorus*), Solano downingia (*Downingia ornatissima*), bractless hedge hyssop (*Gratiola ebracteata*), and Fremont's goldfields (*Lasthenia fremontii*). Species that may be observed along the pool margins include non-native species such as

Mediterranean barley, Italian ryegrass (*Lolium multiflorum*), hyssop loosestrife, curly dock (*Rumex crispus*), and annual rabbit's-foot grass (*Polypogon monspeliensis*).

Oak Woodland/Savannah This habitat occurs primarily in the eastern and northern edge of the Sunset Ranchos parcel within the project area and is dominated by blue oak (*Quercus douglasii*). A sparse woody understory is dominated by poison oak (*Toxicodendron diversilobum*), seedling oaks, and coyote brush (*Baccharis pilularis*). Species including interior live oak (*Quercus wislizenii*), California buckeye (*Aesculus californica*), and California button bush (*Cephalanthus occidentalis* var. *californicus*) occupy wetter areas, particularly along the intermittent drainages. The understory includes many herbaceous annual species found in the grassland community.

Riparian Woodland Small areas of riparian woodland habitat occurs within the Sunset Ranchos parcel along intermittent drainages in the northern and eastern portions of the site. Vegetation along these reaches includes various willow species (*Salix* spp.), Himalayan blackberry (*Rubus discolor*), California buckeye, interior live oak, and Fremont's cottonwood (*Populus fremontii*). This habitat community, although not extensive in total area on-site, constitutes an important component in the natural life cycle of many vertebrate species.

Intermittent Drainages Narrowly cut channels with rocky substrates characterize these drainages located in the basin of ravines. Vegetation is typically absent due to the presence of exposed bedrock and the scouring effect of fast moving water.

Stock Ponds Three stock ponds are located within the Sunset Ranchos parcel within the project area. The northern and western ponds are the result of the placement of earthen fill within existing intermittent drainages. The eastern pond appears to have been excavated in order to impound water. Vegetation occurs as low growing grasses and forbs including species previously described in the annual grassland and seasonal wetland sections. Large willows (*Salix* spp.) also occur along the water's edge of these ponds.

Table Q-1 lists special-status plant species that were identified through the CNDDDB as potentially occurring in the vicinity of the project area. The results of the CNDDDB search are included in Appendix J of this document. Special-status plant species identified in the CNDDDB search that either have no suitable habitat within the project area, or are not known to occur within the project area vicinity or elevation range are not addressed further in this document.

Special-Status Species

Special-status Plants Vernal pools and other seasonal wetlands located within the project area provide potential habitat for a variety of special-status vernal pool plant species. Special-status plant species known to occur within the vicinity of the project area, and that have potential to occur within the project area include Bogg's Lake hedge hyssop (*Gratiola heterosepala*), hoary navarretia (*Navarretia eriocephala*), depauperate milk vetch (*Astragalus pauperculus*), slender orcutt grass (*Orcuttia tenuis*), and Sacramento orcutt grass (*Orcuttia viscida*).

TABLE Q-1						
SPECIAL-STATUS SPECIES POTENTIALLY OCCURRING IN THE NORTHWEST ROCKLIN AREA						
Common Name	Scientific Name ¹	Status ² (Fed/CA)	Season ³	Primary Habitat ⁴	Present on Site ⁵	Comments
Plants						
Boggs Lake hedge-hyssop	<i>Gratiola heterosepala</i>	--/E	April-August	Vernal pool	S	Not observed during surveys
Slender orcutt grass	<i>Orcuttia tenuis</i>	T/E	May-October	Vernal pool	S	Not observed during surveys
Sacramento orcutt grass	<i>Orcuttia viscida</i>	E/E	April-June	Vernal pool	S	Not observed during surveys
NOTES:						
¹ Scientific names are based on the following sources: Hickman 1993, CNDDDB 2000.						
² Status = Status of species relative to the Federal and California State Endangered Species Acts and Fish and Game Code of California.						
Fed = Federal status.						
E = Federally listed as endangered.						
T = Federally listed as threatened.						
PE = Proposed endangered.						
PT = Proposed threatened.						
C = Federal Candidate for listing as threatened or endangered.						
FSC = Federal species of concern.						
CA= California status.						
E = Endangered; Species whose continued existence in California is jeopardized.						
T = Threatened; Species that although not presently threatened in California with extinction, is likely to become endangered in the foreseeable future.						
CSC = California Department of Fish and Game "Species of Special Concern". Species with declining populations in California.						
FP = Fully protected against take pursuant to the Fish and Game Code Section 3503.5.						
-- = No California or federal status.						
³ Season = Blooming period for plants.						
⁴ Primary habitat = Most likely habitat association.						
⁵ Present on-site:						
O = Observed on-site.						
R = Recorded on-site.						
S = Suitable habitat on-site.						
U = Unsuitable habitat on-site.						
SOURCE: California Department of Fish and Game, <i>California Natural Diversity Database</i> , 2000; California Native Plant Society, <i>Electronic Inventory of Rare and Endangered Vascular Plants of California</i> , January, 1999.						

Special-Status plant surveys were conducted on April 15 and 27, and May 24, 1999 by ECORP Consulting, Inc. on the SR portion of the project area. Surveys were conducted during the optimum blooming period for each of the potentially occurring special-status plant species, and no special-status plant species were observed during those surveys. Therefore, no special-status plant species are expected to occur on the SR portion of the project site. To date, no rare plant surveys have been conducted on the remaining portions of the project site, because access was unavailable at the time surveys were done.

Native Oak Trees An inventory of native oak trees was conducted by Sierra Nevada Arborists in early 1999 on the Sunset Rancho's Sunset Ranchos property. A report of the findings of that

inventory were published on February 24, 1999. All native oaks with a single trunk of 6 inches trunk diameter at breast height (TDBH), or multitrunk oaks with an aggregate TDBH of 10 inches or more were included in the report. A total of 2,110 native oak trees were identified during the inventory. Eight additional oak trees occur on Parcel K. The SR 65 Corridor has no trees at all.

REGULATORY SETTING

State

Native Plant Protection Act

The purpose of the Native Plant Protection Act (California Fish and Game Code Sec. 1900-1913) is to preserve, protect and enhance endangered or rare native plants of this state. The Act generally prohibits, among other thing, the take of any “rare” or “endangered” native plant, although Fish and Game Code section 1913 exempts from this prohibition “the removal of endangered or rare native plants from a canal, lateral ditch, building site, or road, or other right of way,” provided that a landowner first notifies CDFG and gives that State agency at least 10 days to come and retrieve (and presumably replant) the rare plants before they are plowed under or otherwise destroyed.

Local

City Of Rocklin General Plan

The following goals and policies from the City of Rocklin General Plan are applicable to the Proposed Project.

Open Space, Conservation and Recreation

Goal: To designate, protect, and conserve natural resources, open space, and recreation lands in the City; and provide opportunities for recreational activities to meet citizen needs.

Policy 15: To provide adequate yard areas and building setbacks from creeks, riparian habitat, hilltops, and other natural resources.

City of Rocklin Oak Tree Preservation Ordinance

The goal of the Oak Tree Preservation Guidelines is to require protection and preservation for all oak trees located wholly or partially within the City as described below.

“Oak tree” is defined as an oak tree with a trunk diameter at breast height (TDBH) (four and one-half feet above the root crown) of six inches or more and of a species identified in the City of Rocklin Oak Tree Preservation Guidelines as native to the Rocklin area. The diameter of multitrunked trees shall be the TDBH of the largest trunk only. Prior to removal of any native oak tree, the property owner must submit an application to the Rocklin Planning Department for an Oak Tree Removal Permit. The application will provide the species, size and condition of the tree(s) proposed for removal. The applicant should provide a site plan indicating the location of the tree(s) proposed for removal and the proximity of the tree(s) to structures or other manmade improvements. Additionally, if deteriorating

health of the tree is a factor for removal, the applicant may be required to provide a certified arborists report on the health of the tree(s). Any replacement tree, including a transplanted tree, which dies within five years of being planted, must be replaced on a one-to-one basis. Mitigation will be required, and can either be by tree replacement or by payment into the City of Rocklin Oak Tree Preservation Fund.²

The minimum size of any replacement tree for a development is 15 gallons. If the proposed number of trees to be removed on an undeveloped lot is more than 20-percent of the TDBH or more than 20-percent of the total number of all the surveyed trees, the total number of trees required to be replaced shall be 15 gallon or greater size. The Oak Tree Preservation Guidelines are available for public review at the City of Rocklin.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- Conflict with adopted environmental plans and goals of the community where the project is located, such as a tree preservation policy or ordinance;
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game and the U.S. Fish and Wildlife Service;
- Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community or reduce the number or restrict the range of an endangered, rare or threatened species; or
- Result in long-term or short-term loss of a substantial number of mature, healthy oak trees.

IMPACTS AND MITIGATION MEASURES

Impact: **Q-1 Implementation of the Proposed Project could result in the loss of rare plant populations.**

Significance: This would be a Significant impact.

Mitigation: QMM-1(a) Prior to approval of tentative maps, design review, or use permits for all parcels other than the Sunset Ranchos portion, special-status plant surveys shall be conducted during the appropriate blooming period for species expected to occur in the area.

2. City of Rocklin, Oak Tree Preservation Guidelines, 1997.

QMM-1 (b) Disturbed special-status plant populations shall be transplanted to an approved mitigation site and/or mitigation credits shall be purchased in an approved mitigation bank to ensure no net loss of rare plant populations.

QMM-1 (c) Transplanted populations will be monitored by a qualified biologist/botanist for a period of 5 years. If there is greater than 80 percent survival of transplanted individuals the mitigation will be considered a success. Additional plants will be required if the 80 percent survival goal is not met.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: Special Status plant surveys were not conducted on portions of the project site outside of the Sunset Ranchos area. Surveys of these portions of the project site could document populations of special-status plants in the project area. If conducted in areas where these populations occur, grading and other ground disturbing activities associated with development of the Proposed Project would directly affect the plants and their habitat, resulting in the loss of these populations. The loss of rare plant populations is considered to be a significant impact. Prior to tentative map, use permit or design review approval, surveys for special-status plant species shall be conducted on the remainder of the project area. Any special-status plant populations that are determined to occur within the remainder of the project site shall be avoided to the extent feasible. For those plants that cannot be avoided, no net loss of special-status plant species shall be achieved through implementation of the above mitigation measures, which will be developed through coordination with the USFWS and CDFG. These mitigation measures may include transplanting of existing populations to approved mitigation sites, or purchase of mitigation credits in an approved mitigation bank. Monitoring of transplanted special-status plant populations would ensure the long term survival of those populations, and the survival of greater than 80-percent of the transplanted individuals would be considered a success.

Impact: **Q-2 Implementation of the Proposed Project would result in the loss of native oak trees.**

Significance: Short-term Significant, Long-Term Less-than Significant

Mitigation: REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Tree Ordinance (Chapter 17.77 of the Rocklin Municipal Code (Ordinance 676)), including payment of fees and/or replacement of trees.

Level of Significance

After Mitigation: The impact would be Short-Term Significant and Unavoidable, Long-Term Less than Significant.

Discussion: According to a report submitted by Sierra Nevada Arborists and updated consistent with changes in the General Development Plan, a total of 369 oak trees (17 percent), out of approximately 2110 oak trees on the site, would be removed directly as a result of implementation of the Sunset Ranchos portion of the Proposed Project due to tree removal, grading and other ground disturbing activities. These trees are a mixture of blue oaks, interior live oaks and Valley oaks. Approximately 468 trees would be initially retained in the developed portions of the project (as opposed to designated open space areas). Eight additional oak trees that are located on the Parcel K property are also potentially subject to removal.

Impacts to the 468 trees located outside designated open space areas could result from removal, pruning or ground disturbance within the drip line of the trees. Additionally, changes in the seasonal watering regimen for native oak trees (i.e., artificial irrigation) that remain in developed portions of the property can result in loss of those trees. Although unlikely, this EIR has analyzed the project's impacts assuming the loss of all of these trees as a "worst case" scenario. Based upon practical experience for this type of project, developers typically do not remove all trees that are outside of protected areas.³ Loss of native oak trees would reduce available wildlife habitat and food sources for those species that feed on acorns.

Oak woodlands are not only composed of trees, but also of shrubs, leaf litter, grasses, forbs, and downed woody debris – all of which are interrelated and are used to support a diverse ecosystem. Removing trees reduces canopy closure that in turn changes the light regime, microclimate, shrub density, downed woody debris, litter layer, and other factors. The animals associated with the loss of this habitat react differently to such changes and their reactions cannot necessarily be predicted, but it should be noted that along with urbanization comes the introduction of exotic species such as house sparrows, and domestic dogs and cats which compete with or prey upon native wildlife. There is most certainly an interdependency between oak woodlands and the wildlife found there, especially in terms of oak reproduction. Oak woodlands are a declining resource in the State of California that provide food and habitat for a wide variety of wildlife species. Several species of raptors as well as other birds nest in oak trees. Additionally, acorns are an important food source for many wildlife species such as deer, squirrels, and many birds.

Oak woodlands also protect soil from erosion and landslides. They regulate water flow and maintain water quality in streams and rivers. Concentrations of major nutrients in the soil beneath an oak canopy are significantly higher than in soil found in adjacent grasslands, indicating a more nutrient rich soil environment beneath the tree canopy. Soils beneath an oak canopy are characterized by having high organic matter concentrations due to annual contribution of leaves and other organic debris. In addition to providing nutrients, higher organic matter concentrations lead to lower soil bulk density and greater porosity, which increases infiltration rates for rainfall and reduces surface runoff and erosion.

3. Terry Richardson, City of Rocklin Community Development Director, personal communication, September 2001.

No net loss of native oak trees can be achieved in the long term through implementation of the measures as described in the City of Rocklin Tree Ordinance. These measures include the replacement of trees that are removed with native oak species of at least 15 gallon size at a ratio to be determined by the guidelines in the City of Rocklin Tree Ordinance. It is expected that tree replacement will occur on site. However, the City of Rocklin Tree Ordinance allows for offsite replacement of trees, so an alternate method of compensation would be to pay into a mitigation fund that would allow for the planting of trees elsewhere in the City.

JURISDICTIONAL WATERS OF THE UNITED STATES

SETTING

Wetlands delineations have been conducted for the Sunset Ranchos property, Parcel K, and portions of the SR 65 Corridor (i.e., the Stanford Ranch North project) and the JBC Investments parcel.⁴ A total of 9.38 acres of wetlands and other waters of the U.S. have been delineated on the SR property (see Figure Q-2). These wetlands and other waters include vernal pools and other seasonal wetlands, seeps, channels and stock ponds. An additional 1.17 acres of jurisdictional wetlands has been delineated on Parcel K. To date, 4.13 acres of wetlands on a portion of the Highway 65 Corridor (1.19 acres on Stanford Ranch North and 2.94 acres on the JBC Investments parcel) have been delineated. However, wetland delineations have yet to be conducted on the remaining portions of the SR 65 Corridor portion of the project area because access to the sites was unavailable at the time the surveys were conducted. Wetlands and other waters of the U.S. located on these parcels include vernal pools and other seasonal wetlands, channels and stock ponds. A description of these wetland types is provided below.

Wetland types

Vernal Pools/Swales/Seasonal Wetlands Vernal pools are poorly drained depressions within the annual grassland community that provide habitat for a variety of endemic plant species. Vernal pools are afforded special protection under Section 404 of the Clean Water Act as a special habitat type. The majority of vernal pools within the project area occur within the JBC Investments and Placer parcels. In addition, the Sunset Rancho's parcel supports a smaller quantity of vernal pools including approximately nineteen pools located in the extreme western section, one pool located in the northern central section and six pools situated in the eastern and northeastern section of the parcel. Seasonal wetlands occur within the annual grassland community as drainage swales and shallow isolated depressions underlain by slowly permeable soils. Seasonal wetland habitat may occur as isolated basins within the grassland or woodland habitat, or they may occur as linear features in the form of swales associated with drainages.

Seeps Two seeps occur within the northern portion of the Sunset Ranchos parcel (see Figure Q-1). These areas are characterized by the presence of ground water that percolates to the surface.

4. ECORP – Sugnet Environmental Consultants, *146+/- acre Stanford Ranch North Wetland Delineation Request for Verification, Placer County, California, August 9, 1999.*



Project Boundary

- Seasonal Wetlands
- Vernal Pools
- Drainage Swales

- Intermittent Drainages
- ⊞ Stock Ponds
- Elderberry Shrubs

▲
N
No
Scale
10481-Site-
11x17



SOURCE: Gibson & Skordal, *Jurisdictional Delineation*; April 1998, Revised November 1999; ECORP • Sugnet, *Stanford Ranch North Wetland Delineation*, August 6, 1999; ECORP • Sugnet, *Nationwide Permit No. 26 Pre-Construction Notification, Sunset Ranchos, Placer County, California (Regulatory No. 199800668)*, November 3, 1999; EIP Associates, June 2001.

Figure Q-2
Wetlands Delineation Map

Although these seeps typically remain saturated for most of the year, standing water is not necessarily present. Seeps are considered wetlands under Section 404 of the Clean Water Act.

Riparian Woodland Small areas of riparian woodland habitat occurs within the Sunset Ranchos parcel along intermittent drainages in the northern and eastern portions of the site. Riparian woodlands are considered Other Waters of the U. S. under Section 404 of the Clean Water Act.

Intermittent Drainages Narrowly cut channels with rocky substrates characterize these drainages located in the basin of ravines. Intermittent drainages are considered Other Waters of the U.S. under Section 404 of the Clean Water Act.

Stock Ponds Three stock ponds are located within the Sunset Ranchos parcel within the project area. The northern and western ponds are the result of the placement of earthen fill within existing intermittent drainages. The eastern pond appears to have been excavated in order to impound water. Two additional ponds are present on the Parcel K property, and one on the Stanford Ranch North property (i.e., SR 65 Corridor). Stock ponds may be considered Other Waters of the U. S. under Section 404 of the Clean Water Act as they may contribute to water quality through nutrient removal/transformation, collection of flood waters during local storm events, and reduction in sediment loads and turbidity, and provide an important resource for many wildlife species.

REGULATORY SETTING

Federal

Clean Water Act

The objective of the Clean Water Act (CWA, 1977, as amended) is to restore and maintain the chemical, physical, and biological integrity of the Nation's waters. Section 401 prohibits the discharge of any pollutant into the Nation's waters without a permit, and Section 402 sets up the permit program. Section 404 of the Act regulates activities that result in discharge of dredged or fill material into waters of the United States. The term "waters of the United States" as defined in the Code of Federal Regulations (33 CFR 328.3[a]; 40 CFR 230.3[s]) includes:

1. All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
2. All interstate waters including interstate wetlands. (Wetlands are defined by the federal government [CFR, Section 328.3(b), 1991] as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.);
3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mud flats, sand flats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation, or destruction of which could affect interstate or foreign commerce including any such waters:
 - which are or could be used by interstate or foreign travelers for recreational or other purposes; or
 - from which fish or shellfish are or could be taken and sold in interstate or foreign commerce; or

- which are used or could be used for industrial purposes by industries in interstate commerce;
4. All impoundments of waters otherwise defined as waters of the United States under the definition;
 5. Tributaries of waters identified in paragraphs (1) through (4);
 6. Territorial seas; and
 7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs (1) through (6).
 8. Waters of the United States do not include prior converted cropland. Notwithstanding the determination of an area's status as prior converted cropland by any other federal agency, for the purposes of the CWA, the final authority regarding CWA jurisdiction remains with EPA [328.3(a)(8) added 58 FR 45035, Aug. 25, 1993].

In 1987, the Corps published a manual which standardized the manner in which wetlands are to be delineated nationwide. To determine whether areas that appear to be wetlands are subject to Corps jurisdiction (i.e., are "jurisdictional" wetlands), a wetlands delineation must be performed. Under normal circumstances, positive indicators from three parameters (1) wetland hydrology, (2) hydrophytic vegetation, and (3) hydric soils must be present to be classified as a jurisdictional wetland. Wetlands generally include swamps, marshes, bogs, and similar areas.

State

Sections 1600-1607 of the Fish and Game Code

Under Sections 1600-1607 of the California Fish and Game Code, CDFG regulates activities that would alter the flow, bed, channel, or bank of streams and lakes. The limits of CDFG jurisdiction are defined in the code as the..."bed, channel or bank of any river, stream, or lake designated by the department in which there is at any time an existing fish or wildlife resource or from which these resources derive benefit..." (Section 1601).

This broad definition gives CDFG great flexibility in deciding what constitutes a river, stream, or lake. The CDFG defines streams under the jurisdiction of Sections 1600-1607 as follows:

1. The term stream can include intermittent and ephemeral streams, rivers, creeks, dry washes, sloughs, blue-line streams (United States Geological Survey maps [USGS]), and watercourses with subsurface flows. Canals, aqueducts, irrigation ditches, and other means of water conveyance can also be considered streams if they support aquatic life, riparian vegetation, or stream-dependent terrestrial wildlife.
2. Biological components of any stream may include aquatic and riparian vegetation, all aquatic animals including fish, amphibians, reptiles, invertebrates, and terrestrial species which derive benefits from the stream system.
3. As a physical system, a stream not only includes water (at least on an intermittent or ephemeral basis), but also a bed or channel, a bank and/or levee, instream features such as logs or snags, and various flood plains, depending on the return frequency of the flood event being considered.

4. The lateral extent of a stream can be measured in several ways depending on a particular situation and the type of fish or wildlife resource at risk. The following criteria are presented in order from the most inclusive to the least inclusive.
 - The flood plain of a stream can be the broadest measurement of a stream's lateral extent depending on the return frequency of the flood event used. For most flood control purposes, the 100-year event is the standard measurement. However, because it may include significant amounts of upland or urban habitat, in many cases the 100-year floodplain may not be appropriate.
 - The outer edge of riparian vegetation is generally used as the line of demarcation between riparian and upland habitats and is, therefore, a reasonable and identifiable boundary for the lateral extent of a stream. In most cases, the use of this criterion should result in protecting the fish and wildlife resources at risk.
 - Most streams have a natural bank which confines flows to the bed or channel, except during flooding. In some instances, particularly on smaller streams or dry washes with little or no riparian habitat, the bank should be used to mark the lateral extent of a stream.
 - A levee or other artificial stream bank could also be used to mark the lateral extent of a stream. However, in many instances, there can be extensive areas of valuable riparian habitat located behind a levee (CDFG, 1992).

In practice, CDFG usually marks its jurisdictional limit at the top of the stream or bank or at the outer edge of the riparian vegetation, whichever is wider.

State Water Resources Control Board

The State Water Resources Control Board has authority over wetlands through the Clean Water Act. The Clean Water Act requires that an applicant for a Section 404 permit (to discharge dredged or fill material into waters of the United States) first obtain a certificate from the appropriate state agency stating that the fill is consistent with the state's water quality standards and criteria. In California, the authority to either grant certification or waive the requirement for permits is delegated by the State Water Resources Control Board to the nine regional boards. A request for certification or waiver will be submitted to the regional board at the same time that an application is filed with the Corps. The regional board has 60 days to review the application and act. Because no Corps permit is valid under the CWA unless "certified" by the state, these boards may effectively veto or add conditions to any Corps permit.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, impacts are considered significant if the Proposed Project would:

- have a substantial adverse effect on federally protected wetlands defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

IMPACTS AND MITIGATION MEASURES

Impact: **Q-3 The Proposed Project would result in the loss of wetlands that are subject to U. S. Army Corps of Engineers jurisdiction under Section 404 of the Clean Water Act.**

Significance: This is considered a Significant impact.

Mitigation: QMM-3(a) Wetland delineations shall be conducted on vacant land in the SR 65 Corridor prior to approval of tentative maps, design review, or use permits.

QMM-3(b) City shall require the Project Applicant and/or any developers filing tentative maps to mitigate impacts to ensure the avoidance of any net loss of seasonal wetlands and jurisdictional waters of the United States, or the bed, channel, or bank of any stream. Such avoidance may be achieved by implementing and complying with the provisions of the Clean Water Act, as administered by the U.S. Army Corps of Engineers, under Section 404 of the Clean Water Act, and under Sections 1600-1607 of the California Fish and Game Code, as administered by the California Department of Fish and Game (CDFG), which includes obtaining all required permits from the U.S. Army Corps of Engineers and entering into a Streambed Alteration Agreement with CDFG and complying with all terms and conditions of those permits and agreements.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: Site-specific wetlands delineations have been conducted by ECORP Environmental Consultants, and Gibson & Skordal Wetland Consultants in 1998 and 1999. These delineations have identified the presence of 14.68 acres of wetlands within the project boundaries that are subject to ACOE jurisdiction under Section 404 of the Clean Water Act. Approximately 7.68 acres of these wetlands are expected to be lost due to grading placement of culverts on bridge footings in intermittent drainages or other ground disturbing activities associated with development of the Proposed Project. Loss of these wetlands within the project area would be considered a significant impact. The Corps and the City of Rocklin have a no net loss policy for wetlands under their jurisdiction. Wetlands within the project area that are subject to Corps jurisdiction include creeks, seeps, seasonal wetlands, vernal pools and swales, stock ponds and riparian areas.

A Nationwide Permit 26 for 2.38⁵ acres of wetland fill was issued by the Corps for the Sunset Ranchos portion of the project area on January 12, 2000 (Regulatory number 199800668). The Sunset Ranchos portion of the Proposed Project would achieve no net loss of wetlands by complying with the General Conditions of this permit. The General Conditions include avoidance of impacts to

5 Acreage from Nationwide 26 404 permit dated November 3, 1999 (Regulatory No. 199800668).

threatened or endangered species through compliance with the Section 7 of the Endangered Species Act (General Condition 11), avoidance of impacts to historic properties as required by the National Historic Preservation Act (General Condition 12), and when all work is completed, the submittal of a Nationwide Permit 26 Compliance Certificate to the US Army Corps of Engineers (General Condition 14). In addition to the Section 404 requirements, a Section 401 Water Quality Certification shall be obtained from the State Regional Water Quality Control Board prior to development.

Wetland delineations have been conducted on the Parcel K property and portions of the SR 65 Corridor (i.e., Stanford Ranch North and the JBC Investments property). These delineations identified the presence of 1.17 acres of wetlands on Parcel K, 1.19 acres of wetlands on the Stanford Ranch North property, and 2.94 acres on the JBC Investments parcel. However, no Section 401/404 permits to allow wetland fill on these properties have been acquired to date. Fill of wetlands on these parcels would require permitting by the Corps, which would require no net loss of wetlands through implementation of mitigation measures. Mitigation could consist of on-site avoidance, where practicable and desirable, on-site wetland construction where practicable and desirable, and/or off-site wetland construction/acquisition as approved by the permitting agencies during the 401/404 permitting process. Additionally, wetland delineations shall be conducted on the remainder of the undeveloped land on the SR 65 Corridor parcel. If additional wetlands are discovered on this property then the project shall ensure that there is no net loss of these wetlands through implementation of the mitigation measures described above.

Impact: **Q-4 The Proposed Project would result in impacts to stream channels in the project area.**

Significance: This is considered a Significant impact.

Mitigation: QMM-4 Implement Mitigation Measure QMM-3(b).

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: The Proposed Project could alter or degrade on-site stream channels by constructing and/or grading within these stream channels. Alterations could include, but not necessarily be limited to placement or culverts or bridge footings within a stream channel or other alterations related to flood control measures. Section 1603 of the California Fish and Game Code prohibits alterations of any stream or lake, including some intermittent and seasonal channels and many artificial or altered channels, without a written agreement from the CDFG. CDFG jurisdiction generally extends beyond that of the Corps and is applied to some alterations, including vegetation removal, which do not involve fill or excavation. Permitted streambed alterations are generally limited to the period from May 15 through October 15, and mitigation is required for actions with the potential to degrade or remove wetland, riparian, or aquatic habitat or degrade water quality. Disturbance to any stream bed, of loss of any riparian vegetation as a result of project activities would be considered a significant impact.

To mitigate this impact, the project developer would have to demonstrate to the city no net loss of stream bed habitat. This could be done through a Streambed Alteration Agreement, which requires the submission of an application to the CDFG which details the purpose and extent of the proposed activities and the mitigation proposed for these impacts. A Streambed Alteration Agreement would be required prior to any work in streams, and would ensure no net loss of stream bed habitat through avoidance where practicable and desirable. Should these habitats be unavoidable, Section 1601-1603 of the CDFG Code states that no construction activities shall occur within the boundaries of their jurisdiction without first obtaining a 1601-1603 Streambed Alteration Agreement. Compliance with the requirements of this agreement would ensure that there is no net loss of stream bed habitat when avoidance is not possible. Mitigation measures described in a 1601-1603 Agreement typically require that the project be designed such that stream crossings are minimized, and that they be accomplished with bridge crossings rather than culverts if at all possible. Activities that result in disturbance to stream beds or riparian vegetation are to be conducted between May 15 and October 15 when water flow levels are likely to be at their lowest. Riparian habitats are to be avoided to the greatest extent possible. Additionally, a buffer zone of a distance from the top of bank or the edge of the riparian habitat, as determined in the Section 1600 Agreement, shall be established in order to protect these resources from disturbance or degradation as a result of project related activities.

WILDLIFE

SETTING

The diversity of wildlife species at any location is a function of the interspersion of habitat type and diversity. The majority of the western portion of the project area is dominated by annual grassland. This is due to the underlying Mehrten formation which prevents the natural development of woodland habitats. This habitat transitions to oak savanna along the shoulders and sides of the ridges in the north and east sections of the project area. Oak woodland and riparian habitats occur on the lower slopes and in the ravines where richer soils and greater moisture are present. Ephemeral aquatic habitats are interspersed within the grassland community and include seeps, vernal pools, seasonal wetlands, drainage swales, and intermittent drainages.⁶ Following is a description of the wildlife habitats and common species typically associated with each habitat community.

Table Q-2 below lists special-status wildlife species that were identified through the CNDDDB as potentially occurring in the vicinity of the project area. The full results of the CNDDDB search are included in the appendix of this document. Special-status wildlife species identified in the CNDDDB search results that either have no suitable habitat within the project area, or are not known to occur within the project area vicinity or elevation range are not addressed further in this document.

Wildlife Habitats

Annual Grassland The annual grassland community supports a modest diversity of wildlife species, providing foraging areas and cover for a variety of wildlife. Small mammals present include),

6. ECORP – Sugnet Environmental Consultants, *Stanford Ranch North-Biological Resource Assessment, Placer County, California*, October 29, 1999.

TABLE Q-2						
SPECIAL-STATUS SPECIES POTENTIALLY OCCURRING IN THE NORTHWEST ROCKLIN AREA						
Common Name	Scientific Name ¹	Status ² (Fed/CA)	Season ³	Primary Habitat ⁴	Present on Site ⁵	Comments
Invertebrates						
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	T/--	Resident	Vernal pool	O	Observed during protocol surveys of the project area.
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	T/--	Resident	Elderberry plants	O	Surveys of the project area identified 15 elderberry shrubs within the project area. Evidence of VELB larval exit holes was observed in one plant
Vernal pool tadpole shrimp	<i>Lepidurus packardi</i>	E/--	Resident	Vernal pool	S	Not observed during protocol surveys of the project area.
Amphibians						
California red-legged frog	<i>Rana aurora draytonii</i>	T/CSC	Resident	Pools/ponds/slow streams/marshes	S	None observed or reported during surveys of the project site. Last known record for this species in Placer County is in 1951. However, this species has been recorded in El Dorado County in the late 1990s
Birds						
Swainson's Hawk	<i>Buteo swainsoni</i>	--/T	Summer	Nests in riparian trees; forages in open fields	S	Seen in area, no nests found
NOTES:						
¹ Scientific names are based on the following source: California Department of Fish and Game, <i>Special Animals</i> , July 2000.						
² Status = Status of species relative to the Federal and California State Endangered Species Acts and Fish and Game Code of California.						
Fed = Federal status.						
E = Federally listed as endangered.						
T = Federally listed as threatened.						
PE = Proposed endangered.						
PT = Proposed threatened.						
C = Federal candidate for listing as threatened or endangered.						
FSC = Federal species of concern.						
CA = California status.						
E = Endangered; Species whose continued existence in California is jeopardized.						
T = Threatened; Species that although not presently threatened in California with extinction, is likely to become endangered in the foreseeable future.						
CSC = California Department of Fish and Game "Species of Special Concern". Species with declining populations in California.						
FP = Fully protected against take pursuant to the Fish and Game Code Section 3503.5.						
-- = No California or federal status.						
³ Season = Season of use for animals. RES=Resident; SUMR=Summer; WNTR=Winter.						
⁴ Primary habitat = Most likely habitat association.						
⁵ Present on-site:						
O = Observed on-site.						
R = Recorded on-site.						
S = Suitable habitat on-site.						
U = Unsuitable habitat on-site.						
SOURCE: California Department of Fish and Game, <i>California Natural Diversity Database</i> , 2000						

northern California vole (*Microtus californicus*), black-tailed hare (*Lepus californicus*), deer mouse (*Peromyscus maniculatus*), and valley pocket gopher (*Thomomys bottae*). These mammals represent potential prey species for predators such as red-tailed hawk (*Buteo jamaicensis*), sharpshooter (*Circus cyaneus*), white-tailed kite (*Elanus leucurus*), northern Pacific rattlesnake (*Crotalis viridis oregonus*), Pacific gopher snake (*Pituophis melanoleucus catenifer*), and coyote (*Canis latrans*). Birds that may find the grasslands suitable for nesting, include homed lark (*Eremophila alpestris*) and western meadowlark (*Sturnella neglecta*). Birds that may forage within the grasslands but do not necessarily nest in this community include Brewer's blackbird (*Euphagus cyanocephalus*) and red-winged blackbird (*Agelaius phoeniceus*). Other animals common to annual grassland occurring within the project area include California kingsnake (*Lampropeltis getulus californiae*), western yellow-belly racer (*Coluber constrictor mormon*), western fence lizard (*Sceloporus occidentalis*), killdeer (*Charadrius vociferus*), house finch (*Carpodacus mexicanus*), sparrows, wintering raptors, and striped skunk (*Mephitis mephitis*).

Vernal Pools Vernal pools occur within the grassland habitat in the project area. The majority of vernal pools occur in the western quarter of the project area in areas supporting a more gently sloping topography. The vernal pools on the project area are classified as northern volcanic hardpan vernal pools. The pools fill with water during the rainy season and then dry up by late spring or early summer. This seasonal drying makes these pools inhospitable to fish, and thus provides habitat for many species of insects and amphibians that cannot survive in water bodies that have large predators such as fish. Vernal pools provide important breeding sites for many insect species that have an aquatic larval stage. Additionally, a number of aquatic crustaceans including clam shrimp (*Cyzicus* sp.) and a variety of fairy shrimp species are endemic to vernal pools and other seasonal wetlands. Other wildlife species that may utilize vernal pools include amphibians such as the Pacific treefrog (*Hyla regilla*) and western toad (*Bufo boreas*). On occasion, birds such as mallard (*Anas platyrhynchos*), cinnamon teal (*Anas cyanoptera*), greater yellowlegs (*Tringa melanoleuca*), and other wading birds may forage and/or rest within vernal pools.

Seasonal Wetland/Drainage Swale/Seep Seasonal wetland habitat occurs within the annual grassland community as drainage swales and shallow isolated depressions. During the dry season wildlife usage is similar to that of the previously described non-native annual grassland. However, when inundated during the wet season these seasonal wetlands and swales provide habitat for aquatic invertebrates including a variety of insect larvae, and breeding sites for amphibians such as Pacific treefrog, and western toad.

Two seeps occur within the northern portion of the project area. Depending on seasonal rainfall, inundation may or may not occur, but the area remains saturated for most of the year. When inundated, seeps may provide habitat for aquatic invertebrates and amphibians including species occurring in seasonal wetlands and drainage swales.

Oak Woodland/Savannah Oak woodland and savannah provide important wildlife resources including food, cover, shade, roosting, and breeding sites. The trees occurring within the grassland provide shade, roosting sites, and nesting habitat for a number of species including western kingbird (*Tyrannus verticalis*), Brewer's blackbird, mourning dove (*Zenaida macroura*), red-tailed hawk, turkey vulture (*Cathartes aura*), and great homed owl (*Bubo virginianus*). Acorns from blue oaks

(*Quercus douglasii*) and interior live oaks (*Quercus wislizenii*) found in this habitat type provide a food source for species such as acorn woodpecker (*Melanerpes formicivorus*), northern flicker (*Colaptes auratus*), western scrub-jay (*Aphelocoma coerulescens*), black-tailed deer (*Odocoileus hemionus columbianus*), and western gray squirrel (*Sciurus griseus*). Insects found in association with oak foliage and bark also attract insectivorous birds such as yellow-rumped warbler (*Dendroica coronata*) and Hutton's vireo (*Vireo huttoni*). Dead trees found in this habitat type provide nesting sites for cavity-nesting birds such as American kestrel (*Falco sparverius*), western bluebird (*Sialia mexicana*), Nuttall's woodpecker (*Picoides nuttallii*), and white-breasted nuthatch (*Sitta carolinensis*). Other species that may occur in oak woodland and savannah habitats on the project area include arboreal salamander (*Aneides lugubris*), California slender salamander, (*Batrachoseps attenuatus*), California newt (*Taricha torosa*), western fence lizard, southern alligator lizard (*Gerrhonotus multicarinatus*), Gilbert's skink (*Eumeces gilberti*), striped skunk, raccoon (*Procyon lotor*), coyote and mule deer.

Riparian Woodland The riparian woodland community occurs along several intermittent drainages within the project area. This habitat provides food and water, migration and dispersal corridors, and escape, nesting, and thermal cover for a variety of wildlife species. A higher density of birds and mammals is expected in this habitat than any other occurring cover type onsite. Typical riparian species include wood duck, red-shouldered hawk, belted kingfisher, black phoebe, tree and northern rough-winged swallows, hen-nit thrush, Wilson's warbler, song sparrow and raccoon. The presence of fish within the on-site drainages is likely to be minimal due to the seasonal and irregular periods of inundation. However, if there are isolated pools of sufficient size within the on-site drainages, that remain inundated during the dry season, they could provide habitat for a number of fish species including Sacramento sucker (*Catostomus occidentalis*), Sacramento pikeminnow (*Ptychocheilus grandis*), prickly sculpin (*Cottus asper*), mosquito fish (*Gambusia affinis*), green sunfish (*Lepomis cyanellus*), and black bullhead (*Ictalurus melas*).

Intermittent Drainages Intermittent drainages occur in a few locations and are characterized by narrowly cut channels with rocky substrates at the base of ravines. Water flow occurs only during and shortly after storm events with extended inundation limited to small isolated pools along the channel. Drainages may provide habitat for aquatic invertebrates such as a wide variety of insect larvae and amphipods (*Hyaella* sp.) and amphibians such as California newt, Pacific tree frog and western toad if the water velocity is not too great.

Stock Ponds Three stock ponds are located on the Sunset Rancho's portion of the project area. Large willows at the water's edge provide cover for wildlife species seeking water during the summer months, when other water sources have dried up. Many wildlife species are likely to use the stock ponds throughout the year for foraging including great egret (*Ardea alba*), great blue heron (*Ardea herodias*), and belted kingfisher (*Ceryle alcyon*). Additionally, species such as bullfrog (*Rana catesbeiana*), and Pacific tree frog utilize stock ponds as breeding sites. During field surveys conducted in 1999, a red-tailed hawk was observed nesting within a large willow at the edge of the western stock pond.⁷ Fish species observed within the eastern and western stock ponds include

7. ECORP – Sugnet Environmental Consultants, *Stanford Ranch North-Biological Resource Assessment, Placer County, California*, October 29, 1999.

largemouth bass (*Micropterus salmoides*) and green sunfish. Other fish species that could be expected to occur in these ponds include mosquito fish, black bullhead and bluegill (*Lepomis macrochirus*).

Special-Status Species

Fairy Shrimp/Tadpole Shrimp Surveys for federally listed vernal pool crustaceans pursuant to protocol established by the USFWS were conducted on the Sunset Rancho's portion of the project area during the 1998-1999 and the 1999-2000 wet seasons. All vernal pools and other seasonal wetlands that provide habitat for listed vernal pool crustaceans were examined during those protocol level surveys. No vernal pool fairy shrimp or vernal pool tadpole shrimp were observed during those surveys.⁸

The first year of a two year protocol wet season survey has been conducted on the Stanford Ranch North project (i.e., part of the SR 65 Corridor portion of the Proposed Project). During this first year of surveys, vernal pool fairy shrimp have been identified in one pool within the boundaries of that project.⁹ An additional year of sampling is planned to determine if vernal pool fairy shrimp is confined to the single pool, or if the species is more widespread on the project site. Surveys for federally listed vernal pool crustaceans have not been conducted on the remainder of the SR 65 Corridor portion of the project area, or on the Parcel K property because of lack of site access at the time surveys were conducted.

Valley Elderberry Longhorn Beetle (VELB) Elderberry shrubs (*Sambucus mexicana*) provide the only habitat for the Valley elderberry longhorn beetle (*Desmocerus dimorphus californicus*). A total of 15 elderberry shrubs were documented within the Sunset Ranchos portion of the project area. Of the 15 shrubs, thirteen contain (a total of 92) stems with diameters greater than 1 inch at ground level.¹⁰ Evidence of exit holes were observed in one of these shrubs. Elderberry shrubs have not been observed during surveys conducted in any of the remaining parcels within the project area.

California red-legged frog California red-legged frog (*Rana aurora draytonii*) has been eliminated from much of its former range, particularly the Central Valley and the Sierra Nevada foothills. The few known populations of California red-legged frogs that remain in the Sierra Nevada foothills are at higher elevations that have had less influence from introductions of non-native predatory fish and bullfrogs. Due to the proximity of the project area to the valley floor and the presence of non-native fish and bullfrogs, this species is unlikely to occur within the project area.

California Tiger Salamander Although suitable habitat for California tiger salamander (*Ambystoma californiense*) occurs within the project area in the annual grasslands and associated seasonal

8. ECORP – Sugnet Environmental Consultants, *Stanford Ranch North-Biological Resource Assessment, Placer County, California*, October 29, 1999.

9. Peter Balfour, ECORP – Sugnet Environmental Consultants, personal communication, November 7, 2000.

10. ECORP – Sugnet Environmental Consultants, *Stanford Ranch North-Biological Resource Assessment, Placer County, California*, October 29, 1999.

wetlands, this species has not been recorded to occur in Placer County.¹¹ Therefore, occurrence of California tiger salamander within the project area is unlikely.

Western Spadefoot Potential habitat for western spadefoot (*Scaphiopus hammondi*) occurs within the project area in the annual grasslands and associated seasonal wetlands. However, determinate level surveys were conducted for this species during March of 1999, and none were observed within the project area.

Western Pond Turtle Although western pond turtle (*Clemmys marmorata*) is relatively common in the surrounding region, and permanent or semi-permanent water bodies in the project area may be suitable habitat for this species, western pond turtle was not observed during determinate level surveys conducted for this project in March of 1999.

Nesting Raptors Nesting raptors including, but not limited to special-status species such as white-tailed kite (*Elanus leucurus*), northern harrier (*Circus cyaneus*), sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Accipiter cooperii*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), golden eagle (*Aquila chryseos*), merlin (*Falco columbarius*), prairie falcon (*Falco mexicanus*), long-eared owl (*Asio otus*), western burrowing owl (*Athene cunicularia hypugea*), and short-eared owl (*Asio flammeus*), may utilize suitable nesting sites and/or foraging habitat within the project area. Although none of the special-status raptors were observed during biological surveys of the project area, occurrence of any of these species within the project area is possible as migrants. However, only white-tailed kite, northern harrier, Cooper's hawk, Swainson's hawk, and western burrowing owl have potential to nest on site.

Loggerhead shrike Loggerhead shrike (*Lanius ludovicianus*) is a year round resident in oak woodland and associated grassland habitats throughout much of California. Although this species was not observed during the biological surveys of the project area, loggerhead shrike is likely to occur within the project area.

Yellow warbler and yellow-breasted chat These species may occur within the project area as migrants, however, due to the minimal extent of riparian habitat within the project area, neither the yellow warbler (*Dendroica petechia*) nor the yellow-breasted chat (*Icteria virens*) are expected to nest within the project area.

Tricolored blackbird Potential nesting habitat for tricolored blackbird (*Agelaius tricolor*) occurs in the riparian habitats, and in emergent vegetation adjacent to the stock ponds on the project area. Additionally, foraging habitat for this species is present in the annual grasslands on site. However, nesting habitat for this species is fairly limited within the project area, as this species typically prefers large stands of tall emergent vegetation, blackberries, or willow thickets for nesting. This species was not observed during biological surveys of the project area. Due to the limited extent of potential nesting habitat within the project area, occurrence of tricolored blackbird within the project area is unlikely, but cannot be entirely dismissed.

11. Mark R. Jennings and Marc P. Hayes, *Amphibian and Reptile Species of Special Concern in California*, California Department of Fish and Game, 1994.

American badger American badger (*Taxidea taxus*) occur in a wide variety of habitats throughout much of the state including grasslands and oak woodlands. Surveys for this species were conducted concurrently with other biological field efforts in 1998 and 1999 for this project. No American badger were observed during those surveys.

REGULATORY SETTING

Federal

Migratory Bird Treaty Act of 1918

Under 16 U.S.C. 703-711, the Migratory Bird Treaty Act makes it “unlawful to take any migratory bird listed in 50 C.F.R. Part 10, including nests, eggs, or products.” This regulation is pertinent to any shrub or tree removal required for a Proposed Project, or project-related disturbance that could affect nesting migratory birds. It could require that elements of the Proposed Project (particularly vegetation removal) be reduced or eliminated during critical phases of the nesting cycle unless surveys by a qualified biologist demonstrate that nests, eggs, or nesting birds will not be disturbed, subject to approval by the California Department of Fish and Game (CDFG) and/or USFWS. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered “taking.”

State

Fish and Game Code - Sections 3503, 3503.5, 3511, 3513, 4700, and 5515

Fish and Game Code Section 3503 states that it is “unlawful to take, possess, or needlessly destroy the nests or eggs of any bird, except as otherwise provided by this code or any regulation made pursuant thereto.” Fish and Game Code Section 3503.5 protects all birds-of-prey (raptors) and their eggs and nests. Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the Migratory Bird Treaty Act. These regulations could require that elements of the Proposed Project (particularly vegetation removal) be reduced or eliminated during critical phases of the nesting cycle unless surveys by a qualified biologist demonstrate that nests, eggs, or nesting birds will not be disturbed, subject to approval by CDFG and/or USFWS. Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered “taking.” Additionally, Section 3511 prohibits the taking or possession of fully protected birds. Section 4700 prohibits the taking or possession of fully protected mammals and Section 5515 prohibits the taking or possession of fully protected fish.

SIGNIFICANCE CRITERIA

For the purposes of this EIR, an impact is considered significant if the Proposed Project would:

- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plans;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites;
- Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of wildlife species, cause a wildlife population to drop below self-sustaining levels, or reduce the number or restrict the range of an endangered, rare or threatened species;
- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; or
- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

IMPACTS AND MITIGATION MEASURES

Impact: **Q-5 The Proposed Project would result in the loss of individual Valley elderberry longhorn beetles and their habitat.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: REQ-MM Measures to protect VELB are already outlined in the Biological Opinion for the Sunset Rancho's project dated July 21, 2000 and amended on October 13, 2000 (Service File 1-1-00-F-0044, Corps File 199800668) as part of General Condition 11 of the Nationwide Permit No. 26 wetlands fill permit for that project. These measures may include the following:

All contractors and construction crews shall be briefed on the status of VELB (federally listed as threatened) and need to protect its host plant, requirements to avoid damaging elderberry plants, and possible penalties for not complying with identified mitigation and monitoring measures. All elderberry stems of at least 1.0 inch diameter at ground level that cannot be avoided during construction activities shall be transplanted to a USFWS-approved mitigation area. All transplanting of elderberry plants shall occur during the plants' dormant season (November to mid-February) and follow

the standards set forth in the USFWS *Conservation Guidelines for the Valley Elderberry Longhorn Beetle* (July 9, 1999).

As elderberry shrubs do not occur on the remainder of the project site, no further mitigation is required.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: Surveys for VELB habitat were conducted by ECORP Environmental Consulting during 1998. These surveys identified the presence of 15 elderberry shrubs, 13 of which contained a total of 92 stems that met the minimum criteria for VELB habitat (i.e., were greater than 1 inch in diameter at ground level). Grading and other ground disturbing activities related to project development will result in the loss of these elderberry shrubs. Elderberry shrubs are the sole habitat for VELB. Stands of these shrubs have been greatly reduced within the range of VELB which has led to its federal listing as threatened. Any additional loss of elderberry shrubs (i.e., VELB habitat) is considered to be a significant impact. No elderberry shrubs have been identified during surveys conducted for the Highway 65 corridor or Parcel K.

A Section 7 Consultation was initiated on behalf of ECORP Environmental Consulting by the Corps on January 3, 2000. The USFWS issued a Biological Opinion for this project on July 21, 2000 (Service File 1-1-00-F-0044, Corps File 199800668). An amendment to this Biological Opinion was issued on October 13, 2000 to account for a change in the timing of the transplanting of the elderberry shrubs from the 2000-2001 dormant season to the 2001-2002 dormant season. Compliance with the provisions of this biological opinion, which involves both transplanting and replacement of elderberry shrubs, will ensure that there is no net loss of elderberry shrubs as a result of this project. This impact would be less than significant.

Impact: **Q-6 The Proposed Project would result in the disturbance of nesting raptors and/or loss of their nesting habitat.**

nesting migratory birds or

Significance: This is considered a Significant impact.

Mitigation: QMM-6(a) The project applicant, in consultation with the City of Rocklin and CDFG, shall conduct a pre-construction breeding-season survey (approximately February 15 through August 30) of the project site during the same calendar year that construction is planned to begin. The survey shall be conducted by a qualified raptor biologist to determine if any birds-of-prey are nesting on or directly adjacent to the Proposed Project site. No surveys would be needed if construction activities occur outside of the dates shown.

If phased construction procedures are planned for the Proposed Project, the results of the above survey shall be valid only for the season when it is

conducted. A new survey shall be conducted for construction occurring in subsequent seasons.

A report shall be submitted to the City of Rocklin, following the completion of the raptor nesting survey that includes, at a minimum, the following information:

A description of methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited and persons contacted. A map showing the location(s) of any raptor nests observed on the project site.

If the above survey does not identify any nesting raptor species on the project site, no further mitigation shall be required. However, should any raptor species be found nesting on the project site, the following mitigation measure (QMM-6(b)) shall be implemented.

QMM-6(b) The project applicant, in consultation with the City of Rocklin and CDFG, shall avoid all birds-of-prey nest sites located in the project site during the breeding season while the nest is occupied with adults and/or young. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer used. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City and CDFG. Highly visible temporary construction fencing shall delineate the buffer zone.

QMM-6(c) If a legally-protected species nest is located in a tree designated for removal, the removal shall be deferred until after August 30th, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: Oak woodland located within the project area provide potential nesting habitat for many raptor species, including special-status raptors such as white-tailed kite, sharp-shinned hawk, Cooper's hawk, Swainson's hawk, golden eagle, merlin, prairie falcon, long-eared owl, as well as non-special-status species such as red-tailed hawk. Additionally, annual grasslands in the project area provide potential nesting habitat for ground nesting raptors such as northern harrier, western burrowing owl, and short-eared owl. Activities associated with the development of the Proposed Project, if conducted during the nesting season for these raptors, may cause direct loss of raptor nest sites through the removal of nest trees or grading of ground nest sites. Additionally, the project may

indirectly cause abandonment of nests due to noise and other construction related disturbance adjacent to nest sites.

Disturbance to nesting raptors is prohibited by Section 3503.5 of the CDFG Code and by the Migratory Bird Treaty Act. Special-status raptors are further protected by either the state or federal endangered species acts. Although the only raptor that has been documented to have been nesting within the project area is red-tailed hawk, other species could move into the area prior to the projects construction. If present, nesting raptors could be disturbed by construction activities adjacent to their nest sites causing them to abandon that site. Loss of, or disturbance to nesting raptors would be considered a significant impact. However, the project would ensure that there is no net loss of nesting raptors as a result of this project through implementation of Mitigation Measures QMM6(a) through (c).

The project applicant shall retain a qualified biologist or ornithologist to conduct a preconstruction survey of the project site during the nesting season or immediately prior to the onset of project-related disturbances. The purpose of the preconstruction survey shall be to locate active raptor nests on the project site. If an active raptor nest is located on the project site, the nest tree and buffer zone (to be determined in consultation with City and CDFG) around the nest tree shall be protected from disturbance until the young have fledged. Tree removal, grading, and other project-related disturbances shall be prohibited within the buffer zone until the young have fledged. The project applicant shall retain a qualified biologist or ornithologist to confirm that the young have fledged prior to disturbance within the established buffer zone of an active raptor nest.

Impact: **Q-7 The Proposed Project would result in the loss of federally listed vernal pool crustaceans and their habitat.**

Significance: This is considered a Significant impact.

Mitigation: QMM-7(a) Prior to tentative map, use permit, or design review, surveys for federally listed vernal pool crustaceans shall be completed on vacant lands within the SR 65 Corridor, or alternatively, the applicant may assume presence of these species on the project site and mitigate accordingly.

QMM-7(b) The project shall ensure no net loss of vernal pool crustaceans and their habitat. This may be achieved through the Section 404/Section 7 Consultation permit process, in accordance with typical standards used by the U.S. Fish and Wildlife Service. This requirement shall be implemented prior to approval of improvement plans or a use permit.

The applicant has three options for mitigation of project-related impacts to vernal pool crustacean habitat.

Option 1: The applicant shall establish a USFWS-approved mitigation bank. The applicant shall reconstruct vernal pool crustacean habitat at a

replacement ratio of 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

The applicant shall permanently protect the agreed-upon acreage of vernal pool crustacean habitat within the mitigation bank via a USFWS-approved conservation easement, to be held by a USFWS-approved entity.

Option 2: The applicant shall pay into the USFWS vernal pool crustacean mitigation fund. The replacement ratio would be 1:1 for vernal pool crustacean habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

Option 3: The applicant shall purchase vernal pool crustacean mitigation credits from an existing mitigation bank. The replacement ratio would be 1:1 for vernal pool crustaceans habitat creation AND 2:1 for vernal pool crustacean habitat preservation for each acre of vernal pool crustacean habitat impacted.

Please note, these are the minimum standard compensation ratios for impacts to vernal pools used by the US Fish and Wildlife Service. Actual ratios for this project may be higher, but are not expected to be lower than this.

Level of Significance

After Mitigation: This impact would be Less than Significant.

Discussion: Determinate level surveys for vernal pool crustaceans were conducted in the SR portion of the project area during the 1998-1999 and 1999-2000 wet seasons by ECORP-Sugnet Environmental Consultants. As a result of these surveys, it was determined that no listed species of vernal pool crustaceans were present on that portion of the project site. A letter dated July 21, 2000 from the USFWS (reference number 1-1-00-F-0044) concurs with this determination, and states that the project "will have no adverse effects on vernal pool fairy shrimp (*Branchinecta lynchi*) and vernal pool tadpole shrimp (*Lepidurus packardi*)." Therefore, no impacts on listed vernal pool crustacean species will occur as a result of implementation of the Proposed Project on the SR portion of the project area. Therefore, no further mitigation is required for the SR property.

Surveys are currently underway for a portion of the Highway 65 Corridor (i.e., Stanford Ranch North), but have not yet been completed. However, the first year of surveys for this parcel have identified the presence of vernal pool fairy shrimp within the project boundaries. These surveys are expected to be complete after the 2000-2001 wet season. Surveys for listed species of vernal pool crustaceans have not been conducted along the remainder of the Highway 65 Corridor, or Parcel K portions of the project area. Further studies would be required to determine the presence or absence of vernal pool crustaceans within these parcels. Loss of individual vernal pool crustaceans or their habitat would result from grading of vernal pools that would occur as part of project development,

and would be considered a significant impact. The project will ensure no net loss of vernal pool crustaceans and their habitat by preservation of existing pools where practicable and desirable, and creation of new pools to replace those that were removed as a result of construction activities. This may be accomplished through the Section 404/Section 7 permitting process. The Section 404/Section 7 permitting process will require both the preservation of existing vernal pool crustacean habitat (either on or off site as determined in the Biological Opinion) and the creation of new vernal pool habitat at a location to be determined in the Biological Opinion. Since there would be no net loss of vernal pool crustacean habitat, this impact would be reduced to a level that is less than significant.

Impact: **Q-8 The Proposed Project could conflict with an applicable habitat conservation plan or natural community conservation plan.**

Significance: This is considered a Less-than-Significant impact.

Mitigation: No mitigation measures are recommended or required for this impact.

Discussion: There are currently no habitat conservation plans or natural community conservation plans that apply to the project site. The Placer Legacy program was implemented by Placer County in June 2000, with the goal to further protect the various open space and natural resource goals of the Placer County General Plan and the associated General Plan of the six cities in Placer County. None of the project site has been identified in Placer Legacy as an area for future potential preservation efforts so the Proposed Project would not interfere with implementation of Placer Legacy.

CUMULATIVE IMPACTS

Impact: **Q-9 The Proposed Project, in combination with other development projects occurring in western Placer County, would contribute to a regional loss of wetlands and habitat for plants and wildlife.**

Significance: This is considered a Significant impact.

Mitigation: Implement QMM-1, and QMM-3 through QMM-7.

Level of Significance

After Mitigation: This impact would be Significant and Unavoidable.

Discussion: Implementation of the Proposed Project in combination with other existing and planned development projects in the Rocklin area will contribute to the urbanization of western Placer County. This will result in the decline of native plant communities, including native oaks woodlands and habitat for plant and wildlife species native to the region. Additionally, the proximity of urban development will contribute to the distribution of non-native plant and wildlife species in the which will further degrade the habitat and available niches for native species in the surrounding region.

Implementation of the Proposed Project in combination with other existing and planned development projects in the Rocklin area will also result in a local increase in pollution and human encroachment into remaining natural areas in the vicinity. The loss of land supporting areas of natural habitat will overcome any one project's ability to compensate for lost habitat values. Therefore cumulative impacts on biological resources are considered significant and unavoidable.

R. ALTERNATIVES TO THE PROPOSED PROJECT

This chapter includes discussions for five alternatives to the Proposed Project. The chapter begins with an explanation of the CEQA requirements for an alternatives analysis and a discussion of the objectives of the Proposed Project. This is followed by a summary of the alternatives presented in this EIR, as well as the alternatives considered but rejected from further consideration. Each alternative is then compared to the Proposed Project, including a comparison of each of the impacts identified for the Proposed Project and a discussion of the relationship of each alternative to the project objectives. The chapter concludes with a discussion of the environmentally superior alternative.

INTRODUCTION

The primary intent of the alternatives evaluation in an EIR, as stated in section 15126.6(a) of the State CEQA Guidelines, is to “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of 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 to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly” (State CEQA Guidelines section 15126.6(b)). The following text is included in CEQA Guidelines Section 15126(f):

The range of alternatives required in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. 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 determines could feasibly attain most of the project objectives of the project. The range of feasible alternatives shall be selected and discussed in a manner to foster meaningful public participation and informed decision making.

The feasibility of an alternative may be determined based on a variety of factors including, but not limited to, site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries, and site accessibility (State CEQA Guidelines section 15126.6(f)(1)).

As indicated above, the choice of alternatives is guided primarily by the need both to reduce or eliminate project impacts and to achieve project objectives. Chapter B, Project Description, lists project objectives for the City of Rocklin, the Local Agency Formation Commission, and Grube. For the purposes of discussion in this chapter, the project alternatives are compared to the objectives included from Grube and the City of Rocklin, which is serving as the Lead Agency for the project. These objectives are listed below (see Chapter B, Project Description, for additional project objectives):

City

- Promote the orderly, systematic and comprehensive planning of land within the City of Rocklin's Sphere of Influence.
- Promote a sense of entry into the City of Rocklin from SR 65 as well as from North Whitney Boulevard.
- Provide a variety of residential land use designations that will meet the future needs of the City and possibly the surrounding area. (General Plan Residential Land Use Policy #6)
- Designate sufficient commercial land to meet the future needs of the City. (General Plan Commercial Land Use Goal)
- Promote land uses that will provide employment opportunities for residents of the Annexation area, the City of Rocklin and surrounding communities.
- Strive to create a jobs/housing balance both within the Annexation area and adjacent neighborhoods within the City of Rocklin as well as possibly other surrounding communities.
- Provide retail/commercial, education and recreational land uses in the Annexation area for residents and adjacent neighborhoods in the City of Rocklin so that these residents reduce the need to travel outside of the Annexation area for many routine daily needs.
- Designate land for industrial uses sufficient to meet future City needs, but limited to uses that will not negatively impact existing or future neighborhoods. (General Plan Industrial Land Use Policy #33)
- Participate in regional traffic improvements such as SR 65 Interchange and other streets identified as having regional significance. (General Plan Circulation Policy #23)
- Promote a connection from SR 65/North Whitney Boulevard through the Sunset Ranchos property generally along the North Whitney Boulevard alignment and through the northern portion of Whitney Oaks property and through Clover Valley Lakes to intersect with Sierra College Boulevard. (North Rocklin Circulation Element-Improvement 9, Resolution No. 94-269)
- Provide public services to meet the needs of the development within the Annexation area.
- Provide land uses that are economically beneficial to the City of Rocklin and generate property and sales tax revenues.

Grupe

- Provide a variety of housing types to help meet the housing needs of the region and to help the City of Rocklin satisfy the goals of its Housing Element. In particular, the residential component of the project area will make housing available to executives and employees working in the 8,000-acres planned for industrial, office and commercial uses both within the project area and the Sunset Industrial Area, located immediately to the west of the project site. The provision of this housing should help to reduce the need to travel outside the area, thereby reducing long-term traffic congestion and air pollution.
- Preserve and incorporate existing natural resources and open space on the site into the overall development scheme. The Sunset Ranchos portion of the project proposes to permanently preserve approximately 193 acres of open space.
- Provide a 50-acre site for a second high school in Rocklin to meet increased enrollments.
- Provide recreational opportunities for future residents of the project area by incorporating approximately 250 acres of parks and open space.
- Develop an economically viable project that provides a reasonable rate of return on investment for the landowner, is consistent with the City's General Plan policies, and can generate funds sufficient to provide infrastructure improvements as required by the City of Rocklin.
- Help implement the City's long-range circulation plan by providing key roadway components, including North Whitney Boulevard, Sioux Street extension, West Oaks extension and other links to the regional roadway system.
- Maintain consistency with the goals and objectives of the Water Forum Agreement for the provision of potable water to the Sphere of Influence annexation area.
- Provide alternative modes of transportation by providing bicycle paths/lanes and pedestrian trails in Sunset Ranchos to assist with the reduction of automobile use and improve air quality.
- Construct on- and off-site traffic improvements in sequence with Sunset Ranchos buildout demands.
- Construct off-site water and sewer lines necessary to support Sunset Ranchos.
- Construct flood control facilities in a manner consistent with City and County objectives.

ALTERNATIVES CONSIDERED AND ELIMINATED FROM FURTHER ANALYSIS

Consistent with CEQA, primary consideration was given to alternatives that could reduce significant impacts, while still meeting most of the project objectives. Those alternatives that would have impacts identical to or more severe than the Proposed Project, that would be infeasible, and/or that would not meet any or most of the project objectives were rejected from further consideration. These rejected alternatives are discussed below.

Off-site Alternative

Based on an analysis of the buildout potential of the remaining undeveloped portions of the City and future projects that have already been approved in the City, it was determined that there are no feasible alternative sites currently within the City of Rocklin that can accommodate the size and goals for the Proposed Project. The Proposed Project is on approximately 1,874 acres. The residential component of the proposed annexation has been designed as a high-quality, master-planned community with open space and recreational amenities. The non-residential components are also planned to be campus-style integrated office, commercial and industrial developments. Several of the anticipated projects in the City of Rocklin either have approved entitlements or have pending applications for entitlements. For example, all 641 residential units in Whitney Oaks have received all discretionary approvals. Consequently, the inventory of in-fill potential is expected to be built in the near future. There are no alternative sites elsewhere in the City where the type of project anticipated for the annexation area can be implemented. Therefore, this alternative is not analyzed in this EIR.

DISCUSSION OF ALTERNATIVES

This section provides a description of the alternatives to the Proposed Project analyzed in this DEIR and evaluates the anticipated environmental effects of those alternatives. The alternatives evaluated in this EIR are:

- **Alternative 1, No Project/No Development Alternative**, which assumes that no development occurs on the project site and the site remains undeveloped;
- **Alternative 2, No Project/No Action**, which assumes that the Proposed Project site is not annexed to the City of Rocklin, and the site is built out under existing County designations;
- **Alternative 3, Reduced Density, Option 1**, which assumes the development would be constructed on 1,785 acres with 3,765 homes;
- **Alternative 4, Reduced Density Option 2**, which assumes development on 1,875 acres with 2,965 units; and
- **Alternative 5, No Herman Miller Connection/Reduced Density**, which assumes that the north-south roadway through the Herman Miller property is not built, and that there is an overall 10-percent reduction in the density of the development.

Each of the alternatives is described in more detail and analyzed below. For each subject area (technical chapter) evaluated in this EIR, Table R-1 indicates whether the impacts of the alternatives are more or less severe than those of the Proposed Project. Where applicable, the analysis identifies mitigation measures from each technical Chapter that would reduce the significant impacts of the alternatives. The significant and unavoidable impacts of each alternative are identified, and the alternative's relationship to the project objectives is discussed.

A discussion of the "environmentally superior alternative" appears at the end of this chapter (see page R-80). The discussion of each alternative includes a description of the alternative and a discussion of the impacts identified for the Proposed Project for each technical chapter. This is followed with a discussion of the comparative impacts anticipated under each alternative. The discussion of Alternative 2 begins on page R-18, Alternative 3 begins on page R-33, Alternative 4 begins on page R-49, and Alternative 5 begins on page R-65.

Alternative 1: No Project/No Development Alternative

CEQA requires the evaluation of the comparative impacts of the "No Project" alternative (CEQA Guidelines section 15126.6(e)). The No Project Alternative can be defined either as "no action taken on the Proposed Project" or "no development" on the project site.

The No Project/No Development Alternative assumes that no new development would occur on the project site and it would remain as it is today, undeveloped with the exception of the two residences. The site-specific impacts of the "No Project/No Development" alternative are best described by the existing conditions presented in the setting sections of the technical Chapters of this DEIR. The impacts of the No Project/No Development Alternative, in comparison to the Proposed Project, are described below.

As discussed below, because Alternative 1 would result in no new development on the project site, this alternative would result in the elimination of most of the impacts identified under the Proposed Project. However, implementation of Alternative 1 would increase the potential for wildland fires.

Land Use

Under the Proposed Project, Impacts E-1, E-2, E-4, and E-5 were all determined to be less than significant. These impacts address conversion of agricultural/grazing land, compatibility with existing and planned uses, consistency with the City's General Plan, and consistency with Placer County LAFCO guidelines and policies. Impacts E-3 and E-6, which address internal compatibility of the project and the future right-of-way available for a State highway interchange at North Whitney Boulevard were found to be less than significant with the incorporation of mitigation measures. Under the No Project/No Development Alternative the project site would remain as it is, and the site would remain in unincorporated Placer County. The site would not be developed, and there would be no conversion of agricultural/grazing land; therefore, Impacts E-1 through E-3 would not occur. The site would not be annexed to the City of Rocklin, and LAFCO and City of Rocklin General Plan policies would not apply to the site. Therefore,

TABLE R-1

COMPARISON OF ALTERNATIVES TO THE PROPOSED PROJECT

	Proposed Project	Alternative 1 No Project/No Development	Alternative 2 No Project/No Action	Alternative 3 Reduced Density, Option 1	Alternative 4 Reduced Density, Option 2	Alternative 5 No Herman Miller Connection/Reduced Density
Land Use	LS/MM	LS	LS/MM-	LS/MM-	LS/MM-	LS/MM-
Transportation /Circulation	SU	LS	SU+	SU+	SU+	SU+
Air Quality	SU	LS	SU-	SU-	SU-	SU-
Noise	SU	LS	LS/MM	SU-	SU-	SU-
Population, Employment and Housing	LS	LS-	Same	Same	Same	Same
Public Utilities	SU	LS	LS/MM	SU-	SU-	SU-
Public Services	LS/MM	SU	SU	LS/MM-	LS/MM-	LS/MM-
Public Safety and Hazards	LS/MM	SU	Same	Same	Same	Same
Visual Resources	SU	LS	SU+	SU-	SU-	SU-
Cultural Resources	SU	LS	Same	Same	Same	SU-
Geology, Soils and Seismicity	LS/MM	LS	LS/MM-	LS/MM-	LS/MM-	LS/MM-
Hydrology, Water Quality and Flooding	SU	LS	SU-	SU-	SU-	SU-
Biological Resources	SU	LS	SU-	SU-	SU-	SU-

NOTES:

- = Alternative impacts less severe than the Proposed Project.
- + = Alternative impacts more severe than the Proposed Project.
- LS = All impacts would be less than significant, no mitigation required.
- LS/MM = All impacts would be less than significant after mitigation.
- SU = One or more impacts would be significant and unavoidable, even after mitigation.
- Same = Proposed Project and the Alternative impacts identical or very similar.

SOURCE: EIP Associates, 2001.

Impacts E-4 and E-5 would not occur. Under Alternative 1, there would be no development near the site of a future interchange at North Whitney Boulevard, and Impact E-6 would not occur.

Alternative 1 would result in no significant and unavoidable land use impacts, and no mitigation would be required.

Transportation/Circulation

Under the Proposed Project, traffic increases would be generated on City of Rocklin intersections in the vicinity of the project (Impact F-1). Implementation of FMM-1, along with the required traffic impact fees paid by the developer, would reduce this impact to a less-than-significant impact. Impact F-2 addresses increased traffic on roadway segments in the vicinity of the project site. Implementation of FMM-2 would reduce the magnitude of this impact, but it would remain significant and unavoidable for the segment of Stanford Ranch Road between SR 65 and Five Star Boulevard. Impact F-3 addresses the creation of demand for bicycle and pedestrian facilities and states that this would be a less-than-significant impact. A potentially significant impact due to increased demand for transit services (F-4) would be reduced to a less-than-significant level with implementation of FMM-4. Impact F-5 addresses the potential increased traffic congestion in portions of the project site if the proposed school sites are developed with residential rather than school uses. This impact would be reduced to a less-than-significant level with FMM-5. Impact F-6 found that implementation of the project would result in increased on-street parking and parking in residential neighborhoods. Implementation of FMM-6 would reduce this to a less-than-significant level.

The cumulative impact of traffic on City of Rocklin and City of Roseville roadways and roadway intersections would result in a significant impact (Impact F-7). Implementation of FMM-7(a) through (e) would reduce the magnitude of this impact, but it would remain significant and unavoidable at the Stanford Ranch Road/Five Star Boulevard intersection. The cumulative demand for transit services would result in a significant impact (Impact F-8). Implementation of FMM-4 would reduce this impact to a less-than-significant level. Impact F-9 identified a significant impact due to increased traffic on City of Roseville intersection and roadways in the vicinity of the project area. Mitigation measures are suggested under FMM-9, but this would remain a significant and unavoidable impact.

Under the No Project/No Development Alternative, no development would occur on the project site. Therefore, no new traffic trips would be generated, and Impacts F-1, F-2, F-5, and F-9 would not occur. Also, no residential development would be added to the site, and there would be no additional demand for bicycle and pedestrian facilities and transit services. Impacts F-3, F-4, and F-8 would not occur. Also, there would be no additional on-street parking and parking in residential development (Impact F-6)

Alternative 1 would eliminate the significant and unavoidable cumulative impact due to traffic increases on City of Roseville intersections and roadways in the vicinity of the proposed project (F-7), and no mitigation would be required.

Air Quality

Under the Proposed Project, construction activities would generate criteria air pollutants that would exceed Placer County Air Pollution Control District (PCAPCD) thresholds (Impact G-1). Implementation of GMM-1 would reduce the magnitude of this impact, but it would remain short-term significant and unavoidable. Operation of the Proposed Project would also generate vehicle and area source pollutants, increasing total air pollutant emissions to a significant level (Impact G-2). Although implementation of GMM-2 would reduce the magnitude of this impact, it would remain a significant and unavoidable impact. Under the Proposed Project, project-specific and cumulative increases in CO concentrations (Impacts G-3 and G-6), and exposure of sensitive receptors to stationary source pollutants and toxic air contaminants (Impact G-4) would be less-than-significant impacts. Cumulative development would hinder the PCAPCD's ability to bring the region into attainment for O₃ and PM₁₀, and this would be a significant and unavoidable impact (Impact G-5). Under the No Project/No Development Alternative, no new development would occur on the project site, and no construction or operational emissions would be generated. Therefore, Impacts G-1 through G-6 would not occur.

Alternative 1 would eliminate the significant and unavoidable impacts identified for the Proposed Project due to project construction, vehicle and area source air pollutant emissions, and cumulative emission of criteria air pollutants. No mitigation would be required for this alternative.

Noise

Impact H-1 found that construction activities would temporarily increase noise levels at existing noise-sensitive land uses. The City does not have a noise ordinance, but does have staff-level construction guidelines to minimize noise associated with construction activities. Compliance with the construction noise guidelines and Mitigation Measure HMM-1 would reduce the impact to a less-than-significant level. As stated above, the No Project/No Development Alternative would not include construction, so there would be no construction noise impact.

Impact H-2 addresses potential noise impacts to uses on the project site. Because construction details are not yet known, this is identified as a significant impact for the Proposed Project. Implementation of HMM-2 would ensure that setbacks and/or barriers are used, as necessary, and that building construction ensures that interior noise levels do not exceed 45 dB. This would be a less-than-significant impact after mitigation. The No Project/No Development Alternative would not result in new development on the site, and there would be no impact.

Impact H-3 identifies a less-than-significant noise impact due to project-generated traffic. Under the No Project/No Development Alternative, no development on the site would occur. There would be no new traffic generated, and this impact would remain less than significant.

Impacts H-4 and H-5 address potential noise impacts from planned uses, including loading docks, schools, and playgrounds. Noise effects from these uses would create a potentially significant impact on residential uses. Implementation of HMM-4 would reduce noise impacts from new stationary noise sources to a less-than-significant level. HMM-5 would reduce noise effects from open athletic fields and recreation areas, but the impact would remain significant

and unavoidable. Under the No Project Alternative, no new development on the site would occur, and there would be no introduction of new stationary noise sources, including parks and recreation fields. There would be no impact, and no mitigation would be required.

Under the Proposed Project, cumulative project-generated traffic would result in a less-than-significant change in noise levels on the existing street system in the project vicinity (Impact H-6). No development would occur under Alternative 1, and there would be no cumulative impact.

Alternative 1 would eliminate the potential significant and unavoidable impact due to open athletic fields and recreation areas identified under the Proposed Project. No mitigation would be required for this alternative.

Population, Employment and Housing

Impacts I-1 through I-4 address the increase in population, consistency with the City's affordable housing goal, change in the City's jobs/housing balance, and consistency with the City's General Plan policies. All of these impacts would be less than significant under the Proposed Project, and no mitigation would be required. The No Project/No Development Alternative does not include development on the site, so it would not change the current population, conflict with the City's goals and policies or change the City's jobs/housing balance. There would be no impact. Similar to the Proposed Project, no mitigation would be required under Alternative 1.

Public Utilities

Water

Operation of the Proposed Project would result in an increased demand for water supply (Impact J-1) and water conveyance infrastructure (J-2). Implementation of JMM-1 and JMM-2 would reduce these impacts to less-than-significant levels.

Under the No Project/No Development Alternative, there would be no additional demand for water, and no impact to water supply would occur. The No Project/No Development Alternative would not require the construction of a new water distribution system, so there would be no impact on the water system associated with this alternative.

Impact J-3 states that development of the Proposed Project would generate a demand for water treatment. Water needed to serve the project could come from water treatment systems at both the Foothill and Sunset Water Treatment plants. Due to planned treatment plant expansions, there would be adequate capacity by early 2002 to serve the Proposed Project; therefore, this would be a less-than-significant impact and no mitigation is required. Under the No Project/No Development Alternative, no development would occur on the site, and no water treatment would be required; therefore, no impact would occur.

The increased demand generated by the Proposed Project, in conjunction with cumulative development in the City of Rocklin and PCWA's service area, would result in a significant and unavoidable cumulative water supply impact (J-4) and a less-than-significant water conveyance facility impact (Impact J-5). As discussed under Impact J-6, the Proposed Project would have a

less-than-significant cumulative effect on water treatment. Because no development would occur under the No Project/No Development Alternative, there would be no cumulative impact on water supply, conveyance facilities, or treatment.

Wastewater (Sewer)

There is no wastewater infrastructure currently serving the project site, so new wastewater conveyance systems would be constructed to serve the Proposed Project. Impact J-7 found that this would be a significant impact. Implementation of JMM-7, which requires the developer to fund and install wastewater conveyance systems needed to serve the project, would reduce this impact to a less-than-significant level. The No Project/No Development Alternative would not require the construction of wastewater infrastructure because there would be no additional residents or business uses generated by this alternative. There would be no impact under this alternative.

The Proposed Project would increase the City's population, add commercial and light industrial uses, and would result in increased wastewater flows. A new wastewater treatment plant (WWTP) is under construction that would serve the project site. In addition, the existing wastewater treatment plant is in the process of being expanded to provide incremental capacity for growth anticipated to occur in the area. Therefore, as stated in Impact J-8, because adequate capacity has been identified, this is considered a less-than-significant impact. The No Project/No Development Alternative would not generate additional wastewater-producing uses. Therefore, this alternative would not increase wastewater flows beyond existing conditions, and there would be no impact on wastewater treatment services.

The increased wastewater generated by the Proposed Project, in combination with future development in the City and the SPMUD service area, would increase the demand for wastewater conveyance and treatment. The increased need for wastewater conveyance is identified as a significant cumulative impact under Impact J-9. Implementation of JMM-7 would reduce this impact to a less-than-significant level. As discussed under Impact J-10, the Proposed Project would have a less-than-significant cumulative effect on wastewater treatment. Because no development would occur under the No Project/No Development Alternative, there would be no cumulative impacts to wastewater treatment, or conveyance.

Solid Waste

Impact J-11 found that the Proposed Project would generate an increase in solid waste; however, there is adequate capacity at the landfill to accommodate this increase so the impact is considered less than significant. The cumulative contribution discussed under Impact J-13 also would be less than significant. Under the No Project/No Development Alternative, no additional solid waste would be generated so no impact would occur.

In addition to solid waste generated after the project is completed, there would be an increase in solid waste during project construction. This impact would be less than significant for the Proposed Project because there is adequate capacity at the landfill to accommodate this additional waste (Impact J-12). Under the No Project/No Development Alternative, solid waste would not be generated with project construction so no impact would occur.

Natural Gas and Electrical Services

Impacts J-14 and J-15 found that project-specific and cumulative impacts on natural gas and electrical services would be less than significant because new development would be responsible for the costs associated with the necessary expansion and upgrading of the systems. No mitigation would be required. Under the No Project/No Development Alternative, there would be no impact on natural gas or electrical services because no new development on the site would occur.

Implementation of Alternative 1 would not result in any impacts to public utilities, and it would eliminate the significant and unavoidable impact identified for the Proposed Project due to cumulative demand for water supply. No mitigation would be required for the No Project/No Development Alternative.

Public Services

Law Enforcement

Under the Proposed Project, increased demand on police services would result in a less-than-significant impact (see Impact K-1). Additional demands on police protection services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-2. The No Project/No Development Alternative includes no development, and the site would remain in the County. Law enforcement would continue to be the responsibility of the Placer County Sheriff's Department. Demands on City police services would not increase from current conditions; therefore, this alternative would not contribute to cumulative impacts on police services and no impact would occur.

Fire Protection and Emergency Services

Impact K-3 found that the Proposed Project would increase the demand for fire protection, suppression, and emergency services. The increased demand would result in a potentially significant impact. Implementation of KMM-3 would reduce this impact to a less-than-significant level. Additional demands on fire protection and emergency medical services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-7. Because the No Project/No Development Alternative does not include development, and the site would remain in the County, there would be no increased demand on City fire services. However, under Alternative 1, there would be no roadway system serving the project site. As discussed in Chapter K, the proposed roadway system would eliminate physical obstacles for fire protection services, and provide through access for existing and planned development to the north, east, and south of the project site. Implementation of Alternative 1 could result in project-specific and cumulative significant impacts to fire protection and emergency access.

As discussed in Impact K-4, the Proposed Project could result in the placement of residences farther than the two-road mile service area of the closest fires station. This would be a potentially significant impact. Implementation of KMM-4 would reduce this impact to a less-

than-significant level. Under the No Project/No Development Alternative, no additional residences would be added to the fire department service area, and no impact would occur.

Impact K-5 identified a potentially significant impact due to the introduction of residential development upon terrain where slopes reduce acceptable fire access for suppression activities. Under the Proposed Project, implementation of KMM-5 would reduce this impact to a less-than-significant level. Alternative 1 would not include construction of structures on the project site, and this impact would not occur.

As discussed under Impact K-6, the addition of the Proposed Project would extend the current limitations of the emergency Radio Communication System, and would cause operational deficiencies. Implementation of KMM-6 would reduce this potentially significant impact to a less-than-significant level. Under Alternative 1, no development would occur on the project site, and the emergency Radio Communication System would not be required to service this area. Impact K-6 would not occur.

Alternative 1 would result in no impacts due to the placement of residences farther than two-road miles of the closest fire station's service area, the introduction of residential development on steep terrain, and the extension of service of the emergency Radio Communication System. However, this alternative could result in impacts to the project-specific and cumulative provision of fire protection and emergency services to the project site that were not identified under the Proposed Project.

Schools

As stated in Impact K-8, the Proposed Project would increase the number of school-age children. The Proposed Project includes three elementary school sites, and a site for a new high school. There is adequate existing capacity to accommodate the projected 411 new middle school students. The RUSD would be able to add sufficient portable classrooms to accommodate the projected 655 new high school students. However, the addition of 1,656 new elementary school students, in addition to the current enrollment, would exceed the current maximum elementary school capacity of 5,400. This would be a potentially significant impact. Implementation of KMM-8, along with payment of the required school fees, would reduce this impact to a less-than-significant level. Additional demand on school facilities created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-9. The No Project/No Development Alternative would not generate any new residences or increase the demand on schools; therefore, no impact would occur.

Alternative 1 would result in no impacts to school services, and no mitigation would be required.

Parks

The Proposed Project would increase the demand for park facilities. As discussed under Impact K-10, the project includes dedication of a new community park and six neighborhood parks, as well as open space designations. Therefore, the impact is less than significant and does not require mitigation. Additional demand on park facilities created by cumulative development in the City of Rocklin was found to be less than significant in Impact K-11. Under the No Project

Alternative/No Development Alternative, the site would remain in the County. Because no development would occur, no project-specific or cumulative impact would result.

The No Project/No Development Alternative would result in no impacts to parks, and no mitigation would be required.

Public Safety and Hazards

Development of the Proposed Project was determined not to result in a significant impact due to the use, generation, storage and disposal of hazardous materials, as discussed in Impact L-1. However, development of the site could expose construction workers and the public to localized soil or groundwater contamination because construction activities could encounter underground storage devices or other unknown hazards or perched groundwater with elevated levels of nitrates, pesticides and herbicides. This was found to be a potentially significant impact of the project in Impact L-2. Implementation of LMM-2 would reduce this impact to a less-than-significant level. However, because this type of exposure is site-specific and generally does not affect or is not affected by cumulative development, this is a less-than-significant cumulative impact (L-4). Under the No Project/No Development Alternative, the site would not be developed, so workers and project occupants would not be exposed to any potentially hazardous soil or groundwater. No impact would occur.

Analysis of Impacts L-3 and L-5 found that project development could increase the potential for wildland fires on a project-specific or cumulative level, and these were determined to be potentially significant impacts. Implementation of LMM-3 would reduce these impacts to less-than-significant levels. Under the No Project/No Development Alternative, potential impacts due to wildland fires would be greater than under the Proposed Project. As discussed under Impact L-3, the introduction of structures constructed in accordance with the Uniform Fire Code, as well as lawns and landscaping that would be irrigated with water systems, would reduce the potential for wildland fires. In addition, the Proposed Project would add roadways through the project site, which would provide previously unavailable access to remotes areas of the project site and potential firebreaks. Implementation of the No Project/No Development Alternative would leave the project site in its current condition, with little emergency access and vegetation that serves as a fast conductor of flames. The site would remain within the County's jurisdiction, and LMM-3 would not apply. The potential for wildland fires would be a significant and unavoidable impact under Alternative 1.

Alternative 1 would result in no impacts due to exposure, use, storage, transmission, and disposal of hazardous materials. However, this alternative could increase the significance of the potential impact due to the continued potential for wildland fires. This could result in a significant and unavoidable impact not identified for the Proposed Project.

Visual Resources

Impact M-1 found that the Proposed Project would change the character of the project site, resulting in a significant and unavoidable impact. The No Project Alternative would not include new development, so it would not change the existing character of the project site. There would be no impact.

Impact M-2 found that the Proposed Project would be visually compatible with existing and planned residential uses. The No Project Alternative would not include new development, so it would not affect the visual compatibility of existing and planned uses. There would be no impact.

Impact M-3 found that the introduction of nighttime lighting could increase light and glare in the area. Mitigation Measure MMM-3 would reduce the severity of the impact, but it would remain significant and unavoidable. The No Project/No Development Alternative does not include new development, so it would not increase light or glare in the area. There would be no impact.

Impacts M-4 and M-5 found that the Proposed Project would contribute to a cumulative change in visual character and contribute to a cumulative increase in light and glare. Both of these impacts were determined to be significant and unavoidable impacts under the Proposed Project. The No Project/No Development Alternative does not include new development, so it would not contribute to cumulative visual resource impacts.

Implementation of Alternative 1 would eliminate the significant and unavoidable impacts identified due to the project-specific and cumulative change to the open character of the site and the cumulative contribution of light and glare identified under the Proposed Project. No mitigation would be required for the No Project/No Development Alternative.

Cultural Resources

Impact N-1 found that the Proposed Project could damage or destroy unidentified historic and/or prehistoric resources. This was identified as a potentially significant impact. Mitigation Measure NMM-1 would reduce the severity of this impact to a less-than-significant level. Under the No Project/No Development Alternative, there would be no impact on cultural resources because the site would not be disturbed.

Impact N-2 found that development of the Proposed Project would disturb an identified resource on the project site. Mitigation Measure NMM-2 would offset the impact to this resource, and the impact would be less than significant after mitigation. Under the No Project/No Development Alternative, there would be no impact on cultural resources because the site would not be disturbed.

Impact N-3 found that development of infrastructure could damage or destroy undiscovered archaeological and/or historic resources. Mitigation Measure NMM-3 would reduce the severity of this impact to a less-than-significant level. Under the No Project/No Development Alternative, there would be no impact on cultural resources because there would be no need for the construction of off-site infrastructure to serve new residents.

Development of the Proposed Project, in combination with other development in the City and County, could contribute to the cumulative loss of cultural resources and the cultural resources context in the county (Impact N-4). Although Mitigation Measure NMM-1 would offset the severity of this impact to some degree, it would remain a significant and unavoidable cumulative

impact. Under the No Project/No Development Alternative, no impact would occur because the site would not be disturbed.

Implementation of Alternative 1 would eliminate the significant and unavoidable cumulative cultural resource impact identified for the Proposed Project, and no mitigation would be required.

Geology, Seismicity, and Soils

Development of the Proposed Project could result in exposure of people and property to seismic groundshaking (Impact O-1). This impact was identified as less than significant. Impact O-4 addressed the cumulative exposure of people and property to seismic hazards. This was also determined to be a less-than-significant impact. No mitigation measures would be required of the Proposed Project. Under the No Project/No Development Alternative, the site would remain undeveloped, and there would be no increased risk of exposure of people or property to seismic hazards. No impact would occur.

Development of the project site could occur in areas underlain with granitic or Mehrten Formations or in areas with shallow or expansive soils. Impact O-2 determined that this was a potentially significant impact, and Mitigation Measure OMM-2 would reduce the impact to a less-than-significant level. Under the No Project/No Development Alternative, the site would remain undeveloped and there would be no hazards associated with construction. No impact would occur.

The potential for the Proposed Project to alter site topography and affect the rate or extent of erosion was found to be less than significant for the Proposed Project (Impact O-3). The No Project/No Development Alternative would not grade or otherwise disturb the project site. Therefore, there would be no impact related to erosion and topography.

Implementation of Alternative 1 would result in no impacts related to geology, seismicity and soils. No mitigation would be required under this alternative.

Hydrology, Water Quality and Flooding

The Proposed Project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding. Impacts P-1 and P-2 address the exposure of people to flooding hazards and the increased rate in stormwater runoff. These impacts were identified as potentially significant, and the implementation of Mitigation Measures PMM-1 and PMM-2 would reduce these impacts to less-than-significant levels. Under the No Project/No Development Alternative, there would be no development in a flood zone, no increase in impervious surfaces, and no construction of bridge footings for roadway overcrossings; therefore, there would be no impact under the No Project/No Development Alternative.

Impact P-3 identified a potentially significant impact due to the increase in the volume of stormwater runoff. Implementation of PMM-2 would reduce this impact to a less-than-significant level. Impact P-4 identified a less-than-significant impact related to construction

activities that could degrade water quality in Orchard Creek, Pleasant Grove Creek, and pond areas on the project site. No development would occur under the No Project/No Development Alternative, so this alternative would not create stormwater runoff over existing conditions, or result in any construction activities that could increase erosion. No impact would occur.

Impact P-5 found that stormwater runoff associated with the Proposed Project could contain urban contaminants. This would be a potentially significant impact. Mitigation Measure PMM-5 requires specific Best Management Practices be implemented to reduce the contribution of urban contaminants to a less-than-significant level. Under the No Project/No Development Alternative, no development would occur; therefore, there would be no impact.

Under the Proposed Project, the cumulative impact of construction activities that could affect water quality within the Orchard Creek and Pleasant Grove Creek watersheds (Impact P-6) is found to result in a less-than-significant impact. The cumulative increase in impervious surfaces (Impact P-7), resulting in more urban contaminants affecting water quality, was determined to be a potentially significant and unavoidable impact. The increase in the rate of stormwater runoff (Impact P-8) was found to be a potentially significant impact. Implementation of PMM-2 would reduce this to a less-than-significant level. The increase in volume of stormwater runoff was found to be significant and unavoidable (Impact P-9). No development would occur under the No Project/No Development Alternative, so there would be no contribution to these cumulative impacts.

Implementation of Alternative 1 would eliminate the significant and unavoidable impact associated with the cumulative increase in urban contaminant loading that would affect water quality. This alternative would also eliminate the significant and unavoidable impact associated with the cumulative increase in the volume of stormwater runoff from newly created impervious surfaces. No mitigation would be required under this alternative.

Biological Resources

Impact Q-1 found that the Proposed Project would result in the loss of rare plant populations. This would be a significant impact. Implementation of QMM-1 would reduce this impact to a less-than-significant level. The No Project/No Development Alternative would result in no development; therefore, there would be no direct impact on the plants or their habitat. The Proposed Project would result in the loss of native oak trees (Impact Q-2). As stated under Impact Q-2, the Proposed Project would result in the removal of approximately 369 native oaks, which is considered a short-term significant and unavoidable impact; however, the long-term impact is considered less than significant. Under the No Project/No Development Alternative, the project site would remain as it is today, undeveloped with the exception of the two residences located on the project site. There would be no loss of native oak trees, and no impact would occur.

The Proposed Project would result in the loss of approximately 7.68 acres of wetlands due to grading, placement of culverts on bridge footings in intermittent drainages, or other ground-disturbing activities (Impact Q-3). Mitigation Measure QMM-3 would reduce this impact to a less-than-significant level by requiring the project applicant to implement and comply with the 404 permit already issued for the project by the U.S. Army Corps of Engineers with concurrence

by the City. No new development would occur under the No Project/No Development Alternative, so wetlands would remain undisturbed.

Development of the Proposed Project could alter or degrade on-site stream channels by constructing and/or grading within these stream channels. This would be a significant impact (Impact Q-4). Implementation of QMM-4 would reduce this impact to a less-than-significant level. Alternative 1 would not result in any construction on the project site. Therefore, there would be no impact on stream channels.

Impact Q-5 found that development of the Proposed Project would remove elderberry shrubs, some of which may host the valley elderberry longhorn beetle (VELB). Mitigation Measure QMM-5 would reduce this impact to a less-than-significant level. No development would occur under the No Project/No Development Alternative, so no elderberry shrubs would be disturbed within the project site. Therefore, there would be no impact under this alternative.

Development of the Proposed Project could disturb nesting raptors (Impact Q-6). Mitigation Measure QMM-6 would reduce this impact to a less-than-significant level by requiring the project applicant conduct pre-construction breeding-season survey and avoid birds-of-prey nest sites during the breeding season. No development would occur under the No Project/No Development Alternative, so no raptors would be disturbed from the project site. Therefore, there would be no impact under this alternative.

The Proposed Project would include construction along the SR 65 corridor. The first year of surveys for this parcel have identified the presence of vernal pool fairy shrimp within the project boundaries. Loss of individual vernal pool crustaceans or their habitat would result from grading of vernal pools that would occur as part of project development, and would be considered a significant impact (Impact Q-7). Implementation of QMM-7 would reduce this impact to a less-than-significant level. Under the No Project/No Development Alternative, no development would occur, and there would be no impact to federally-listed vernal pool crustaceans and their habitat.

As discussed under Impact Q-8, there are currently no habitat conservation plans (HCP) or natural community conservation plans within the project site. Therefore, there would be no conflict with an applicable HCP or natural community conservation plan, and this would be a less-than-significant impact. Under the No Project/No Development Alternative, no development would occur on the site, and there would be no impact.

Impact Q-9 found that implementation of the Proposed Project, in combination with other development in the Rocklin area, could contribute to the urbanization of western Placer County and the cumulative decline of native plant communities and habitat for plant and wildlife species native to the area. This would be considered a significant impact. Impact Q-9 remains significant and unavoidable after implementation of QMM-1 and QMM-3 through 7. Under the No Project Alternative/No Development, no new development would occur. Habitat conditions would not change from the current conditions under the No Project alternative, so there would be no impact.

Implementation of Alternative 1 would eliminate the short-term significant and unavoidable impact from loss of native oak trees identified under the Proposed Project. This alternative would also eliminate the significant and unavoidable impact associated with the Proposed Project's contribution to a regional loss of wetlands and habitat for plants and wildlife. No mitigation would be required under Alternative 1.

Relationship of the No Project Alternative to the Project Objectives

The No Project/No Development Alternative would not meet any of the City's project objectives, listed above. Because no development would occur under this alternative no new residential, commercial, business professional, or light industrial uses would be provided. Therefore, this alternative would not provide commercial land to meet the future needs of the City; provide employment opportunities for residents; provide retail/commercial, educational and recreational land use; designate land for industrial uses sufficient to meet future City needs; or provide land uses that are economically beneficial to the City of Rocklin and generate property and sales tax revenue. The No Project/No Development Alternative would not include the provision of roads through the annexation site, and this alternative would not provide a sense of entry into the City of Rocklin from North Whitney Boulevard. In addition, this alternative would not promote a connection from SR 65/North Whitney Boulevard through the Sunset Ranchos property generally along the Whitney Boulevard alignment and through the northern portion of the Whitney Oaks property and through Clover Valley Lakes to intersect with Sierra College Boulevard.

Alternative 2: No Project/Existing Zoning Alternative

As stated above, CEQA requires the evaluation of the comparative impacts of the "No Project" alternative (CEQA Guidelines Section 15126.6(e)). The No Project Alternative can be defined either as "no action taken on the Proposed Project" or "no development" on the project site.

A "no action" alternative would assume that future conditions would be what is reasonably expected to occur under current plans and consistent with available infrastructure and community services. For this discussion, development under existing zoning would serve as the No Project/No Action Alternative. The City's the 1991 General Plan assumed development of the project site with land use types that are similar to the Proposed Project although at lower densities. The existing City of Rocklin General Plan designation is Light Industrial for the Atherton Tech Center and Herman Miller portions of the site, and Planning Reserve for the remainder of the project site.

The No Action/Existing Development Alternative would result in development currently planned for in the Placer County General Plan. The existing Placer County zoning for the site includes RA-B-10 (Agricultural Residential, with a 10-acre minimum parcel size) for the Grupe and Parcel K portions of the site, BP-DC (Business Park, Combined Design Scenic Corridor) for the SR 65 portion of the site, and IN-DC (Industrial Park, Combined Design Scenic Corridor) for the Atherton Tech and Herman Miller portions of the project site.

As stated in Chapter B, Project Description, the Sunset Ranchos and Parcel K portion of the project site is currently subdivided into 123 residential lots and one roadway parcel. The area

has remained undeveloped except for two lots that each currently have a single-family residential dwelling. If water and sewage disposal could be provided, the No Action/Existing Development Alternative would result in the construction of approximately 121 new residences and approximately 315 new residents (121 units x 2.6 persons per dwelling unit.)

The Atherton Tech Center portion of the site that is already essentially built out would remain as it is currently developed. The undeveloped portion of the Herman Miller site (158.3 acres) would be developed with light industrial uses. The JBC Investments (114.2 acres) and Placer Ranch (147.3 acres) portions of the project site are currently vacant and would be built out with business park and light industrial uses. This alternative does not assume the reservation of open space on these portions of the project site.

Because this alternative would result in a reduction in the amount of development on the site, the impacts of this alternative would generally be the less than those of the Proposed Project. Most of the mitigation measures identified for the Proposed Project would be required under Alternative 2. The impacts of the No Action/Existing Development Alternative, in comparison to the Proposed Project, are described below.

Land Use

Under the No Action/Existing Development Alternative, the project site would be developed, but to a lesser degree than the Proposed Project. Buildout under the existing County designations would result in approximately 121 dwelling units on 1,347 acres and 315 new residents. Development of the SR 65 corridor area would include business park and light industrial uses. Similar to the Proposed Project, buildout under Alternative 2 would include development over the entire project site, and the conversion of agricultural/grazing land would remain less than significant (Impacts E-1). Impact E-2 would also remain less than significant because the low-density development on the project site would be compatible with the low- and medium-density residential and open space uses on the southern portion of the Twelve Bridges Specific Plan Area and residential developments in the City of Rocklin to the south and east. Buildout of the SR 65 Corridor under existing County designations would be compatible with adjacent uses in the Sunset Industrial Area Plan.

Similar to the Proposed Project, the residential, business park and light industrial development under this alternative would be internally consistent. Implementation of the No Action/Existing Development Alternative would not include the construction of a high school because there is adequate capacity at Rocklin High School (see Impact K-6). Therefore, Impact E-3 would be less than significant, and no mitigation would be required.

Under the No Action/Existing Development Alternative, the site would not be annexed to the City of Rocklin, and there would be no potential for inconsistencies with City or LAFCO policies; therefore, Impacts E-4 and E-5 would not occur. Similar to the Proposed Project, Mitigation Measure EMM-6 would be required if development occurs in the vicinity of the future North Whitney Boulevard/SR 65 interchange. This impact (E-6) would remain less than significant after mitigation.

Alternative 2 would result in the same less-than-significant impacts as the Proposed Project. This alternative would require implementation of EMM-6.

Transportation/Circulation

Under the Proposed Project, traffic increases would be generated on City of Rocklin intersections in the vicinity of the project (Impact F-1). Implementation of FMM-1, along with the required traffic impact fees paid by the developer, would reduce this impact to a less-than-significant impact. Impact F-2 addresses increased traffic on roadway segments in the vicinity of the project site. Implementation of FMM-2 would reduce the magnitude of this impact, but it would remain significant and unavoidable for the segment of Stanford Ranch Road between SR 65 and Five Star Boulevard.

The cumulative impact of traffic on City of Rocklin and City of Roseville roadways and roadway intersections would result in a significant impact (Impact F-7). Implementation of FMM-7(a) through (e) would reduce the magnitude of this impact, but it would remain significant and unavoidable at the Stanford Ranch Road/Five Star Boulevard intersection.

A traffic study was completed for an analysis of cumulative conditions under the existing Placer County zoning.¹ Similar to the Proposed Project, the description of this alternative in the traffic analysis differs slightly from the description of Alternative 2. However, for purposes of comparison, the results of this analysis are discussed here. Under the Proposed Project, six out of 73 study roadways would operate unacceptably, and 5 out of 47 intersections would operate unacceptably under cumulative conditions. With buildout under the existing zoning, the Traffic Study states that 7 out of 65 roadways and 10 out of 42 intersections would operate unacceptably under cumulative conditions. Mitigation similar to FMM-1 and FMM-2 would be required to reduce these impacts. Because it is not known at this time if such mitigation measures would be feasible, these impacts would be potentially significant and unavoidable.

Impact F-3 addresses the creation of demand for bicycle and pedestrian facilities and states that this would be a less-than-significant impact. A potentially significant impact due to increased demand for transit services (F-4) would be reduced to a less-than-significant level with implementation of FMM-4. The cumulative demand for transit services would result in a significant impact (Impact F-8). Implementation of FMM-4 would reduce this impact to a less-than-significant level. Alternative 2 would result in the construction of new residential units and the introduction of new residents to the project area. This would increase the project-specific and cumulative demand for bicycle and pedestrian facilities, as well as transit service, although to a lesser degree than the Proposed Project. These would remain less-than-significant impacts, with mitigation.

Impact F-5 addresses the potential increased traffic congestion in portions of the project site if the proposed school sites are developed with residential rather than school uses. This impact would be reduced to a less-than-significant level with FMM-5. Because buildout under Alternative 2 would not include the designation of school sites, this impact would not occur.

1. Fehr & Peers Associates, Inc., *Final Report Traffic Impact Study for the Northwest Rocklin Annexation*, July 6, 2001.

Impact F-6 found that implementation of the project would result in increased on-street parking and parking in residential neighborhoods from buildout of a high school. Implementation of FMM-6 would reduce this to a less-than-significant level. Alternative 2 would eliminate this impact because the high school would not be built. No mitigation would be required.

Impact F-9 identified a significant impact due to increased traffic on City of Roseville intersections and roadways in the vicinity of the project area. Mitigation measures are suggested under FMM-9, but this would remain a significant and unavoidable impact. Similar to the Proposed Project, Alternative 2 would result in increased traffic on City of Roseville intersections and roadways in the vicinity of the project area. FMM-9 would still be required. However, this would remain a significant and unavoidable impact.

Alternative 2 would result in similar impacts related to bicycle and pedestrian facilities (F-3) and transit services (F-4 and F-8). Implementation of FMM-4 would still be required. Similar to the Proposed Project, this alternative would result in a significant and unavoidable impact due to increased traffic on City of Roseville intersections and roadways in the vicinity of the project area. However, under Alternative 2, Impacts F-1 and F-2 could be potentially significant and unavoidable. Alternative 2 would eliminate the less-than-significant impacts related to the designated school sites. FMM-5 and FMM-6 would not be required.

Air Quality

Under the No Action/Existing Development Alternative, the project would be developed with residential, business park, and light industrial uses, although to a lesser degree than the Proposed Project. The less-than-significant impacts (Impact G-3, G-4 and G-6) would remain less than significant. Construction and operational emissions would be generated under the No Action/Existing Development Alternative, and GMM-1 and GMM-2 would be required. Although the amount of construction would be decreased under this alternative, construction of as few as 110 single-family residences can create construction emissions that exceed the significance criteria for NO_x and PM_{10} . Impact G-1 would remain a significant and unavoidable impact. However, the decrease in residential uses would decrease the potential for area-wide source emissions by fuel combustion in woodstoves, fireplaces, and landscaping equipment. This could reduce this potential impact (G-2) to a less-than-significant level. The cumulative impact of reducing the PCAPCD's ability to bring the region into attainment for O_3 and PM_{10} (Impact G-5) would remain significant and unavoidable.

Alternative 2 would result in the same less-than-significant impacts as the Proposed Project. In addition, Alternative 2 could result in a less-than-significant impact due to area source pollutants (Impact G-2). The short-term construction-related significant and unavoidable impact (Impact G-1) would remain. Mitigation Measures GMM-1 and GMM-2 would still be required.

Noise

The No Action/Existing Development Alternative would result in construction of new residential, business park, and light industrial uses. Although construction under this alternative would be less than under the Proposed Project, it would occur throughout the project site, in

proximity to existing residential uses. Construction noise would be a potentially short-term significant impact. Implementation of HMM-1 would ensure that this impact remains less than significant after mitigation.

Impact H-2 addresses potential noise impacts to uses on the project site. Because construction details are not yet known, this is identified as a potentially significant impact. Implementation of HMM-2 would ensure that setbacks and/or barriers are used, as necessary, and that building construction ensures that interior noise levels do not exceed 45 dB. This would be a less-than-significant impact after mitigation. The No Action/Existing Development Alternative would generally include less development than under the Proposed Project, but would still result in new residential uses located in the same areas as the Proposed Project. Implementation of HMM2 would reduce this impact to a less-than-significant level.

Impact H-3 identifies a less-than-significant noise impact due to project-generated traffic. Under the No Action/Existing Development Alternative, new residential, commercial, business park, and light industrial uses would generate traffic trips, although to a lesser degree than the Proposed Project. This would remain a less-than-significant impact.

Impacts H-4 and H-5 address potential noise impacts from planned uses, including loading docks, schools, and playgrounds. Noise effects from these uses would create a potentially significant impact on residential uses. Implementation of HMM-4 would reduce noise impacts from new stationary noise sources to a less-than-significant level. HMM-5 would reduce noise effects from open athletic fields and recreation area, but the impact would remain significant and unavoidable. Under the No Action/Existing Development Alternative, residential, business park, and other uses would be introduced on the project site. Because the land use designations are similar to the Proposed Project, it is likely that the same type of uses would be introduced on the site, including commercial loading docks. Implementation of HMM-4 would still be required, and Impact H-4 would remain less than significant. However, because it is unlikely that schools and parks would be built under this alternative, there would be no impact due to open athletic fields and recreation areas.

Under the Proposed Project, cumulative project-generated traffic would result in a less-than-significant change in noise levels on the existing street system in the project vicinity (Impact H-6). The No Action/Existing Development Alternative would result in less development on the project site than the Proposed Project. This cumulative impact would remain less than significant.

Population, Employment and Housing

Impacts I-1 through I-4 address the increase in population, consistency with the City's affordable housing goal, change in the City's jobs/housing balance, and consistency with the City's General Plan policies. Analysis of the Proposed Project found that all of these impacts would be less than significant. The No Action/Existing Development Alternative would increase residential units, residential population, and jobs in the City of Rocklin, but to a lesser degree than the Proposed Project. It is unlikely that residential development under Alternative 2 would include affordable housing units, because 10-acre minimum lots are not conducive to affordable housing development. However, the Rocklin Housing Element does not include a percentage of

affordable units per development, and buildout under Alternative 2 would not preclude the construction of affordable units in other areas of the City. Impacts I-1 and I-2 would remain less than significant.

As stated in Chapter I, the majority of the area to be developed with employment-generating uses is already designated for development under the Sunset Industrial Area Plan. This alternative would allow development on the site that is consistent with the current County designation. In addition, any increase in employment opportunities in Rocklin would help to revise the trend of workers in the area community to the Sacramento area for employment. Impact I-3 would remain less than significant.

The site is currently designated in the Rocklin General Plan as Planning Reserve and Light Industrial. Buildout under the Placer County General Plan would include similar land use types at the Proposed Project, but at considerably lower densities. Under the No Action/Existing Development Alternative, the site would not be annexed to the City of Rocklin, and the City's General Plan policies would not apply. Therefore, there would be no impact related to the City's General Plan policies.

Under Alternative 2, Impact I-4 would not apply. Alternative 2 would result in the same less-than-significant impacts as the Proposed Project, and no mitigation would be required.

Public Utilities

Water

Operation of the Proposed Project would result in an increased demand for water supply (Impact J-1) and water conveyance infrastructure (J-2). Implementation of JMM-1 and JMM-2 would reduce these impacts to a less-than-significant level. The No Action/Existing Development Alternative would result in the construction of 121 new residential dwelling units on approximately 1,347 acres and new business park and industrial uses on approximately 420 acres. As shown below in Table R-2, the No Action/Existing Development Alternative would result in a water demand of approximately 3 million gallons per day (mgd). This is less than the estimated 8.48 mgd under the Proposed Project. In addition, as discussed under Impact J-1, the project area was included in the Urban Water Management Plan (UWMP) at current zoning densities (Placer County zoning). Because this alternative assumes buildout that is consistent with Placer County zoning, this impact would be less than significant and no mitigation would be required.

The No Action/Existing Development Alternative would require the construction of a new water distribution system, similar to the Proposed Project, and Impact J-2 would remain a less-than-significant impact, with mitigation.

Impact J-3 states that development of the Proposed Project would generate a demand for water treatment. Water needed to serve the project could come from water treatment systems at both the Foothill and Sunset Water Treatment plants. Due to planned treatment plant expansions, there would be adequate capacity by early 2002 to serve the Proposed Project; therefore, this

TABLE R-2

**ESTIMATED ALTERNATIVE 2 (NO PROJECT/NO ACTION)
WATER DEMAND**

New Land Use	Acres	Dwelling Units	Generation Rate ¹	Water Demand
			(gallons per day(gpd)) gpd/unit	gpd
Single-family	1,300	121	1,150 gpd/unit	139,150
Business Professional, Light Industrial	419.8	-	6,250 gpd/acre	2,623,750
Roadways	97.1	-	2125 gpd/acre	206,338
Total	1,816.9	121		2,969,238

Note:
¹ City of Rocklin, *Draft Environmental Impact Report, City of Rocklin General Plan Update - 1990*, September 1990, Figure 21, page 61.
Source: Terrance Lowell and Associates, 2001.

would be a less-than-significant impact and no mitigation is required. Under the No Action/Existing Development Alternative, the project site would be developed, but to a lesser degree than the Proposed Project. Impact J-3 would remain a less-than-significant impact.

The increased water demand generated by the Proposed Project would increase the demand for water supply and conveyance. These increases, in conjunction with cumulative development in the City of Rocklin and PCWA service area, would result in a significant and unavoidable water supply impact (Impact J-4). As discussed under Impacts J-5 and J-6, the Proposed Project would have a less-than-significant cumulative effect on water conveyance and treatment. Development under the No Action/Existing Development Alternative would be consistent with Placer County zoning, and the project area was included in the UWMP under current zoning densities. Therefore, Alternative 2 would result in a less-than-significant cumulative impact on water supply, conveyance facilities, or treatment.

Because water conveyance facilities would be extended to the project site similar to the Proposed Project, Impact J-5 would remain a less-than-significant impact. The No Action Alternative includes the development of larger parcels and fewer homes than the Proposed Project; therefore, Impact J-6 would remain less than significant.

Implementation of the No Action/Existing Development Alternative would eliminate the significant and unavoidable impact related to cumulative water demand identified under the Proposed Project, Alternative 2 would require the Implementation of JMM-2 but would not require JMM-1.

Wastewater

There is no wastewater infrastructure currently serving the project site, so new connections to the WWTP would be constructed to serve the Proposed Project. Impact J-7 found that this would be a significant impact because infrastructure improvements have been identified, but are not currently planned as part of the project. Implementation of JMM-7 would reduce this impact to a less-than-significant level. The No Action/Existing Development Alternative would generally

require the same amount of infrastructure improvements as the Proposed Project, and this would remain a less-than-significant impact after mitigation.

The Proposed Project would increase the City's population, add commercial and light industrial uses, and would result in increased wastewater flows. Based on a wastewater generation rate of 400 gallons/day/dwelling unit and an average generation rate of 2,050 gallons/day/acre for light industrial and business uses, the No Action/Existing Development Alternative would result in the generation of approximately 908,990 gallons per day (gpd) (48,400 gallons for residential and 860,590 for business and light industrial uses). Because adequate treatment capacity has been identified to serve the approximately 2.6 million gpd for the Proposed Project, Impact J-8 would remain a less-than-significant impact.

The increased wastewater generated by the Proposed Project, in combination with future development in the City and SPMUD service area, would increase the demand for wastewater conveyance and treatment. The increased need for wastewater conveyance is identified as a significant cumulative impact under Impact J-9. Implementation of JMM-7 would reduce this impact to a less-than-significant level. Under the No Action Alternative, the entire project site would be developed, but with fewer residential units on 10-acre minimum lots. Because of soil characteristics that limit the viability of using on-site sewage disposal systems, wastewater conveyance would still need to be extended throughout the project site, and this would remain a less-than-significant cumulative impact after mitigation.

As discussed under Impact J-10, the Proposed Project would have a less-than-significant cumulative effect on wastewater treatment. Because the No Action Alternative would result in the generation of approximately 1,707,268 gallons per day less than the Proposed Project, this would remain a less-than-significant cumulative impact.

Alternative 2 would result in the same less-than-significant wastewater impacts and would require the same mitigation measures as the Proposed Project.

Solid Waste

Impact J-11 found that the Proposed Project would generate an increase in solid waste; however, there is adequate capacity at the landfill to accommodate this increase so the impact is considered less than significant. The cumulative contribution discussed under Impact J-13 also determined that the impact would be less than significant. Under the No Action/Existing Development Alternative, fewer residential units would be developed than under the Proposed Project. These impacts would remain less than significant.

In addition to solid waste generated after the project is completed, there would be an increase in solid waste during project construction. This impact would be less than significant because there is adequate capacity at the landfill to accommodate this additional waste. Under the No Action/Existing Development 1 Alternative, less solid waste would be generated during project construction, and this would remain a less-than-significant impact.

Alternative 2 would result in the same less-than-significant solid waste impacts as the Proposed Project.

Natural Gas and Electrical Services

Impacts J-14 and J-15 found that project-specific and cumulative impacts on natural gas and electrical services would be less than significant because new development would be responsible for the costs associated with the necessary expansion and upgrading of the systems. No mitigation would be required. Under Alternative 2, fewer residential units would be constructed, resulting in a decreased demand for natural gas and electrical service than the Proposed Project. The potential impact on natural gas or electrical services would remain less than significant.

Alternative 2 would result in the same less-than-significant impacts as the Proposed Project.

Public Services

Law Enforcement

Under the Proposed Project, increased demand on police services would result in a less-than-significant impact (see Impact K-1). Additional demands on police protection services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-2. The No Action/Existing Development Alternative would result in fewer new residents than the Proposed Project, and the site would remain in the County. Law enforcement would continue to be the responsibility of the Placer County Sheriff's Department. Demands on City police services would not increase from current conditions; therefore, this alternative would not contribute to cumulative impacts on police services and no impact would occur.

Alternative 2 would result in no impacts to the City of Rocklin Police Department services. However, it could result in additional impacts to the Placer County Sheriffs Department.

Fire Protection and Emergency Services

Impact K-3 found that the Proposed Project would increase the demand for fire protection, suppression, and emergency services. The increased demand would result in a potentially significant impact. Implementation of KMM-3 would reduce this impact to a less-than-significant level. Additional demands on fire protection and emergency services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-7. Under the No Action/Existing Development Alternative, the site would remain in the County. There would be no increased demand on City fire services, and no project specific or cumulative impact to City services would occur. However, this could create a significant impact for Placer County services, which provide fire protection and suppression services to the site, under a contract with the California Department of Forestry.

As discussed in Impact K-4, the Proposed Project could result in the placement of residences farther than the two-road mile service area of the closest fires station. This would be a potentially significant impact. Implementation of KMM-4 would reduce this impact to a less-than-significant level. The No Project/Existing Development Alternative would result in construction of development in the same general locations as the Proposed Project, which could result in the addition of residences and businesses in Placer County's service area, and this could

create a significant impact on County services. Under this alternative, the project application would be required to comply with County Fire requirements to reduce this potential impact to acceptable levels.

Impact K-5 identified a potentially significant impact due to the introduction of residential development upon terrain where slopes reduce acceptable fire access for suppression activities. Under the Proposed Project, implementation of KMM-5 would reduce this impact to a less-than-significant level. Alternative 2 would result in development over a majority of the project site, including areas where slopes would reduce acceptable fire access for suppression activities. KMM-5 would still be required to reduce this impact to a less-than-significant level.

As discussed under Impact K-6, the addition of the Proposed Project would extend the current limitations of the emergency Radio Communication System, and would cause operational deficiencies. Implementation of KMM-6 would reduce this potentially significant impact to a less-than-significant level. Because the project site would not be annexed to the City of Rocklin, this impact would not occur under Alternative 2.

Under Alternative 2, potential impacts to the City of Rocklin Fire Department would be eliminated because the project would not be annexed to the City. However, additional impacts may occur to Placer County fire suppression service providers.

Schools

As stated in Impact K-8, the Proposed Project would increase the number of school-age children. The Proposed Project includes three elementary school sites, and a site for a new high school. Under the Proposed Project, there is adequate existing capacity to accommodate the projected 411 new middle school students. The RUSD would be able to add sufficient portable classrooms to accommodate the projected 655 new high school students. However, the addition of 1,656 new elementary school students, in addition to the current enrollment, would exceed the current maximum elementary school capacity of 5,400. This would be a potentially significant impact. Implementation of KMM-8, along with payment of the required school fees, would reduce this impact to a less-than-significant level. Additional demand on school facilities created by cumulative development in the City of Rocklin was found to be less than significant in Impact K-9. The No Action/Existing Development Alternative would result in fewer residential units and fewer school-age children than the Proposed Project. However, this alternative would not include the designation of school sites, and this would be a potentially significant and unavoidable impact.

Alternative 2 could result in potentially significant and unavoidable school services impacts.

Parks

The Proposed Project would increase the demand for park facilities. As discussed under Impact K-10, the project includes dedication of a new community park and six neighborhood parks, as well as open space designations. Therefore, the impact is less than significant and does not require mitigation. Additional demand on park facilities created by cumulative development in the City of Rocklin was found to be less than significant in Impact K-11. It is not known at this

time if buildout under this alternative would include designation of a park site, and this could be a potentially significant and unavoidable impact.

Public Safety and Hazards

Development of the Proposed Project was determined not to result in a significant impact due to the use, generation, storage and disposal of hazardous materials, as discussed in Impact L-1. However, development of the site could expose construction workers and the public to localized soil or groundwater contamination, because construction activities could encounter underground storage devices or other unknown hazards or perched groundwater with elevated levels of nitrates, pesticides and herbicides. This was found to be a potentially significant impact of the project in Impact L-2. Implementation of LMM-2 would reduce this impact to a less-than-significant level. However, because this type of exposure is site-specific and generally does not affect or is not affected by cumulative development, this is a less-than-significant cumulative impact (L-4). Under the No Action/Existing Development Alternative, the Sunset Ranchos and Parcel K portions of the project site would be developed with residential units on minimum 10-acre lots. The SR 65 portion of the project site would be developed with business park and light industrial uses, similar to the Proposed Project. Impact L-2 would remain less than significant after implementation of LMM-2, and the cumulative impact would remain less than significant.

Analysis of Impacts L-3 and L-5 found that project development could increase the potential for wildland fires on a project-specific or cumulative level, and these were determined to be potentially significant impacts. Implementation of LMM-3 would reduce these impacts to less-than-significant levels. Under the No Action/Existing Development Alternative, the site would remain in the County and fewer residential units would be developed than under the Proposed Project. Due to the large residential lot sizes, the potential for wildland fires would remain, although access roads and other features of development would reduce the hazard to some degree and improve access to larger portions of the site. The potential for wildland fires would remain less than significant, with mitigation, under this alternative.

Alternative 2 would result in the same less-than-significant impacts as the Proposed Project. Implementation of LMM-2 and LMM-3 would still be required.

Visual Resources

Impact M-1 found that the Proposed Project would change the character of the project site, resulting in a significant and unavoidable impact. The No Action/Existing Development Alternative would result in the construction of fewer residential units on 10-acre minimum lots on the Sunset Ranchos and Parcel K portions of the site. The visual impact from new dwelling units would be less severe under this alternative with approximately 121 dwelling units rather than 4,469 under the Proposed Project. However, the visual character of the site, including the SR 65 corridor would still be altered from open grassland to a developed area. This would remain a significant and unavoidable impact.

Impact M-2 found that the Proposed Project would be visually compatible with existing and planned residential uses. The No Action/Existing Development Alternative would include new residential, business park, and industrial development. The residential area would consist of

fewer dwelling units on 10-acre minimum lots. This Alternative does not include a General Development Plan, and design of structures and provision of open space in this alternative is not known. This could result in a significant impact.

Impact M-3 found that the introduction of nighttime lighting could increase light and glare in the area. Mitigation Measure MMM-3 would reduce the severity of the impact, but it would remain significant and unavoidable. The No Action/Existing Development Alternative would include less development than the Proposed Project, but Impact M-3 would remain a significant and unavoidable impact after mitigation.

Impacts M-4 and M-5 found that the Proposed Project would contribute to a cumulative change in visual character and contribute to a cumulative increase in light and glare. Both of these impacts were determined to be significant and unavoidable impacts under the Proposed Project. Although the No Action/Existing Development Alternative would result in residential development that is less intense than that proposed under the Proposed Project, these impacts would remain significant and unavoidable because of the cumulative change in Placer County.

Alternative 2 would result in the same significant and unavoidable visual impacts as the Proposed Project and MMM-3 would still be required. In addition, this alternative could result in a significant impact not identified under the Proposed Project.

Cultural Resources

Impact N-1 found that the Proposed Project could damage or destroy unidentified historic and/or prehistoric resources. This was identified as a potentially significant impact. Mitigation Measure NMM-1 would reduce the severity of this impact to a less-than-significant level. The No Action/Existing Development Alternative would include the construction of residential dwelling units and business park and industrial uses on the project site. Construction would still include grading in the vicinity of surveyed and non-surveyed parcels, and this would remain a less-than-significant impact with mitigation.

Impact N-2 found that development of the Proposed Project would disturb an identified resource on the project site. Mitigation Measure NMM-2 would offset the impact to this resource, and the impact would be less than significant. Under the No Action/Existing Development Alternative, development would still occur in the vicinity of the identified resource. Implementation of NMM-2 would still be required to reduce this impact to a less-than-significant level.

Impact N-3 found that development of off-site infrastructure could damage or destroy undiscovered archaeological and/or historic resources. Mitigation Measure NMM-3 would reduce the severity of this impact to a less-than-significant level. The No Action/Existing Development Alternative would include the construction and operation of residential, business park, and industrial uses on the project site. This alternative would also include roadways. Development under this alternative may require the extension of services, including the construction of offsite infrastructure that could require excavation. Implementation of NMM-3 could be required, and would reduce this potential impact to a less-than-significant level.

Development of the Proposed Project, in combination with other development in the City and County, could contribute to the loss of cultural resources and the resource context in the county. Although NMM-1 would offset the severity of this impact to some degree, Impact N-4 would remain a significant and unavoidable impact. Under the No Action/Existing Development Alternative, development of new uses would occur on the project site. Although development density and intensity would be less than under the Proposed Project, and the potential loss of cultural resources would be reduced, this would remain a significant and unavoidable cumulative impact.

Alternative 2 would require the implementation of NMM-1, NMM-2, and NMM-3 and would result in the same significant and unavoidable cultural resources impact as the Proposed Project.

Geology, Seismicity, and Soils

Development of the Proposed Project would result in exposure of people and property to seismic groundshaking (Impact O-1). This impact was identified as less than significant. Impact O-4 addressed the cumulative exposure of people and property to seismic hazards. This was also determined to be a less-than-significant impact. No mitigation measures would be required of the Proposed Project. Under the No Action/Existing Development Alternative, the site would be developed under the existing Placer County designations. This would introduce new structures, businesses, and residents to the project area, although to a lesser degree than the Proposed Project. These would remain less-than-significant impacts.

Development of the project site could occur in areas underlain with granitic or Mehrten Formations or in areas with shallow or expansive soils. Impact O-2 determined that this was a potentially significant impact, and Mitigation Measure OMM-2 would reduce the impact to a less-than-significant level. This would remain a less-than-significant with mitigation under the No Action/Existing Development Alternative because the site would be developed in a similar, though less intense, manner.

The potential for the Proposed Project to alter site topography and affect the rate or extent of erosion was found to be less than significant for the Proposed Project (Impact O-3). The No Action/Existing Development Alternative would result in less soil disturbance than the Proposed Project because it would include 4,348 fewer residential units than the Proposed Project. This would remain a less-than-significant impact.

Implementation of Alternative 2 would result in the same less-than-significant geology, seismicity, and soils impacts as the Proposed Project. Implementation of OMM-2 would still be required.

Hydrology, Water Quality and Flooding

The Proposed Project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding. Impacts P-1 and P-2 address the exposure of people to flooding hazards and the increased rate in stormwater runoff. These impacts were identified as potentially significant, and the implementation of Mitigation Measures PMM-1 and PMM-2 would reduce these impacts to less-

than-significant levels. The No Action/Existing Development Alternative would result in the creation of less impervious surfaces because fewer residential units would be constructed. These would remain less-than-significant impacts after mitigation.

Impact P-3 identified a potentially significant impact due to the increase in the volume of stormwater runoff. Implementation of PMM-2 would reduce this impact to a less-than-significant level. Impact P-4 identified a less-than-significant impact related to construction activities that could degrade water quality in Orchard Creek, Pleasant Grove Creek, and pond areas on the project site. These would remain less-than-significant impacts under the No Action/Existing Development Alternative because the proposed project site would be developed in a similar manner as the Proposed Project, but to a lesser degree.

Impact P-5 found that stormwater runoff associated with the Proposed Project could contain urban contaminants. This was identified as a potentially significant impact. Mitigation Measure PMM-5 requires specific Best Management Practices be implemented to reduce the contribution of urban contaminants to a less-than-significant level. Under the No Action/Existing Development Alternative, this would remain a less-than-significant impact after mitigation.

Under the Proposed Project, the cumulative impact of construction activities that could affect water quality within the Orchard Creek and Pleasant Grove Creek watersheds (Impact P-6) is found to result in a less-than-significant impact. The cumulative increase in impervious surfaces (Impact P-7), resulting in more urban contaminants affecting water quality, was determined to be a potentially significant and unavoidable impact. The increase in the rate of stormwater runoff (Impact P-8) was found to be a potentially significant impact. Implementation of PMM-2 would reduce this to a less-than-significant level. The increase in volume of stormwater runoff was found to be significant and unavoidable (Impact P-9). As discussed in Chapter P, Placer County jurisdictions have concluded that physical reduction of small incremental increases would not be an effective approach to reducing the impacts associated with increased volumes for the following two reasons: first, the existing deep flooding problem could not be solved by eliminating the minor incremental additional depth; and second, the cost of eliminating the increment is not judged to provide adequate benefits to justify the costs. Because no regional plan or project has been adopted or constructed for potential cumulative effects, this would remain significant and unavoidable under the No Action/Existing Development Alternative.

Biological Resources

Impact Q-1 found that the Proposed Project would result in the loss of rare plant populations. This would be a significant impact. Implementation of QMM-1 would reduce this impact to a less-than-significant level. Although implementation of the No Action/Existing Development Alternative would involve less construction than the Proposed Project, it would include construction across the entire project site. This would remain a less-than-significant impact with mitigation.

The Proposed Project would result in the loss of native oak trees (Impact Q-2). As stated under Impact Q-2, the Proposed Project would result in the removal of approximately 369 native oaks, which is considered a short-term significant and unavoidable impact; however, the long-term impact is considered less than significant. The No Action/Existing Development Alternative

would preserve more trees because the existing designation would include residential development on 10-acre minimum lots. However, although construction would not result in the direct removal of all trees on a residential lot, it would not preclude private owners from removing trees at a later date. This would remain a significant and unavoidable impact.

The Proposed Project would result in the loss of approximately 7.68 acres of wetlands due to grading, placement of culverts on bridge footings in intermittent drainages or other ground-disturbing activities associated with development of the Proposed Project (Impact Q-3). Mitigation Measure QMM-3 would reduce this impact to a less-than-significant level by requiring the project applicant to implement and comply with provisions of the 404 permit already issued for the impact by the US Army Corps of Engineers, with concurrence by the City. This mitigation would apply for the No Action/Existing Development Alternative, and this would remain a less-than-significant impact after mitigation.

Development of the Proposed Project could alter or degrade on-site stream channels by constructing and/or grading within these stream channels. This would be a significant impact (Impact Q-4). Implementation of QMM-4 would reduce this impact to a less-than-significant level. Development of the Proposed Project would create significant impacts due to the removal of elderberry shrubs (Impact Q-5), disturbance to nesting raptors (Impact Q-6), and loss of individual vernal pool crustaceans or their habitat (Impact Q-7). Implementation of QMM-5 through QMM-7 would reduce the severity of these impacts to a less-than-significant level. Although the No Action/Existing Development Alternative would result in less overall development than the Proposed Project, it would include construction activity throughout the project site. These impacts would remain significant before mitigation. Implementation of QMM-5 through QMM-7 would reduce these impacts to a less-than-significant level under Alternative 2.

As discussed under Impact Q-8, there are currently no habitat conservation plans (HCP) or natural community conservation plans within the project site. Therefore, there would be no conflict with an applicable HCP or natural community conservation plan, and this would be a less-than-significant impact. This would remain a less-than-significant impact under the No Action/Existing Development Alternative.

Impact Q-9 found that implementation of the Proposed Project, in combination with other development in the Rocklin area, could contribute to the urbanization of western Placer County and the cumulative decline of native plant communities and habitat for plant and wildlife species native to the area. This would be considered a significant impact. Impact Q-9 remains significant and unavoidable after implementation of Mitigation Measures QMM-1 and QMM-3 through QMM-7. Because the No Action/Existing Development Alternative would include construction throughout the project site, this would remain a significant and unavoidable impact.

Alternative 2 would result in the same two significant and unavoidable impacts and would require the same mitigation measures as the Proposed Project.

Relationship of the No Action/Existing Development Alternative to the Project Objectives

The No Action/Existing Development Alternative would meet most of the City's project objectives. This alternative would include residential, business park, and light industrial uses on the project site, but to a lesser degree than the Proposed Project. The site would not be annexed to the City and would be built out under existing Placer County designations, in conformance with the current City of Rocklin designation of Planning Reserve. This would be consistent with the City objective to promote the orderly, systematic and comprehensive planning of land within the City of Rocklin's Sphere of Influence. The No Action/Existing Development Alternative would include land uses that would provide employment opportunities for residents of the annexation area.

However, this alternative would not provide a variety of residential land use designations because the site would be built out under the Placer County designation of Residential-Agriculture, with a ten-acre minimum parcel size. Also, this alternative would not meet the goal to designate sufficient commercial land to meet the future needs of the City because the SR 65, Atherton Tech, and Herman Miller portions of the project site are designated as Business Park and Industrial Park. This alternative also may not provide retail/commercial, educational, and recreational land uses, depending on the ultimate land uses on the site.

This alternative provides a connection between the project site and the SR 65/North Whitney future interchange. However it would not promote a sense of entry into the City of Rocklin in a manner similar to the Proposed Project.

The No Action/Existing Development Alternative would result in the significant irreversible use of natural resources associated with urban development. While the nature of these irreversible effects would be similar to the Proposed Project, their magnitude would be reduced under this alternative.

Alternative 3: Reduced Density, Option 1

Under this alternative, the project site would be developed as shown in Figure R-1. Similar to the Proposed Project, this alternative would result in the construction and operation of single-family and multi-family dwelling units, business park, commercial, and industrial uses, as well as open space, parks, and schools. However, this alternative would result in fewer residential units and reduced Business Park/Commercial land uses. Alternative 3 includes open space areas along SR 65, and an overall increase in open space by preserving additional areas for existing natural drainageways, ravines, and wetlands. The highest residential densities would be located towards SR 65. Lower residential densities would be applied in the higher elevations on the eastern portion of the project site.

This Alternative would result in 3,765 dwelling units, including 930 multi-family dwelling units and 2,835 single-family residential units, which is 704 units less than under the Proposed Project. The construction and operation of Business Park, Community Commercial, and Light Industrial uses would be reduced to 379 acres from the Proposed Project total of 483.9 acres. The Reduced Density, Option 1 Alternative would not include Neighborhood Commercial Uses. The amount of open space would increase from 263.3 acres under the Proposed Project to 407 acres. This

alternative would also include a 44.4-acre community park site, a 50-acre high school site, and two elementary school sites.

Because this alternative would result in a reduction in the amount of development on the site, the impacts of this alternative would generally be the less than those of the Proposed Project. Most of the mitigation measures identified for the Proposed Project would be required under Alternative 3. The impacts of the Reduced Density, Option 1 Alternative, in comparison to the Proposed Project, are described below.

Land Use

Under the Proposed Project, Impacts E-1, E-2, E-4, and E-5 were all determined to be less than significant. These impacts address conversion of agricultural land, compatibility with existing and planned uses, consistency with the City's General Plan, and consistency with Placer County LAFCO guidelines and policies. Impacts E-3 and E-6, which address internal compatibility of the project and the future right-of-way available for a State highway interchange at North Whitney Boulevard were found to be less than significant with the incorporation of mitigation measures.

In general, implementation of the Reduced Density, Option 1 Alternative would result in land use impacts similar to the Proposed Project. Under Alternative 3, the project site would be developed with residential, commercial, business park, and industrial uses. Development of the project site under this alternative would include annexation to the City of Rocklin and would result in the conversion of agricultural/grazing land to non-agricultural uses. Impact E-1 would remain less than significant. The Reduced Density, Option 1 Alternative would result in residential land uses on the eastern portion of the project site, similar to existing land uses in the Twelve Bridges, Whitney Oaks, and Stanford Ranch developments. This alternative would include commercial, business park, and light industrial uses along SR 65, similar to the proposed uses under the Sunset Industrial Area, with the exception of commercial. Development of the project site under Alternative 3 would be compatible with existing or planned surrounding land uses, and Impact E-2 would remain less than significant. Alternative 3 would include construction of a high school on the project site, adjacent to residential, open space, commercial, and community park uses. Implementation of FMM-5, HMM-5 and MMM-3 would reduce the potential impact due to internal incompatibility to a less-than-significant level. Implementation of Alternative 3 would include annexation of the project site, similar to the Proposed Project. Impacts E-4 and E-5 would remain less than significant. This Alternative would also include development in the vicinity of the future North Whitney Boulevard/SR 65 interchange. Implementation of EMM-6 would reduce this potential impact to a less-than significant-level.

Alternative 3 would result in the same less-than-significant land use impacts as the Proposed Project and would require the same mitigation measures as the Proposed Project.



Figure R-1
Alternative 3:
Reduced Density
Option 1

SOURCE: City of Rocklin, Terrance E. Lowell & Associates, Inc., EIP Associates, June 2001.



North Arrow
 No Scale
 10481
 A13R001

- BP Business Professional
 - COMM Commercial
 - LI Light Industrial
 - MF Multiple Family
 - OS Open Space
 - R-C Recreation-Conservation
 - ASF Single Family
-
- Project Boundary
 - ★ Park Site
 - ⊠ School Site

Transportation/Circulation

Under the Proposed Project, traffic increases would be generated on City of Rocklin intersections in the vicinity of the project (Impact F-1). Implementation of FMM-1, along with the required traffic impact fees paid by the developer, would reduce this impact to a less-than-significant impact. Impact F-2 addresses increased traffic on roadway segments in the vicinity of the project site. Implementation of FMM-2 would reduce the magnitude of this impact, but it would remain significant and unavoidable for the segment of Stanford Ranch Road between SR 65 and Five Star Boulevard.

The cumulative impact of traffic on City of Rocklin and City of Roseville roadways and roadway intersections would result in a significant impact (Impact F-7). Implementation of FMM-7(a) through (e) would reduce the magnitude of this impact, but it would remain significant and unavoidable at the Stanford Ranch Road/Five Star Boulevard intersection. The Reduced Density, Option 1 Alternative would result in fewer dwelling units than the Proposed Project, as well as less commercial, business professional, and light industrial uses. However, because Alternative 3 would still introduce new traffic trips in the project area, a traffic study would be required, and it is likely that similar mitigation measures would be required to reduce project-specific and cumulative impacts on roadways and intersections.

Impact F-3 addresses the creation of demand for bicycle and pedestrian facilities and states that this would be a less-than-significant impact. A potentially significant impact due to increased demand for transit services (F-4) would be reduced to a less-than-significant level with implementation of FMM-4. The cumulative demand for transit services would result in a significant impact (Impact F-8). Implementation of FMM-4 would reduce this impact to a less-than-significant level. Alternative 3 would result in the construction of new residential units and the introduction of new residents to the project area. This would increase the project-specific and cumulative demand for bicycle and pedestrian facilities, as well as transit service, although to a lesser degree than the Proposed Project. These would remain less-than-significant impacts.

Impact F-5 addresses the potential increased traffic congestion in portions of the project site if the proposed school sites are developed with residential rather than school uses. This impact would be reduced to a less-than-significant level with FMM-5. This impact would be similar under Alternative 3, but implementation of this alternative would likely require additional traffic analyses to determine what mitigation would be required.

Impact F-6 found that implementation of the project would result in increased on-street parking and parking in residential neighborhoods from buildout of a high school. Implementation of FMM-6 would reduce this to a less-than-significant level. Alternative 3 could result in a similar impact, and FMM-6 would still be required to reduce this impact to a less-than-significant level.

Impact F-9 identified a significant impact due to increased traffic on City of Roseville intersections and roadways in the vicinity of the project area. Mitigation measures are suggested under FMM-9, but this would remain a significant and unavoidable impact. Similar to the Proposed Project, Alternative 3 would result in increased traffic on City of Roseville

intersections and roadways in the vicinity of the project area. FMM-9 would still be required. However, this would remain a significant and unavoidable impact.

Alternative 3 would result in the same significant and unavoidable cumulative impacts as the Proposed Project. In addition, because potential mitigation for Impact F-1 is unknown, it could be a significant and unavoidable impact. Alternative 3 would result in the same less-than-significant impacts as the Proposed Project.

Air Quality

Under the Proposed Project, construction activities would generate criteria air pollutants that would exceed PCAPCD thresholds (Impact G-1). Implementation of GMM-1 would reduce the magnitude of this impact, but it would remain short term significant and unavoidable. Implementation of the Reduced Density, Option 1 Alternative (Alternative 3) would result in construction of residential, commercial, business professional, light industrial, school, park, and roadway uses on approximately 1,468 acres. This is less than the Proposed Project development on approximately 1,612 acres (total site minus open space). However, because the Proposed Project emissions exceeded Placer County APCD threshold for PM₁₀ by approximately 67 pounds and the NO_x threshold by almost 400 pounds, it is likely that Alternative 3 would still result in a significant impact. Implementation of GMM-1 would reduce the magnitude of this impact. The generation of criteria air pollutants from construction activity would remain significant and unavoidable, but to a lesser degree than the Proposed Project.

Operation of the Proposed Project would also generate vehicle and area source pollutants, increasing total air pollutant emissions to a significant level (Impact G-2). Although implementation of GMM-2 would reduce the magnitude of this impact, it would remain a significant and unavoidable impact. Alternative 3 would result in less vehicle and area source air pollutant generation than the Proposed Project. However, because the Proposed Project emissions greatly exceed the Placer County APCD thresholds, it is likely that Alternative 3 would also result in a significant impact. Mitigation Measure GMM-2 would still be required, and Impact G-2 would remain significant and unavoidable.

Under the Proposed Project, project-specific and cumulative increases in CO concentrations (Impacts G-3 and G-6), and exposure of sensitive receptors to stationary source pollutants and toxic air contaminants (Impact G-4) would be less-than-significant impacts. Cumulative development would hinder the PCAPCD's ability to bring the region into attainment for O₃ and PM₁₀, and this would be a significant and unavoidable impact. Impacts G-3, G-4, and G-6 would remain less than significant under Alternative 3 because this alternative would result in less operational emissions than the Proposed Project. Alternative 3 would still contribute to a significant and unavoidable cumulative O₃ and PM₁₀ attainment impact (Impact G-5).

Alternative 3 would result in the same significant and unavoidable air quality impacts as the Proposed Project, and would require implementation of the same mitigation measures.

Noise

Analysis of Impact H-1 found that construction activities would temporarily increase noise levels at existing noise-sensitive land uses. The City does not have a noise ordinance, but does have staff-level construction guidelines to minimize noise associated with construction activities. Compliance with the construction noise guidelines and Mitigation Measure HMM-1 would reduce the impact to a less-than-significant level. Similar to the Proposed Project, Alternative 3 would include the construction of residential, commercial, business professional, and light industrial uses. HMM-1 would still be required and this would remain a less-than-significant impact.

Impact H-2 addresses potential noise impacts to uses on the project site. Because construction details are not yet known, this is identified as a potentially significant impact. Implementation of HMM-2 would ensure that setbacks and/or barriers are used, as necessary, and that building construction ensures that interior noise levels do not exceed 45 dB. This would be a less-than-significant impact after mitigation. The Reduced Density, Option 1 Alternative would result in development on the site in proximity to the existing roadways and existing levels of traffic noise. Implementation of HMM-2 would reduce this impact to a less-than-significant level.

Impact H-3 identifies a less-than-significant noise impact due to project-generated traffic. Implementation of Alternative 3 would result in the construction of fewer residential units than the Proposed Project, and this would remain a less-than-significant impact.

Impacts H-4 and H-5 address potential noise impacts from planned uses, including loading docks, schools, and playgrounds. Noise effects from these uses would create a potentially significant impact on residential uses. Implementation of HMM-4 would reduce noise impacts from new stationary noise sources to a less-than-significant level. HMM-5 would reduce noise effects from open athletic fields and recreation area, but the impact would remain significant and unavoidable. Under the Reduced Density, Option 1 Alternative, new stationary noise sources would be introduced, and operation of a high school, open athletic fields, and recreation areas would still occur. Implementation of HMM-4 and HMM-5 would still be required. Impact H-4 would remain less than significant, and Impact H-5 would remain potentially significant and unavoidable.

Under the Proposed Project, cumulative project-generated traffic would result in a less-than-significant change in noise levels on the existing street system in the project vicinity (Impact H-6). Under the Reduced Density, Option 1 Alternative, traffic would likely be dispersed similar to conditions under the Proposed Project, and Impact H-6 would remain less than significant.

Alternative 3 would result in the same one significant and unavoidable noise impact as the Proposed Project. This alternative would require the same mitigation measures as the Proposed Project.

Population, Employment and Housing

Impacts I-1 through I-4 address the increase in population, consistency with the City's affordable housing goal, change in the City's jobs/housing balance, and consistency with the City's General

Plan policies. Analysis of the Proposed Project found that all of these impacts would be less than significant.

The Reduced Density, Option 1 Alternative (Alternative 3) would result in fewer residential units and, subsequently, fewer residents than the Proposed Project. Alternative 3 would add approximately 9,789 new residents to the City of Rocklin, fewer new residents than under the Proposed Project. Similar to the Proposed Project, this increase of 9,789 residents would be generally consistent with the projected future residential buildout of the City of Rocklin, and Impact I-1 would remain a less-than-significant impact.

Alternative 3 would include 75-percent single-family and 25-percent multi-family residential uses. Individual projects in the City of Rocklin are not required to provide affordable housing units on a project-specific basis. This alternative would provide a similar percentage of multi-family units as the Proposed Project and would not hinder the City's ability to develop such units. Therefore, Impact I-2 would remain less than significant.

Alternative 3 would result in the development of approximately 217 acres of business park, 72 acres of community commercial, and 90 acres of light industrial uses. This would result in the generation of fewer jobs than the Proposed Project. However, similar to the Proposed Project, by providing employment opportunities in the City of Rocklin, Alternative 3 would help to reverse the current trend of workers in the area commuting to the Sacramento area for employment. Impact I-3 would remain less than significant.

Although the density and intensity of uses on the project site would be less under Alternative 3 than the Proposed Project, it would still provide residential uses as well as employment-generating uses. This alternative would not adversely affect the ability of the City to implement the Housing Element policies cited in the Regulatory setting. Impact I-4 would remain less than significant.

Alternative 3 would result in the same less-than-significant impacts as the Proposed Project, and no mitigation would be required.

Public Utilities

Water

Operation of the Proposed Project would result in an increased demand for water supply (Impact J-1) and water conveyance infrastructure (J-2). Implementation of JMM-1 and JMM-2 would reduce these impacts to less-than-significant levels. Implementation of Alternative 3 would result in less development than under the Proposed Project. As shown below in Table R-3, the Reduced Density, Option 1 Alternative would result in a water demand of approximately 7.4 mgd. This is less than the estimated 8.48 mgd under the Proposed Project. However, because of the potential shortfall in multi-dry water years identified by PCWA, this would remain a significant impact. Implementation of JMM-1 would be required to reduce this impact to a less-than-significant level.

New Land Use	Acres	Dwelling Units	Generation Rate ¹	Water Demand
			(gallons per day(gpd)) gpd/unit	gpd
Single-family	808	2,835	1,150 gpd/unit	3,260,250
Multi-family	67	930	650 gpd/unit	604,500
Business Professional, Commercial	289	-	6,250 gpd/acre	1,806,250
Light Industrial	90	-	6,250 gpd/acre	562,500
Parks (Public/Quasi-Public)	44	-	8,500 gpd/acre	374,000
High School (1)	50	-	9,000 gpd/acre	450,000
Elementary Schools (2)	20	-	8,000 gpd/acre	160,000
Roadways	100	-	2125 gpd/acre	212,500
Total	1,468	3,765		7,430,000

Note:
¹ City of Rocklin, *Draft Environmental Impact Report, City of Rocklin General Plan Update - 1990*, September 1990, Figure 21, page 61.
 Source: Terrance Lowell and Associates, 2001.

The Reduced Density, Option 1 Alternative would require the construction of a new water distribution system, similar to the Proposed Project, and Impact J-2 would remain a less-than-significant impact, after mitigation.

Impact J-3 states that development of the Proposed Project would generate a demand for water treatment. Water needed to serve the project could come from water treatment systems at both the Foothill and Sunset Water Treatment plants. Due to planned treatment plant expansions, there would be adequate capacity by early 2002 to serve the Proposed Project; therefore, this would be a less-than-significant impact and no mitigation is required. Under the Reduced Density, Option 1 Alternative, the project site would be developed, but to a lesser degree than the Proposed Project. This alternative would generate less demand for water treatment than the Proposed Project, and this would remain a less-than-significant impact.

The increased water demand generated by the Proposed Project would increase the demand for water supply and conveyance. These increases, in conjunction with cumulative development in the City of Rocklin and the PCWA service area, would result in a significant and unavoidable water supply impact (J-4) and a less-than-significant water conveyance facility impact (Impact J-5). As discussed under Impact J-6, the Proposed Project would have a less-than-significant cumulative effect on water treatment. The Reduced Density, Option 1 Alternative would result in less demand for water supply, conveyance and treatment because this alternative would result in the development of fewer residential units, as well as less commercial, business professional, and light industrial uses. However, this alternative would result in considerably more development than that assumed under the existing Placer County designations. Similar to the Proposed Project, this would result in less-than-significant cumulative water treatment and conveyance impacts and a significant and unavoidable cumulative water supply impact.

Alternative 3 would result in the same significant and unavoidable water supply impact as the Proposed Project. Implementation of JMM-1 and JMM-2 would still be required.

Wastewater

There is no wastewater infrastructure currently serving the project site, so new wastewater conveyance systems would be constructed to serve the Proposed Project. Impact J-7 found that this would be a significant impact because infrastructure improvements have been identified, but are not currently planned as part of the project. Implementation of JMM-7 would reduce this impact to a less-than-significant level. Similar to the Proposed Project, Alternative 3 would require new wastewater conveyance facilities on the project site. This would remain a less-than-significant impact after mitigation.

Based on a wastewater generation rate of 400 gallons/day/dwelling unit, 1,600 gallons/day/acre for commercial and business uses, and 2,500 gallons/day/acre for light industrial uses, the Reduced Density, Option 1 Alternative would result in a wastewater generation of approximately 2,193,400 gallons per day. This is approximately 422,858 gallons per day less than the Proposed Project. Therefore, as stated in Impact J-8, because adequate future capacity has been identified, impacts to the existing wastewater treatment facilities would remain less than significant.

The increased wastewater generated by the Proposed Project, in combination with future development in the City and the SPMUD service area, would increase the demand for wastewater conveyance and treatment. The increased need for wastewater conveyance is identified as a significant cumulative impact under Impact J-9. Implementation of JMM-7 would reduce this impact to a less-than-significant level. As discussed under Impact J-10, the Proposed Project would have a less-than-significant cumulative effect on wastewater treatment. Because the Reduced Density, Option 1 Alternative would result in wastewater generation that is less than the Proposed Project, cumulative impacts on wastewater treatment would remain less than significant. Cumulative impacts on wastewater conveyance would also be less than significant after mitigation.

Alternative 3 would result in the same less-than-significant wastewater impacts and would require the same mitigation measure as the Proposed Project.

Solid Waste

Impact J-11 found that the Proposed Project would generate an increase in solid waste; however, there is adequate capacity at the landfill to accommodate this increase so the impact is considered less than significant. The cumulative contribution discussed under Impact J-13 also determined that the impact would be less than significant. The Reduced Density, Option 1 Alternative would result in the development of fewer residential units and business, commercial, and industrial uses than the Proposed Project and, subsequently would generate less solid waste. These impacts would remain less than significant.

In addition to solid waste generated after the project is completed, there would be an increase in solid waste during project construction. This impact would be less than significant because there is adequate capacity at the landfill to accommodate this additional waste. Under the Reduced Density, Option 1 Alternative, less solid waste would be generated during project construction, and this would remain a less-than-significant impact.

Alternative 3 would result in the same less-than-significant solid waste impacts as the Proposed Project.

Natural Gas and Electrical Services

Impacts J-14 and J-15 found that project-specific and cumulative impacts on natural gas and electrical services would be less than significant because new development would be responsible for the costs associated with the necessary expansion and upgrading of the systems. No mitigation would be required. The Reduced Density, Option 1 Alternative would result in fewer residential, commercial, business professional, and light industrial uses than would be developed under the Proposed Project. The cumulative impact on natural gas or electrical services would remain less than significant.

Alternative 3 would result in the same less-than-significant natural gas and electricity impacts as the Proposed Project.

Public Services

Law Enforcement

Under the Proposed Project, increased demand on police services would result in a less-than-significant impact (see Impact K-1). Additional demands on police protection services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-2. The Reduced Density, Option 1 Alternative would require fewer law enforcement personnel than the Proposed Project because this alternative would result in a reduction of uses on the site. Alternative 3 would result in the same less-than-significant impacts as the Proposed Project.

Fire Protection and Emergency Services

Impact K-3 found that the Proposed Project would increase the demand for fire protection, suppression, and emergency services. The increased demand would result in a potentially significant impact. Implementation of KMM-3 would reduce this impact to a less-than-significant level. Additional demands on fire protection and emergency services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-5. Using the preferred staffing level of 1.0 fire department personnel per 1,000 residents, the increase in population under the Reduced Density, Option 1 Alternative would generate the need for approximately 10 new fire department personnel. This is less than the 12 department personnel required for the Proposed Project, and this would remain a less-than-significant impact. No mitigation would be required.

Under the Proposed Project, the potential placement of residences farther than the two-mile service area of the closest fire station would be a potentially significant impact. Implementation of KMM-4 would reduce this impact to a less-than-significant level. The Reduced Density, Option 1 Alternative would result in construction of development in the same general locations as the Proposed Project, which could result in the placement of residences and businesses farther

than the two-road mile service area of the closest fire station. Implementation of KMM-4 would still be required and would reduce this potential impact to a less-than-significant level.

Impact K-5 identified a potentially significant impact due to the introduction of residential development upon terrain where slopes reduce acceptable fire access for suppression activities. Under the Proposed Project, implementation of KMM-5 would reduce this impact to a less-than-significant level. As discussed under Impact K-6, the addition of the Proposed Project would extend the current limitations of the emergency Radio Communication System, and would cause operational deficiencies. Implementation of KMM-6 would reduce this potentially significant impact to a less-than-significant level. Alternative 3 would result in the similar introduction of new residences across the project site. KMM-5 and KMM-6 would still be required to reduce these impacts to less-than-significant levels.

Additional demands on fire protection and emergency medical services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-7. Alternative 3 would result in similar impacts to fire protection and emergency medical services because it would introduce new residential, commercial, business and light industrial uses on the project site, although to a lesser degree than the Proposed Project.

Alternative 3 would require the same mitigation measures and would result in the same less-than-significant fire suppression and emergency medical service impacts as the Proposed Project.

Schools

As stated in Impact K-8, the Proposed Project would increase the number of school-age children. The Proposed Project includes three elementary school sites, and a site for a new high school. There is adequate existing capacity to accommodate the projected 411 new middle school students. The RUSD would be able to add sufficient portable classrooms to accommodate the projected 655 new high school students. However, the addition of 1,656 new elementary school students, in addition to the current enrollment, would exceed the current maximum elementary school capacity of 5,400. This would be a potentially significant impact. Implementation of KMM-8, along with payment of the required school fees, would reduce this impact to a less-than-significant level. Additional demand on school facilities created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-9. The Reduced Density, Option 1 Alternative would result in fewer residential units and fewer school-age children than the Proposed Project. This alternative includes one 50-acre high school site and two elementary school sites. Therefore, the project-specific and cumulative impacts to schools would remain less than significant.

Alternative 3 would result in the same less-than-significant school services impacts as the Proposed Project.

Parks

The Proposed Project would increase the demand for park facilities. As discussed under Impact K-10, the project includes dedication of a new community park and six neighborhood parks, as well as open space designations. Therefore, the impact is less than significant and does not

require mitigation. Additional demand on park facilities created by cumulative development in the City of Rocklin was found to be less than significant in Impact K-11. Based on the City of Rocklin General Plan park area standard of five acres per 1,000 residents, the Reduced Density, Option 1 Alternative would result in a demand for approximately 49 acres of new park facilities. The site plan for this alternative includes 44 acres of parkland. This alternative would also be required to comply with the provisions of the Park Development Fees (Chapters 16.28 and 17.71 of the Rocklin Municipal Code), which requires parkland dedication and/or payment of park development fees. Alternative 3 would result in the same less-than-significant park impacts as the Proposed Project.

Public Safety and Hazards

Development of the Proposed Project was determined not to result in a significant impact due to the use, generation, storage and disposal of hazardous materials, as discussed in Impact L-1. Potential impacts from the use, generation, storage, and disposal of hazardous materials from occupancy of residential, commercial, and industrial uses would decrease slightly under this alternative because of the overall reduction in density. Potential impacts due to risk of exposure to pesticides and insecticides on the project's open space areas would remain less than significant.

Development of the site could expose construction workers and the public to localized soil or groundwater contamination, because construction activities could encounter underground storage devices or other unknown hazards or perched groundwater with elevated levels of nitrates, pesticides and herbicides. This was found to be a potentially significant impact of the project in Impact L-2. Implementation of LMM-2 would reduce this impact to a less-than-significant level. However, because this type of exposure is site-specific and generally does not affect or is not affected by cumulative development, this is a less-than-significant cumulative impact (L-4). Implementation of Alternative 3 could decrease the potential to expose workers or the public to hazardous materials because this alternative would result in less overall construction on the site, including keeping a larger portion of the SR 65 in open space. However, because the potential for exposure still exists, Mitigation Measures LMM-2 would still be required. This would be a less-than-significant impact after mitigation. The cumulative impact would also remain less than significant because this impact is site specific and would not affect or would not be affected by cumulative development.

Analysis of Impacts L-3 and L-5 found that project development could increase the potential for wildland fires on a project-specific or cumulative level, and these were determined to be potentially significant impacts. Implementation of LMM-3 would reduce these impacts to less-than-significant levels. Because the extent of development would be similar under the Reduced Density/Option 1 Alternative, these would remain less-than-significant impacts, with mitigation.

Alternative 3 would result in the same less-than-significant public safety and hazards impacts as the Proposed Project. This alternative would still require the implementation of LMM-2 and LMM-3.

Visual Resources

Impact M-1 found that the Proposed Project would change the character of the project site, resulting in a significant and unavoidable impact. Alternative 3 would result in less development on the site than under the Proposed Project. It would also reduce residential densities on the eastern portion of the project site, which would be more visible because of the higher elevation. Nevertheless, this alternative would still change the character of the project site by adding residential, commercial, business professional, and industrial uses on a previously undeveloped site. Impact M-1 would remain significant and unavoidable, although to a lesser degree than the Proposed Project.

Impact M-2 found that the Proposed Project would be visually compatible with existing and planned residential uses. Alternative 3 would add residential, commercial, business professional and industrial uses to the project site, similar to the Proposed Project. This would remain a less-than-significant impact.

Impact M-3 found that the introduction of nighttime lighting could increase light and glare in the area. Mitigation Measure MMM-3 would reduce the severity of this impact but it would remain significant and unavoidable. Similar to the Proposed Project, Alternative 3 would introduce new sources of light and glare on a previously undeveloped site. Impact M-3 would remain significant and unavoidable after mitigation.

Impacts M-4 and M-5 found that the Proposed Project would contribute to a cumulative change in visual character and contribute to a cumulative increase in light and glare. Both of these impacts were determined to be significant and unavoidable impacts under the Proposed Project. Alternative 3 would include the introduction of residential, commercial, business professional, and industrial uses on the project site, as well as open space, parks, schools, and roads. This alternative would contribute to the cumulative level of new development and light and glare. This would be a significant and unavoidable impact, although to a lesser degree than the Proposed Project.

Alternative 3 would result in the same significant and unavoidable visual impacts and would require the same mitigation measure as the Proposed Project.

Cultural Resources

Impact N-1 found that the Proposed Project could damage or destroy unidentified historic and/or prehistoric resources. This was identified as a potentially significant impact. Mitigation Measure NMM-1 would reduce the severity of this impact to a less-than-significant level. Under the Reduced Density, Option 1 Alternative, the project site would be developed with residential, commercial, business professional, and industrial uses. Construction activities could result in damage or destruction of previously unidentified historic and/or prehistoric resources. Similar to the Proposed Project, Impact N-1 would remain a less-than-significant impact, after mitigation.

Impact N-2 found that development of the Proposed Project would disturb an identified resource on the project site. Mitigation Measure NMM-2 would help offset the impact to this resource, and the impact would be less than significant. Because development under Alternative 3 could

potentially affect the area near the identified resource, implementation of NMM-2 would still be required to reduce this impact to a less-than-significant level.

Impact N-3 found that development of off-site infrastructure could damage or destroy any undiscovered archaeological and/or historic resources. Mitigation Measure NMM-3 would reduce the severity of this impact to a less-than-significant level. Alternative 3 would include the construction and operation of residential, commercial, business/professional, and industrial uses on the project site. This alternative would also include parks, open space, schools and roadways. Development under this alternative would require the extension of services, including the construction of offsite infrastructure that could require excavation. Implementation of NMM-3 would be required, and this impact would remain less than significant after mitigation.

Development of the Proposed Project, in combination with other development in the City and County, could contribute to the cumulative loss of cultural resources and the cultural resource context in the county. Although Mitigation Measure NMM-1 would offset the severity of this impact to some degree, it would remain a significant and unavoidable impact. Under the Reduced Density, Option 1 Alternative, development of new uses would occur on the project site. Although development would be less than under the Proposed Project, and the potential loss of cultural resources would be reduced, this would remain a significant and unavoidable cumulative impact.

Alternative 3 would result in the same less-than-significant cultural resources impacts and significant and unavoidable impact as the Proposed Project. Implementation of NMM-1, NMM-2 and NMM-3 would still be required.

Geology, Seismicity, and Soils

Development of the Proposed Project would result in exposure of people and property to seismic groundshaking (Impact O-1). This impact identified as less than significant. Impact O-4 addressed the cumulative exposure of people and property to seismic hazards. This was also determined to be a less-than-significant impact. No mitigation measures would be required of the Proposed Project. Under the Reduced Density, Option 1 Alternative, the site would be developed with residential, business professional, commercial, and light industrial uses. This would introduce new structures and residents to the project area, although to a lesser degree than the Proposed Project. These impacts would remain less than significant.

Development of the project site could occur in areas underlain with granitic or Mehrten Formations or in areas with shallow or expansive soils. Impact O-2 determined that this was a potentially significant impact, and Mitigation Measure OMM-2 would reduce the impact to a less-than-significant level. This would remain a less-than-significant with mitigation under the Reduced Density, Option 1 Alternative because the site would be developed in a similar manner.

The potential for the Proposed Project to alter site topography and affect the rate or extent of erosion was found to be less than significant for the Proposed Project (Impact O-3). The Reduced Density, Option 1 Alternative would result in less soil disturbance than the Proposed Project because it would include 704 fewer residential units than the Proposed Project. This would remain a less-than-significant impact.

Alternative 3 would result in the same less-than-significant impacts and would require the same mitigation measures as the Proposed Project.

Hydrology, Water Quality and Flooding

The Proposed Project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding. Impacts P-1 and P-2 address the exposure of people to flooding hazards and the increased rate in stormwater runoff. These impacts were identified as potentially significant, and the implementation of Mitigation Measures PMM-1 and PMM-2 would reduce these impacts to less-than-significant levels. The Reduced Density, Option 1 Alternative would result in the creation of less impervious surfaces because fewer residential units would be constructed. These would remain less-than-significant impacts after mitigation.

Impact P-3 identified a potentially significant impact due to the increase in the volume of stormwater runoff. Implementation of PMM-2 would reduce this impact to a less-than-significant level. Impact P-4 identified a less-than-significant impact related to construction activities that could degrade water quality in Orchard Creek, Pleasant Grove Creek, and pond areas on the project site. These would remain less-than-significant impacts under the Reduced Density, Option 1 Alternative because the proposed project site would be developed in a similar manner as the Proposed Project, but to a lesser degree.

Impact P-5 found that stormwater runoff associated with the Proposed Project could contain urban contaminants. This was identified as a potentially significant impact. Mitigation Measure PMM-5 requires specific Best Management Practices be implemented to reduce the contribution of urban contaminants to a less-than-significant level. Under the Reduced Density, Option 1 Alternative, this would remain a less-than-significant impact after mitigation.

Under the Proposed Project, the cumulative impact of construction activities that could affect water quality within the Orchard Creek and Pleasant Grove Creek watersheds (Impact P-6) is found to result in a less-than-significant impact. The cumulative increase in impervious surfaces (Impact P-7), resulting in more urban contaminants affecting water quality, was determined to be a potentially significant and unavoidable impact. The increase in the rate of stormwater runoff (Impact P-8) was found to be a potentially significant impact. Implementation of PMM-2 would reduce this to a less-than-significant level. The increase in volume of stormwater runoff was found to be significant and unavoidable (Impact P-9).

As discussed in Chapter P, Placer County jurisdictions have concluded that physical reduction of small incremental increases would not be an effective approach to reducing the impacts associated with increased volumes for the following two reasons: first, the existing deep flooding problem could not be solved by eliminating the minor incremental additional depth; and second, the cost of eliminating the increment is not judged to provide adequate benefits to justify the costs. Because no regional plan or project has been adopted or constructed for potential cumulative effects, cumulative impacts (P-6 through P-9) would remain significant and unavoidable under the Reduced Density, Option 1 Alternative.

Biological Resources

Impact Q-1 found that the Proposed Project would result in the loss of rare plant populations. This would be a significant impact. Implementation of QMM-1 would reduce this impact to a less-than-significant level. Although implementation of the Reduced Density, Option 1 Alternative would involve less construction than the Proposed Project, it would include construction across the entire project site. This would remain a less-than-significant impact with mitigation.

The Proposed Project would result in the loss of native oak trees (Impact Q-2). As stated under Impact Q-2, the Proposed Project would result in the removal of approximately 369 native oaks, which is considered a short-term significant and unavoidable impact; however, the long-term impact is considered less than significant. The Reduced Density, Option 1 Alternative would preserve more trees because it would result in the construction of 704 fewer homes than the Proposed Project. However, although construction would not result in the direct removal of all trees on a residential lot, it would not preclude private owners from removing trees at a later date. This would remain a significant and unavoidable impact.

The Proposed Project would result in the loss of approximately 7.68 acres of wetlands due to grading, placement of culverts on bridge footings in intermittent drainages or other ground-disturbing activities associated with development of the Proposed Project (Impact Q-3). Mitigation Measure QMM-3 would reduce this impact to a less-than-significant level by requiring the project applicant to implement and comply with provisions of the 404 permit already issued for the project. This mitigation would apply for the Reduced Density, Option 1 Alternative, and this would remain a less-than-significant impact after mitigation.

Development of the Proposed Project could alter or degrade on-site stream channels by constructing and/or grading within these stream channels. This would be a significant impact (Impact Q-4). Implementation of QMM-4 would reduce this impact to a less-than-significant level. Development of the Proposed Project would create significant impacts due to the removal of elderberry shrubs (Impact Q-5), disturbance to nesting raptors (Impact Q-6), and loss of individual vernal pool crustaceans or their habitat (Impact Q-7). Implementation of QMM-5 through QMM-7 would reduce the severity of these impacts to a less-than-significant level. Although the Reduced Density, Option 1 Alternative would result in less overall development than the Proposed Project, it would include construction activity throughout the project site. These impacts would remain significant before mitigation. Implementation of QMM-5 through QMM-7 would reduce these impacts to a less-than-significant level under Alternative 3.

As discussed under Impact Q-8, there are currently no habitat conservation plans (HCP) or natural community conservation plans within the project site. Therefore, there would be no conflict with an applicable HCP or natural community conservation plan, and this would be a less-than-significant impact. This would remain a less-than-significant impact under the Reduced Density, Option 1 Alternative.

Impact Q-9 found that implementation of the Proposed Project, in combination with other development in the Rocklin area, could contribute to the urbanization of western Placer County and the cumulative decline of native plant communities and habitat for plant and wildlife species

native to the area. This would be considered a significant impact. Impact Q-9 remains significant and unavoidable after implementation of Mitigation Measures QMM-1 and QMM-3 through QMM-7. Because the Reduced Density, Option 1 Alternative would include construction throughout the project site, this would remain a significant and unavoidable impact after mitigation, under Alternative 3.

Alternative 3 would result in the same two significant and unavoidable biological resources impacts and would require the same mitigation measures as the Proposed Project.

Relationship of the Reduced Density, Option 1 Alternative to the Project Objectives

The Reduced Density, Option 1 Alternative would meet most of the City's project objectives. This alternative would include residential, business professional, commercial, and light industrial uses on the project site, but to a lesser degree than the Proposed Project. This alternative would result in 3,765 residential units, 217 acres of business professional, 72 acres of commercial, 90 acres of light industrial uses, 44 acres of community parks, 407 acres of open space, one high school, and two elementary schools. This alternative would also include an internal roadway system, including extension of existing roads in the Stanford Ranch and Whitney Oaks developments.

Development on this site and annexation into the City of Rocklin would promote the orderly, systematic and comprehensive planning of land within the City of Rocklin's Sphere of Influence, similar to the Proposed Project. The internal roadway system under this alternative would promote a connection from SR 65/North Whitney Boulevard through the Sunset Ranchos project generally along the North Whitney Boulevard alignment. The Reduced Density, Option 1 Alternative would include land uses that would provide employment opportunities for residents of the annexation area. This alternative would also designate sufficient commercial land to meet the future needs of the City. Similar to the Proposed Project, it would provide commercial, business professional, educational, and recreational land uses in the annexation area for residents and adjacent neighborhoods in the City of Rocklin, reducing the need of future residents to travel outside of the annexation area for many daily routine needs.

The Reduced Density, Option 1 Alternative would result in the significant irreversible use of natural resources associated with urban development. While the nature of these irreversible effects would be similar to the Proposed Project, their magnitude would be reduced under this alternative.

Alternative 4: Reduced Density, Option 2

Under this alternative, the project site would be developed as shown in Figure R-2. Similar to the Proposed Project, this alternative would result in the construction and operation of single-family and multi-family dwelling units, business professional, commercial, and light industrial uses, as well as open space, parks, and schools. However, this alternative would result in fewer residential units and reduced Business Professional and Commercial land uses. Alternative 4 includes open space areas along SR 65, and an overall increase in open space by preserving additional areas for existing natural drainageways, ravines, and wetlands. The highest



BP	Business Professional	—	Project Boundary
COMM	Commercial	★	Park Site
LI	Light Industrial	♣	School Site
MF	Multiple Family		
OS	Open Space		
SF	Single Family		

No Scale
 10481
 ANR/DP/00

EIP
 ASSOCIATES

SOURCE: City of Rocklin, Terrance
 E. Lowell & Associates, Inc.,
 EIP Associates, June 2001.

Figure R-2
Alternative 4:
Reduced Density
Option 2

Transportation/Circulation

Under the Proposed Project, traffic increases would be generated on City of Rocklin intersections in the vicinity of the project (Impact F-1). Implementation of FMM-1, along with the required traffic impact fees paid by the developer, would reduce this impact to a less-than-significant impact. Impact F-2 addresses increased traffic on roadway segments in the vicinity of the project site. Implementation of FMM-2 would reduce the magnitude of this impact, but it would remain significant and unavoidable for the segment of Stanford Ranch Road between SR 65 and Five Star Boulevard.

The cumulative impact of traffic on City of Rocklin and City of Roseville roadways and roadway intersections would result in a significant impact (Impact F-7). Implementation of FMM-7(a) through (e) would reduce the magnitude of this impact, but it would remain significant and unavoidable at the Stanford Ranch Road/Five Star Boulevard intersection. The Reduced Density, Option 2 Alternative would result in fewer dwelling units than the Proposed Project, as well as less commercial, business professional, and light industrial uses. However, because Alternative 4 would still introduce new traffic trips in the project area, a traffic study would be required, and it is likely that similar mitigation measures would be required to reduce project-specific and cumulative impacts on roadways and intersections.

Impact F-3 addresses the creation of demand for bicycle and pedestrian facilities and states that this would be a less-than-significant impact. A potentially significant impact due to increased demand for transit services (F-4) would be reduced to a less-than-significant level with implementation of FMM-4. The cumulative demand for transit services would result in a significant impact (Impact F-8). Implementation of FMM-4 would reduce this impact to a less-than-significant level. Alternative 4 would result in the construction of new residential units and the introduction of new residents to the project area. This would increase the project-specific and cumulative demand for bicycle and pedestrian facilities, as well as transit service, although to a lesser degree than the Proposed Project. These would remain less-than-significant impacts.

Impact F-5 addresses the potential increased traffic congestion in portions of the project site if the proposed school sites are developed with residential rather than school uses. This impact would be reduced to a less-than-significant level with FMM-5. This impact would be similar under Alternative 4, but implementation of this alternative would likely require additional traffic analyses to determine what mitigation would be required.

Impact F-6 found that implementation of the project would result in increased on-street parking and parking in residential neighborhoods from buildout of a high school. Implementation of FMM-6 would reduce this to a less-than-significant level. Alternative 4 could result in a similar impact, and FMM-6 would still be required to reduce this impact to a less-than-significant level.

Impact F-9 identified a significant impact due to increased traffic on City of Roseville intersections and roadways in the vicinity of the project area. Mitigation measures are suggested under FMM-9, but this would remain a significant and unavoidable impact. Similar to the Proposed Project, Alternative 4 would result in increased traffic on City of Roseville

intersections and roadways in the vicinity of the project area. FMM-9 would still be required. However, this would remain a significant and unavoidable impact.

Alternative 4 would result in the same less-than-significant and significant and unavoidable cumulative impacts as the Proposed Project. In addition, because mitigation for Impact F-1 is unknown, it could be a significant and unavoidable impact.

Air Quality

Under the Proposed Project, construction activities would generate criteria air pollutants that would exceed Placer County Air Pollution Control District (PCAPCD) thresholds (Impact G-1). Implementation of GMM-1 would reduce the magnitude of this impact, but it would remain short-term significant and unavoidable. Operation of the Proposed Project would also generate vehicle and area source pollutants, increasing total air pollutant emissions to a significant level (Impact G-2). Although implementation of GMM-2 would reduce the magnitude of this impact, it would remain a significant and unavoidable impact. Implementation of the Reduced Density, Option 2 Alternative (Alternative 4) would result in construction of residential, commercial, business professional, light industrial, school, park, and roadway uses on approximately 1,392 acres. This is less than the proposed development on approximately 1,612 acres under the Proposed Project, but it would likely still result in a significant impact to air quality due to construction (Impact G-1) and operational activity (Impact G-2). Implementation of GMM-1 and GMM-2 would reduce the magnitude of the construction-related and operational air quality impacts. These impacts would remain significant and unavoidable, but to a lesser degree than the Proposed Project.

Under the Proposed Project, project-specific and cumulative increases in CO concentrations (Impacts G-3 and G-6), and exposure of sensitive receptors to stationary source pollutants and toxic air contaminants (Impact G-4) would be less-than-significant impacts. Cumulative development would hinder the PCAPCD's ability to bring the region into attainment for O₃ and PM₁₀, and this would be a significant and unavoidable impact (Impact G-5). Impacts G-3, G-4, and G-6 would remain less than significant because Alternative 4 would result in less operational emissions than the Proposed Project. Alternative 4 would still contribute to a significant and unavoidable cumulative O₃ and PM₁₀ attainment impact (Impact G-5).

Alternative 4 would result in the same three significant and unavoidable air quality impacts as the Proposed Project. Implementation of GMM-1 and GMM-2 would still be required.

Noise

Analysis of Impact H-1 found that construction activities would temporarily increase noise levels at existing noise-sensitive land uses. The City does not have a noise ordinance, but does have staff-level construction guidelines to minimize noise associated with construction activities. Compliance with the construction noise guidelines and Mitigation Measure HMM-1 would reduce the impact to a less-than-significant level. Similar to the Proposed Project, Alternative 4 would include the construction of residential, commercial, business professional and light industrial uses.

Impact H-2 addresses potential noise impacts to uses on the project site. Because construction details are not yet known, this is identified as a potentially significant impact. Implementation of HMM-2 would ensure that setbacks and/or barriers are used, as necessary, and that building construction ensures that interior noise levels do not exceed 45 dB, and this would be a less-than-significant impact after mitigation. The Reduced Density, Option 2 Alternative would result in development on the site in proximity to the existing roadways and existing levels of traffic noise. Implementation of HMM-2 would reduce this impact to a less-than-significant level.

Impact H-3 identifies a less-than-significant noise impact due to project-generated traffic. Implementation of Alternative 4 would result in the construction of fewer residential units than the Proposed Project. Although project-generated traffic would result in changes in noise levels on the existing street system in the project vicinity, this would remain a less-than-significant impact.

Impacts H-4 and H-5 address potential noise impacts from planned uses, including loading docks, schools, and playgrounds. Noise effects from these uses would create a potentially significant impact on residential uses. Implementation of HMM-4 would reduce noise impacts from new stationary noise sources to a less-than-significant level. HMM-5 would reduce noise effects from open athletic fields and recreation area, but the impact would remain significant and unavoidable. Under the Reduced Density, Option 2 Alternative, new stationary noise sources would be introduced, and operation of a high school, open athletic fields, and recreation areas would still occur. Implementation of HMM-4 and HMM-5 would still be required. Impact H-4 would remain less than significant, and Impact H-5 would remain potentially significant and unavoidable.

Under the Proposed Project, cumulative project-generated traffic would result in a less-than-significant change in noise levels on the existing street system in the project vicinity (Impact H-6). Under the Reduced Density, Option 2 Alternative, traffic would likely be dispersed similar to conditions under the Proposed Project, and Impact H-6 would remain less than significant.

Alternative 4 would be similar to the Proposed Project and would result in the same significant and unavoidable noise impacts. Implementation of HMM-1, HMM-2, HMM-4, and HMM-5 would still be required.

Population, Employment and Housing

Impacts I-1 through I-4 address the increase in population, consistency with the City's affordable housing goal, change in the City's jobs/housing balance, and consistency with the City's General Plan policies. Analysis of the Proposed Project found that all of these impacts would be less than significant.

The Reduced Density, Option 2 Alternative (Alternative 4) would result in fewer residential units and, subsequently, fewer residents than the Proposed Project. Alternative 4 would add approximately 7,709 new residents to the City of Rocklin, fewer new residents than under the Proposed Project. Similar to the Proposed Project, this increase of 7,709 residents would be generally consistent with the projected future residential buildout of the City of Rocklin, and Impact I-1 would remain a less-than-significant impact.

Alternative 4 would include 75-percent single-family and 25-percent multi-family residential uses. Individual projects in the City of Rocklin are not required to provide affordable housing units on a project-specific basis. This alternative would provide a similar percentage of multi-family units as the Proposed Project and would not hinder the City's ability to develop such units. Therefore, Impact I-2 would remain less than significant.

Alternative 4 would result in the development of approximately 231 acres of business professional, 56 acres of community commercial, and 90 acres of light industrial uses. This would result in the generation of fewer jobs than the Proposed Project. However, similar to the Proposed Project, by providing employment opportunities in the City of Rocklin, Alternative 4 would help to reverse the current trend of workers in the area commuting to the Sacramento area for employment. Impact I-3 would remain less than significant.

Although the density and intensity of uses on the project site would be less under Alternative 4 than the Proposed Project, it would still provide residential uses as well as employment-generating uses. This alternative would not adversely affect the ability of the City to implement the Housing Element policies cited in the Regulatory setting. Impact I-4 would remain less than significant.

Alternative 4 would result in the same less-than-significant impacts as the Proposed Project, and no mitigation would be required.

Public Utilities

Water

Operation of the Proposed Project would result in an increased demand for water supply (Impact J-1) and water conveyance infrastructure (J-2). Implementation of JMM-1 and JMM-2 would reduce these impacts to less-than-significant levels. Implementation of Alternative 4 would result in less development than under the Proposed Project. As shown below in Table R-4, the Reduced Density, Option 2 Alternative would result in a water demand of approximately 6.62 mgd. This is less than the estimated 8.48 mgd under the Proposed Project. However, because of the potential shortfall in multi-dry water years identified by PCWA, this would remain a significant impact. Implementation of JMM-1 would still be required to reduce this impact to a less-than-significant level.

The Reduced Density, Option 2 Alternative would require the construction of a new water distribution system, similar to the Proposed Project, and Impact J-2 would remain a less-than-significant impact, after mitigation.

Impact J-3 states that development of the Proposed Project would generate a demand for water treatment. Water needed to serve the project could come from water treatment systems at both the Foothill and Sunset Water Treatment plants. Due to planned treatment plant expansions, there would be adequate capacity by early 2002 to serve the Proposed Project; therefore, this would be a less-than-significant impact and no mitigation is required. Alternative 4 would result

New Land Use	Acres	Dwelling Units	Generation Rate ¹	Water Demand
			(gallons per day(gpd)) gpd/unit	gpd
Single-family	749	2,228	1,150 gpd/unit	2,562,200
Multi-family	60	737	650 gpd/unit	479,050
Business Professional, Commercial	287	-	6,250 gpd/acre	1,793,750
Light Industrial	90	-	6,250 gpd/acre	562,500
Parks (Public/Quasi-Public)	51	-	8,500 gpd/acre	433,500
High School (1)	50	-	9,000 gpd/acre	450,000
Elementary Schools	20	-	8,000 gpd/acre	160,000
Roadways	85	-	2125 gpd/acre	180,625
Total	1,392	2,965		6,621,625

Note:
¹ City of Rocklin, *Draft Environmental Impact Report, City of Rocklin General Plan Update - 1990*, September 1990, Figure 21, page 61.
 Source: Terrance Lowell and Associates, 2001.

in the use of less water than the Proposed Project. This would remain a less-than-significant impact.

The project-specific increases demand for water supply and conveyance, in conjunction with cumulative development in the City of Rocklin, would result in a significant and unavoidable water supply impact (J-4) and a less-than-significant water conveyance facility impact (Impact J-5). As discussed under Impact J-6, the Proposed Project would have a less-than-significant cumulative effect on water treatment. The Reduced Density, Option 1 Alternative would result in less demand for water supply, conveyance and treatment because this alternative would result in the development of fewer residential units, as well as less commercial, business professional, and light industrial uses. However, this alternative would result in considerably more development than that assumed under the existing Placer County designations. Similar to the Proposed Project, this would result in less-than-significant cumulative water treatment and conveyance impacts and a significant and unavoidable cumulative water supply impact.

Alternative 4 would result in the same significant and unavoidable water impacts as the Proposed Project and would require the implementation of JMM-1 and JMM-2.

Wastewater

There is no wastewater infrastructure currently serving the project site, so new wastewater conveyance systems would be constructed to serve the Proposed Project. Impact J-7 found that this would be a significant impact because infrastructure improvements have been identified, but are not currently planned as part of the project. Implementation of JMM-7 would reduce this impact to a less-than-significant level. The Reduced Density, Option 2 Alternative would require the construction of wastewater infrastructure through the project site, similar to the Proposed Project. This would remain a less-than-significant impact with mitigation.

The Proposed Project would increase the City's population, add commercial and light industrial uses, and would result in increased wastewater flows. A new wastewater treatment plant (WWTP) is under construction that would serve the project site. In addition, the existing wastewater treatment plant is in the process of being expanded to provide incremental capacity for growth anticipated to occur in the area.

The Reduced Density, Option 2 Alternative would result in the generation of approximately 1,870,200 gallons per day, based on a wastewater generation rate of 400 gallons/day/dwelling units, 1,600 gallons/day/acre for commercial and business professional uses, and 2,500 gallons/day/acre for light industrial uses. This is approximately 746,058 gallons per day less than the Proposed Project. Therefore, as stated in Impact J-8, because adequate wastewater treatment capacity has been identified, this would remain a less-than-significant impact.

The increased wastewater generated by the Proposed Project, in combination with future development in the City and SPMUD's service area would increase the demand for wastewater conveyance and treatment. The increased need for wastewater conveyance is identified as a significant cumulative impact under Impact J-9. Implementation of JMM-7 would reduce this impact to a less-than-significant level. As discussed under Impact J-10, the Proposed Project would have a less-than-significant cumulative effect on wastewater treatment. Because the Reduced Density, Option 2 Alternative would result in wastewater generation that is less than the Proposed Project, cumulative impacts on wastewater treatment would remain less than significant. Cumulative impacts on wastewater conveyance would also be less than significant after mitigation.

Alternative 4 would result in the same less-than-significant wastewater impacts and would require the same mitigation as the Proposed Project.

Solid Waste

Impact J-11 found that the Proposed Project would generate an increase in solid waste; however, there is adequate capacity at the landfill to accommodate this increase so the impact is considered less than significant. The cumulative contribution discussed under Impact J-13 also determined that the impact would be less than significant. The Reduced Density, Option 2 Alternative would result in the development of fewer residential units than the Proposed Project and, subsequently would generate less solid waste. These impacts would remain less than significant.

In addition to solid waste generated after the project is completed, there would be an increase in solid waste during project construction. This impact would be less than significant because there is adequate capacity at the landfill to accommodate this additional waste. Under the Reduced Density, Option 2 Alternative, less solid waste would be generated during project construction, and this would remain a less-than-significant impact.

Alternative 4 would result in the same less-than-significant solid waste impacts as the Proposed Project.

Natural Gas and Electrical Services

Impacts J-14 and J-15 found that project-specific and cumulative impacts on natural gas and electrical services would be less than significant because new development would be responsible for the costs associated with the necessary expansion and upgrading of the systems. No mitigation would be required. The Reduced Density, Option 2 Alternative would result in fewer residential, commercial, business professional, and light industrial uses than would be developed under the Proposed Project. The cumulative impact on natural gas or electrical services would remain less than significant.

Alternative 4 would result in the same less-than-significant natural gas and electricity impacts as the Proposed Project.

Public Services

Law Enforcement

Under the Proposed Project, increased demand on police services would result in a less-than-significant impact (see Impact K-1). Additional demands on police protection services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-2. The Reduced Density, Option 2 Alternative would require fewer law enforcement personnel than the Proposed Project because this alternative would result in a reduction of uses on the site. Alternative 4 would result in the same less-than-significant impacts as the Proposed Project.

Fire Protection and Emergency Services

Impact K-3 found that the Proposed Project would increase the demand for fire protection, suppression, and emergency services. The increased demand would result in a potentially significant impact. Implementation of KMM-3 would reduce this impact to a less-than-significant level. Additional demands on fire protection and emergency services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-7. Using the preferred staffing level of 1.0 fire department personnel per 1,000 residents, the increase in population under the Reduced Density, Option 2 Alternative would generate the need for approximately 8 new fire department personnel. This is less than the 12 new department personnel required for the Proposed Project, and this would remain a less-than-significant impact. No mitigation would be required.

Under the Proposed Project, the potential placement of residences farther than the two-mile service area of the closest fire station would be a potentially significant impact. Implementation of KMM-4 would reduce this impact to a less-than-significant level. The Reduced Density, Option 2 Alternative would result in construction of development in the same general locations as the Proposed Project, which could result in the placement of residences and businesses farther than the two-mile service area of the closest fire station. Implementation of KMM-4 would still be required and would reduce this potential impact to a less-than-significant level.

Impact K-5 identified a potentially significant impact due to the introduction of residential development upon terrain where slopes reduce acceptable fire access for suppression activities. Under the Proposed Project, implementation of KMM-5 would reduce this impact to a less-than-significant level. As discussed under Impact K-6, the addition of the Proposed Project would extend the current limitations of the emergency Radio Communication System, and would cause operational deficiencies. Implementation of KMM-6 would reduce this potentially significant impact to a less-than-significant level. Alternative 4 would result in the similar introduction of new residences across the project site. KMM-5 and KMM-6 would still be required to reduce these impacts to less-than-significant levels.

Alternative 4 would require the same mitigation measures and would result in the same less-than-significant fire suppression and emergency medical service impacts as the Proposed Project.

Schools

As stated in Impact K-8, the Proposed Project would increase the number of school-age children. The Proposed Project includes three elementary school sites, and a site for a new high school. There is adequate existing capacity to accommodate the projected 411 new middle school students. The RUSD would be able to add sufficient portable classrooms to accommodate the projected 655 new high school students. However, the addition of 1,656 new elementary school students, in addition to the current enrollment, would exceed the current maximum elementary school capacity of 5,400. This would be a potentially significant impact. Implementation of KMM-8, along with payment of the required school fees, would reduce this impact to a less-than-significant level. Additional demand on school facilities created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-9. The Reduced Density, Option 2 Alternative would result in fewer residential units and fewer school-age children than the Proposed Project. This alternative includes one 50-acre high school site and two elementary school sites. Therefore, the project-specific and cumulative impacts to schools would remain less than significant under Alternative 5.

Parks

The Proposed Project would increase the demand for park facilities. As discussed under Impact K-10, the project includes dedication of a new community park and six neighborhood parks, as well as open space designations. Therefore, the impact is less than significant and does not require mitigation. Additional demand on park facilities created by cumulative development in the City of Rocklin was found to be less than significant in Impact K-11. Based on the City of Rocklin General Plan park area standard of five acres per 1,000 residents, the Reduced Density, Option 2 Alternative would result in a demand for approximately 39 acres of new park facilities. The site plan for this alternative includes 51 acres of parkland. Therefore, this impact would remain less than significant.

Alternative 4 would result in the same less-than-significant parks impacts as the Proposed Project.

Public Safety and Hazards

Development of the Proposed Project was determined not to result in a significant impact due to the use, generation, storage and disposal of hazardous materials, as discussed in Impact L-1. However, development of the site could expose construction workers and the public to localized soil or groundwater contamination, because construction activities could encounter underground storage devices or other unknown hazards or perched groundwater with elevated levels of nitrates, pesticides and herbicides. This was found to be a potentially significant impact of the project in Impact L-2. Implementation of LMM-2 would reduce this impact to a less-than-significant level. However, because this type of exposure is site-specific and generally does not affect or is not affected by cumulative development, this is a less-than-significant cumulative impact (L-4).

Implementation of the Reduced Density, Option 2 Alternative could decrease the potential to expose workers or the public to hazardous materials because this alternative would result in less overall construction on the site, including keeping a larger portion of the SR 65 in open space. Potential exposure to hazardous materials from construction and occupancy of residential, commercial, and industrial uses would decrease slightly under this alternative. Overall, Impact L-1 would remain less than significant.

Under Alternative 4, the potential for future exposure to localized soil or groundwater contamination would be less than the Proposed Project because Alternative 4 would result in less construction over the project site. However, because the potential for exposure still exists, Mitigation Measures LMM-2 would still be required. This would be a less-than-significant impact after mitigation. The cumulative impact would also remain less than significant because this impact is site specific and would not affect or would not be affected by cumulative development.

Analysis of Impacts L-3 and L-5 found that project development could increase the potential for wildland fires on a project-specific or cumulative level, and these were determined to be potentially significant impacts. Implementation of LMM-3 would reduce these impacts to less-than-significant levels. Because the extent of development would be similar under the Reduced Density/Option 2 Alternative, these would remain less-than-significant impacts with mitigation.

Visual Resources

Impact M-1 found that the Proposed Project would change the character of the project site, resulting in a significant and unavoidable impact. Alternative 4 would result in less development on the site than under the Proposed Project. It would also reduce residential densities on the eastern portion of the project site, which would be more visible because of the higher elevation. Nevertheless, this alternative would still change the character of the project site by adding residential, commercial, business professional, and industrial uses on a previously undeveloped site. Impact M-1 would remain significant and unavoidable, although to a lesser degree than the Proposed Project.

Impact M-2 found that the Proposed Project would be visually compatible with existing and planned residential uses. The Reduced Density, Option 2 Alternative would add residential,

commercial, business professional and industrial uses to the project site, similar to the Proposed Project. This would remain a less-than-significant impact.

Impact M-3 found that the introduction of nighttime lighting could increase light and glare in the area. Mitigation Measure MMM-3 would reduce the severity of this impact but it would remain significant and unavoidable. Similar to the Proposed Project, Alternative 4 would introduce new sources of light and glare on a previously undeveloped site. Impact M-3 would remain significant and unavoidable after mitigation.

Impacts M-4 and M-5 found that the Proposed Project would contribute to a cumulative change in visual character and contribute to a cumulative increase in light and glare. Both of these impacts were determined to be significant and unavoidable impacts under the Proposed Project. Alternative 4 would include the introduction of residential, commercial, business professional, and industrial uses on the project site, as well as open space, parks, schools, and roads. This alternative would contribute to the cumulative level of new development and light and glare. This would be a significant and unavoidable impact, although to a lesser degree than the Proposed Project.

Alternative 4 would result in the same significant and unavoidable visual impacts as the Proposed Project. Implementation of MMM-3 would still be required.

Cultural Resources

Impact N-1 found that the Proposed Project could damage or destroy unidentified historic and/or prehistoric resources. This was identified as a potentially significant impact. Mitigation Measure NMM-1 would reduce the severity of this impact to a less-than-significant level. Under the Reduced Density, Option 2 Alternative, the project site would be developed with residential, commercial, business professional, and industrial uses. Construction activities could result in damage or destruction of previously unidentified historic and/or prehistoric resources. Similar to the Proposed Project, Impact N-1 would remain a less-than-significant impact after mitigation.

Impact N-2 found that development of the Proposed Project would disturb an identified resource on the project site. Mitigation Measure NMM-2 would help offset the impact to this resource, and the impact would be less than significant. Because development under Alternative 4 could potentially affect the area near the identified resource, implementation of NMM-2 would still be required to reduce this impact to a less-than-significant level.

Impact N-3 found that development of off-site infrastructure could damage or destroy any undiscovered archaeological and/or historic resources. Mitigation Measure NMM-3 would reduce the severity of this impact to a less-than-significant level. Alternative 4 would include the construction and operation of residential, commercial, business professional, and industrial uses on the project site. This alternative would also include parks, open space, schools and roadways. Development under this alternative would require the extension of services, including the construction of offsite infrastructure that could require excavation. Implementation of NMM-3 would be required, and this impact would remain less than significant after mitigation.

Development of the Proposed Project, in combination with other development in the City and County, could contribute to the cumulative loss of cultural resources and the cultural resources context in the county. Although Mitigation Measure NMM-1 would offset the severity of this impact to some degree, it would remain a significant and unavoidable impact. Under the Reduced Density, Option 2 Alternative, development of new uses would occur on the project site. Although development would be less than under the Proposed Project, and the potential loss of cultural resources would be reduced, this would remain a significant and unavoidable cumulative impact.

Alternative 4 would result in the same significant and unavoidable cultural resource cumulative impact as the Proposed Project and would require the same mitigation measures as the Proposed Project.

Geology, Seismicity, and Soils

Development of the Proposed Project would result in exposure of people and property to seismic groundshaking (Impact O-1). This impact was identified as a less-than-significant impact. Impact O-4 addressed the cumulative exposure of people and property to seismic hazards. This was also determined to be a less-than-significant impact. No mitigation measures would be required of the Proposed Project. Under the Reduced Density, Option 2 Alternative, the site would be developed with residential, business professional, commercial, and light industrial uses. This would introduce new structures and residents to the project area, although to a lesser degree than the Proposed Project. These impacts would remain less than significant.

Development of the project site could occur in areas underlain with granitic or Mehrten Formations or in areas with shallow or expansive soils. Impact O-2 determined that this was a potentially significant impact, and Mitigation Measure OMM-2 would reduce the impact to a less-than-significant level. This would remain a less-than-significant with mitigation under the Reduced Density, Option 2 Alternative because the site would be developed in a similar manner.

The potential for the Proposed Project to alter site topography and affect the rate or extent of erosion was found to be less than significant for the Proposed Project (Impact O-3). The Reduced Density, Option 2 Alternative would result in less soil disturbance than the Proposed Project because it would include 1,504 fewer residential units than the Proposed Project. This would remain a less-than-significant impact.

Alternative 4 would result in the same less-than-significant impacts and would require the same mitigation measures as the Proposed Project.

Hydrology, Water Quality and Flooding

The Proposed Project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding. Impacts P-1 and P-2 address the exposure of people to flooding hazards and the increased rate in stormwater runoff. These impacts were identified as potentially significant, and the implementation of Mitigation Measures PMM-1 and PMM-2 would reduce these impacts to less-than-significant levels. The Reduced Density, Option 2 Alternative would result in the creation

of less impervious surfaces because fewer residential units would be constructed. These would remain less-than-significant impacts after mitigation.

Impact P-3 identified a potentially significant impact due to the increase in the volume of stormwater runoff. Implementation of PMM-2 would reduce this impact to a less-than-significant level. Impact P-4 identified a less-than-significant impact related to construction activities that could degrade water quality in Orchard Creek, Pleasant Grove Creek, and pond areas on the project site. These would remain less-than-significant impacts under the Reduced Density, Option 2 Alternative because the proposed project site would be developed in a similar manner as the Proposed Project, but to a lesser degree.

Impact P-5 found that stormwater runoff associated with the Proposed Project could contain urban contaminants. This was identified as a potentially significant impact. Mitigation Measure PMM-5 requires specific Best Management Practices be implemented to reduce the contribution of urban contaminants to a less-than-significant level. Under the Reduced Density, Option 2 Alternative, this would remain a less-than-significant impact after mitigation.

Under the Proposed Project, the cumulative impact of construction activities that could affect water quality within the Orchard Creek and Pleasant Grove Creek watersheds (Impact P-6) is found to result in a less-than-significant impact. The cumulative increase in impervious surfaces (Impact P-7), resulting in more urban contaminants affecting water quality, was determined to be a potentially significant and unavoidable impact. The increase in the rate of stormwater runoff (Impact P-8) was found to be a potentially significant impact. Implementation of PMM-2 would reduce this to a less-than-significant level. The increase in volume of stormwater runoff was found to be significant and unavoidable (Impact P-9).

As discussed in Chapter P, Placer County jurisdictions have concluded that physical reduction of small incremental increases would not be an effective approach to reducing the impacts associated with increased volumes for the following two reasons: first, the existing deep flooding problem could not be solved by eliminating the minor incremental additional depth; and second, the cost of eliminating the increment is not judged to provide adequate benefits to justify the costs. Because no regional plan or project has been adopted or constructed for potential cumulative effects, cumulative impacts (P-6 through P-9) would remain significant and unavoidable under the Reduced Density, Option 2 Alternative.

Biological Resources

Impact Q-1 found that the Proposed Project would result in the loss of rare plant populations. This would be a significant impact. Implementation of QMM-1 would reduce this impact to a less-than-significant level. Although implementation of the Reduced Density, Option 2 Alternative would involve less construction than the Proposed Project, it would include construction across the entire project site. This would remain a less-than-significant impact with mitigation.

The Proposed Project would result in the loss of native oak trees (Impact Q-2). As stated under Impact Q-2, the Proposed Project would result in the removal of approximately 369 native oaks, which is considered a short-term significant and unavoidable impact; however, the long-term

impact is considered less than significant. The Reduced Density, Option 2 Alternative would preserve more trees because it would result in the construction of 1,504 fewer homes than the Proposed Project. However, although construction would not result in the direct removal of all trees on a residential lot, it would not preclude private owners from removing trees at a later date. This would remain a significant and unavoidable impact.

The Proposed Project would result in the loss of approximately 7.68 acres of wetlands due to grading, placement of culverts on bridge footings in intermittent drainages or other ground-disturbing activities associated with development of the Proposed Project (Impact Q-3). Mitigation Measure QMM-3 would reduce this impact to a less-than-significant level by requiring the project applicant to implement and comply with provisions of the 404 permit already issued for the project. This mitigation would apply for the Reduced Density, Option 2 Alternative, and this would remain a less-than-significant impact after mitigation.

Development of the Proposed Project could alter or degrade on-site stream channels by constructing and/or grading within these stream channels. This would be a significant impact (Impact Q-4). Implementation of QMM-4 would reduce this impact to a less-than-significant level. Development of the Proposed Project would create significant impacts due to the removal of elderberry shrubs (Impact Q-5), disturbance to nesting raptors (Impact Q-6), and loss of individual vernal pool crustaceans or their habitat (Impact Q-7). Implementation of QMM-5 through QMM-7 would reduce the severity of these impacts to a less-than-significant level. Although the Reduced Density, Option 2 Alternative would result in less overall development than the Proposed Project, it would include construction activity throughout the project site. These impacts would remain significant before mitigation. Implementation of QMM-5 through QMM-7 would reduce these impacts to a less-than-significant level under Alternative 4.

As discussed under Impact Q-8, there are currently no habitat conservation plans (HCP) or natural community conservation plans within the project site. Therefore, there would be no conflict with an applicable HCP or natural community conservation plan, and this would be a less-than-significant impact. This would remain a less-than-significant impact under the Reduced Density, Option 2 Alternative.

Impact Q-9 found that implementation of the Proposed Project, in combination with other development in the Rocklin area, could contribute to the urbanization of western Placer County and the cumulative decline of native plant communities and habitat for plant and wildlife species native to the area. This would be considered a significant impact. Impact Q-9 remains significant and unavoidable after implementation of Mitigation Measures QMM-1 and QMM-3 through QMM-7. Because the Reduced Density, Option 2 Alternative would include construction throughout the project site, this would remain a significant and unavoidable impact after mitigation under Alternative 4.

Alternative 5 would result in the same two significant and unavoidable biological resources impacts and would require the same mitigation measures as the Proposed Project.

Relationship of the Reduced Density, Option 2 Alternative to the Project Objectives

The Reduced Density, Option 2 Alternative would meet most of the City's project objectives. This alternative would include residential, business professional, commercial, and light industrial uses on the project site, but to a lesser degree than the Proposed Project. This alternative would result in 2,965 residential units, 231 acres of business professional uses, 56 acres of commercial uses, 90 acres of light industrial uses, one high school site, two elementary school sites, two neighborhood park sites, a community park site, and 483 acres of open space. This alternative would also include an internal roadway system, including extension of existing roads in the Stanford Ranch and Whitney Oaks developments.

Development on this site and annexation into the City of Rocklin would promote the orderly, systematic and comprehensive planning of land within the City of Rocklin's Sphere of Influence, similar to the Proposed Project. The internal roadway system under this alternative would promote a connection from SR 65/North Whitney Boulevard through the Sunset Ranchos project generally along the North Whitney Boulevard alignment. The Reduced Density, Option 2 Alternative would include land uses that would provide employment opportunities for residents of the annexation area. This alternative would also designated sufficient commercial land to meet the future needs of the City. Similar to the Proposed Project, it would provide retail commercial, business professional, educational, and recreational land uses in the annexation area for residents and adjacent neighborhoods in the City of Rocklin, reducing the need of future residents to travel outside of the annexation area for many daily routine needs.

The Reduced Density, Option 2 Alternative would result in the significant irreversible use of natural resources associated with urban development. While the nature of these irreversible effects would be similar to the Proposed Project, their magnitude would be reduced under this alternative.

Alternative 5: No Herman Miller Connection, Reduced Density

Under this alternative, the project site would be developed generally similar to the Proposed Project. The proposed internal roadways would be the same, with the exception that the new north/south roadway through the Herman Miller portion of the SR 65 Corridor would not be built. The remainder of the project site would be built out with an overall reduction in dwelling units and non-residential building intensity of 10-percent from the Proposed Project. As shown in Table R-5, this alternative would result in 4,022 residential dwelling units (including 2,987 single-family and 1,035 multi-family units), which is 447 units less than under the Proposed Project. Alternative 5 would result in the construction of 86.9 acres of Commercial uses, 29.1 acres of Business Professional uses, 130.1 acres of Business Professional/Commercial uses, 189.4 acres of Light Industrial uses. The total acreage for the construction and operation of Business Park, Community Commercial, and Light Industrial would be reduced to 435.5 acres from the Proposed Project total of 483.9 acres. Similar to the Proposed Project, Alternative 5 would also include 263.3 acres of open space, 60 acres of parks, one high school, and three elementary schools.

Land Use Type	Proposed Zoning (D.U.s or Acreage)
Residential	4,022 dwelling units
Commercial	86.9 acres
Business Professional	29.1 acres
Bus. Prof/ Commercial	130.1 acres
Light Industrial	189.4 acres
Business Park	None
Open Space	263.3 acres
Schools	3 Elementary schools 1 High school
Parks	60 acres

Because this alternative would result in a reduction in the amount of development on the site, the impacts of this alternative would generally be the less than those of the Proposed Project. Most of the mitigation measures identified for the Proposed Project would be required under Alternative 5. The impacts of the No Herman Miller Connection/Reduced Density Alternative, in comparison to the Proposed Project, are described below.

Land Use

Under the Proposed Project, Impacts E-1, E-2, E-4, and E-5 were all determined to be less than significant. These impacts address conversion of agricultural land, compatibility with existing and planned uses, consistency with the City's General Plan, and consistency with Placer County LAFCO guidelines and policies. Impacts E-3 and E-6, which address internal compatibility of the project and the future right-of-way available for a State highway interchange at North Whitney Boulevard were found to be less than significant with the incorporation of mitigation measures.

In general, implementation of the No Herman Miller Connection, Reduced Density Alternative would result in land use impacts similar to the Proposed Project. Under Alternative 5, the project site would be developed with residential, commercial, business park, and industrial uses. Development of the project site under this alternative would include annexation to the City of Rocklin and would result in the conversion of agricultural/grazing land to non-agricultural uses. Impact E-1 would remain less than significant, although to a lesser degree than the Proposed Project. Alternative 5 would result in residential land uses on the eastern portion of the project site, similar to existing land uses in the Twelve Bridges, Whitney Oaks, and Stanford Ranch developments. This alternative would include commercial, business park, and light industrial uses along SR 65, similar to the proposed uses under the Sunset Industrial Area. Development of the project site under Alternative 5 would be compatible with existing or planned surrounding land uses, and Impact E-2 would remain less than significant. Alternative 5 would include construction of a high school on the project site, adjacent to residential, open space, commercial, and community park uses. Implementation of FMM-5, HMM-5 and MMM-3 would reduce the potential impact due to internal incompatibility to a less-than-significant level. Implementation

of Alternative 5 would include annexation of the project site, similar to the Proposed Project, and Impacts E-4 and E-5 would remain less than significant. This Alternative would also include development in the vicinity of the future North Whitney Boulevard/SR 65 interchange, although to a lesser degree than under the Proposed Project. Implementation of EMM-6 would reduce this potential impact to a less-than significant-level.

Alternative 5 would result in the same less-than-significant land use impacts and would require the same mitigation measures as the Proposed Project.

Transportation/Circulation

Under the Proposed Project, traffic increases would be generated on City of Rocklin intersections in the vicinity of the project (Impact F-1). Implementation of FMM-1, along with the required traffic impact fees paid by the developer, would reduce this impact to a less-than-significant impact. Impact F-2 addresses increased traffic on roadway segments in the vicinity of the project site. Implementation of FMM-2 would reduce the magnitude of this impact, but it would remain significant and unavoidable for the segment of Stanford Ranch Road between SR 65 and Five Star Boulevard.

The cumulative impact of traffic on City of Rocklin and City of Roseville roadways and roadway intersections would result in a significant impact (Impact F-7). Implementation of FMM-7(a) through (e) would reduce the magnitude of this impact, but it would remain significant and unavoidable at the Stanford Ranch Road/Five Star Boulevard intersection.

A traffic study was completed for an analysis of cumulative conditions under this scenario (no north-south road through Herman Miller and a 10 percent reduction in overall project density).² Similar to the Proposed Project, the description of this alternative in the traffic analysis differs slightly from the description of Alternative 5 in the EIR. However, for purposes of comparison, the results of this analysis are discussed here. Under the Proposed Project, six out of 73 study roadways would operate unacceptably, and 5 out of 47 intersections would operate unacceptably under cumulative conditions. With buildout under Alternative 5, the Traffic Study states that 5 out of 70 roadways and 5 out of 47 intersections would operate unacceptably under cumulative conditions. Mitigation similar to FMM-1 and FMM-2 would be required to reduce these impacts. Because it is not known at this time if such mitigation measures would be feasible, these impacts would be potentially significant and unavoidable.

Impact F-3 addresses the creation of demand for bicycle and pedestrian facilities and states that this would be a less-than-significant impact. A potentially significant impact due to increased demand for transit services (F-4) would be reduced to a less-than-significant level with implementation of FMM-4. The cumulative demand for transit services would result in a significant impact (Impact F-8). Implementation of FMM-4 would reduce this impact to a less-than-significant level. Alternative 5 would result in the construction of new residential units and the introduction of new residents to the project area. This would increase the project-specific

2. Fehr & Peers Associates, Inc., *Final Report Traffic Impact Study for the Northwest Rocklin Annexation*, July 6, 2001.

alternative would generate less demand for water treatment than the Proposed Project, and this would remain a less-than-significant impact.

The increased water demand generated by the Proposed Project would increase the demand for water supply and conveyance. These increases, in conjunction with cumulative development in the City of Rocklin and the PCWA service area, would result in a significant and unavoidable water supply impact (J-4) and a less-than-significant water conveyance facility impact (Impact J-5). As discussed under Impact J-6, the Proposed Project would have a less-than-significant cumulative effect on water treatment. Alternative 5 would result in less demand for water supply, conveyance and treatment because this alternative would result in the development of 447 fewer residential units, as well as less commercial, business professional, and light industrial uses than the Proposed Project. However, this alternative would result in considerably more development than that assumed under the existing Placer County designations. Similar to the Proposed Project, this would result in less-than-significant cumulative water treatment and conveyance impacts and a significant and unavoidable cumulative water supply impact.

Alternative 5 would result in the same significant and unavoidable water impact as the Proposed Project. Implementation of JMM-1 and JMM-2 would still be required.

Wastewater

There is no wastewater infrastructure currently serving the project site, so new wastewater conveyance systems would be constructed to serve the Proposed Project. Impact J-7 found that this would be a significant impact because infrastructure improvements have been identified, but are not currently planned as part of the project. Implementation of JMM-7 would reduce this impact to a less-than-significant level.

Based on a wastewater generation rate of 400 gallons/day/dwelling unit, 1,600 gallons/day/acre for commercial and business uses, and 2,500 gallons/day/acre for light industrial uses, Alternative 5 would result in a wastewater generation of approximately 2,476,060 gallons per day. This is approximately 860,198 gallons per day less than the Proposed Project. Therefore, as stated in Impact J-8, because adequate future capacity has been identified, impacts to the existing wastewater treatment facilities would remain less than significant.

The increased wastewater generated by the Proposed Project, in combination with future development in the City and the SPMUD service area, would increase the demand for wastewater conveyance and treatment. The increased need for wastewater conveyance is identified as a significant cumulative impact under Impact J-9. Implementation of JMM-7 would reduce this impact to a less-than-significant level. As discussed under Impact J-10, the Proposed Project would have a less-than-significant cumulative effect on wastewater treatment. Because Alternative 5 would result in wastewater generation that is less than the Proposed Project, cumulative impacts on wastewater treatment would remain less than significant. Cumulative impacts on wastewater conveyance would also be less than significant after mitigation.

Alternative 5 would result in the same less-than-significant wastewater impacts and would require the same mitigation measures as the Proposed Project.

Solid Waste

Impact J-11 found that the Proposed Project would generate an increase in solid waste; however, there is adequate capacity at the landfill to accommodate this increase so the impact is considered less than significant. The cumulative contribution discussed under Impact J-13 also determined that the impact would be less than significant. Alternative 5 would result in the development of fewer residential units and business, commercial, and industrial uses than the Proposed Project and, subsequently would generate less solid waste. These impacts would remain less than significant.

In addition to solid waste generated after the project is completed, there would be an increase in solid waste during project construction. This impact would be less than significant because there is adequate capacity at the landfill to accommodate this additional waste. Under Alternative 5, less solid waste would be generated during project construction, and this would remain a less-than-significant impact.

Alternative 5 would result in the same less-than-significant solid waste impacts as the Proposed Project.

Natural Gas and Electrical Services

Impacts J-14 and J-15 found that project-specific and cumulative impacts on natural gas and electrical services would be less than significant because new development would be responsible for the costs associated with the necessary expansion and upgrading of the systems. No mitigation would be required. Alternative 5 would result in fewer residential, commercial, business professional, and light industrial uses than would be developed under the Proposed Project. The cumulative impact on natural gas or electrical services would remain less than significant.

Alternative 5 would result in the same less-than-significant natural gas and electricity impacts as the Proposed Project.

Public Services

Law Enforcement

Under the Proposed Project, increased demand on police services would result in a less-than-significant impact (see Impact K-1). Additional demands on police protection services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-2. Alternative 5 would result in 1,162 fewer residents and would require fewer law enforcement personnel than the Proposed Project. Alternative 5 would result in the same less-than-significant impacts as the Proposed Project.

Fire Protection and Emergency Services

Impact K-3 found that the Proposed Project would increase the demand for fire protection, suppression, and emergency services. The increased demand would result in a potentially

significant impact. Implementation of KMM-3 would reduce this impact to a less-than-significant level. Additional demands on fire protection and emergency services created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-7. Using the preferred staffing level of 1.0 fire department personnel per 1,000 residents, the increase in population under Alternative 5 would generate the need for approximately 10 new fire department personnel. This is less than the 12 department personnel required for the Proposed Project, and this would remain a less-than-significant impact. No mitigation would be required.

Under the Proposed Project, the potential placement of residences farther than the two-mile service area of the closest fire station would be a potentially significant impact. Implementation of KMM-4 would reduce this impact to a less-than-significant level. Alternative 5 would result in construction of development in the same general locations as the Proposed Project, which could result in the placement of residences and businesses farther than the two-road mile service area of the closest fire station. Implementation of KMM-4 would still be required and would reduce this potential impact to a less-than-significant level.

Impact K-5 identified a potentially significant impact due to the introduction of residential development upon terrain where slopes reduce acceptable fire access for suppression activities. Under the Proposed Project, implementation of KMM-5 would reduce this impact to a less-than-significant level. As discussed under Impact K-6, the addition of the Proposed Project would extend the current limitations of the emergency Radio Communication System, and would cause operational deficiencies. Implementation of KMM-6 would reduce this potentially significant impact to a less-than-significant level. Alternative 5 would result in the similar introduction of new residences across the project site, although to a lesser degree than the Proposed Project. KMM-5 and KMM-6 would still be required to reduce these impacts to less-than-significant levels.

Alternative 5 would require the same mitigation measures and would result in the same less-than-significant fire suppression and emergency medical service impacts as the Proposed Project.

Schools

As stated in Impact K-8, the Proposed Project would increase the number of school-age children. The Proposed Project includes three elementary school sites, and a site for a new high school. There is adequate existing capacity to accommodate the projected 411 new middle school students. The RUSD would be able to add sufficient portable classrooms to accommodate the projected 655 new high school students. However, the addition of 1,656 new elementary school students, in addition to the current enrollment, would exceed the current maximum elementary school capacity of 5,400. This would be a potentially significant impact. Implementation of KMM-8, along with payment of the required school fees, would reduce this impact to a less-than-significant level. Additional demand on school facilities created by cumulative development in the City of Rocklin were found to be less than significant in Impact K-9. Alternative 5 would result in fewer residential units and fewer school-age children than the Proposed Project. Similar to the Proposed Project, this alternative includes one 50-acre high school site and three elementary school sites. Therefore, the project-specific and cumulative impacts to schools would remain less than significant.

Parks

The Proposed Project would increase the demand for park facilities. As discussed under Impact K-10, the project includes dedication of a new community park and six neighborhood parks, as well as open space designations. Therefore, the impact is less than significant and does not require mitigation. Additional demand on park facilities created by cumulative development in the City of Rocklin was found to be less than significant in Impact K-11. Based on the City of Rocklin General Plan park area standard of five acres per 1,000 residents, Alternative 5 would result in a demand for approximately 52 acres of new park facilities. Similar to the Proposed Project, this alternative includes 60 acres of parkland. This alternative would also be required to comply with the provisions of the Park Development Fees (Chapters 16.28 and 17.71 of the Rocklin Municipal Code), which requires parkland dedication and/or payment of park development fees. Alternative 5 would result in the same less-than-significant impacts as the Proposed Project.

Public Safety and Hazards

Development of the Proposed Project was determined not to result in a significant impact due to the use, generation, storage and disposal of hazardous materials, as discussed in Impact L-1. Potential impacts from the use, generation, storage, and disposal of hazardous materials from occupancy of residential, commercial, and industrial uses would decrease slightly under this alternative because of the overall reduction in density. Potential impacts due to risk of exposure to pesticides and insecticides on the project's open space areas would remain less than significant.

Development of the site could expose construction workers and the public to localized soil or groundwater contamination, because construction activities could encounter underground storage devices or other unknown hazards or perched groundwater with elevated levels of nitrates, pesticides and herbicides. This was found to be a potentially significant impact of the project in Impact L-2. Implementation of LMM-2 would reduce this impact to a less-than-significant level. However, because this type of exposure is site-specific and generally does not affect or is not affected by cumulative development, this is a less-than-significant cumulative impact (L-4). Implementation of Alternative 5 could decrease the potential to expose workers or the public to hazardous materials because this alternative would result in less overall construction on the site. However, because the potential for exposure still exists, Mitigation Measures LMM-2 would still be required. This would be a less-than-significant impact after mitigation. The cumulative impact would also remain less than significant because this impact is site specific and would not affect or would not be affected by cumulative development.

Analysis of Impacts L-3 and L-5 found that project development could increase the potential for wildland fires on a project-specific or cumulative level, and these were determined to be potentially significant impacts. Implementation of LMM-3 would reduce these impacts to less-than significant levels. Because the extent of development over the project site would be similar under Alternative 5, these would remain less-than-significant impacts with mitigation.

Visual Resources

Impact M-1 found that the Proposed Project would change the character of the project site, resulting in a significant and unavoidable impact. Alternative 5 would result in less overall development on the site than under the Proposed Project. Nevertheless, this alternative would still change the character of the project site by adding residential, commercial, business professional, and industrial uses on a previously undeveloped site. Impact M-1 would remain significant and unavoidable, although to a lesser degree than the Proposed Project.

Impact M-2 found that the Proposed Project would be visually compatible with existing and planned residential uses. Alternative 5 would add residential, commercial, business professional and industrial uses to the project site, similar to the Proposed Project. This would remain a less-than-significant impact.

Impact M-3 found that the introduction of nighttime lighting could increase light and glare in the area. Mitigation Measure MMM-3 would reduce the severity of this impact but it would remain significant and unavoidable. Similar to the Proposed Project, Alternative 5 would introduce new sources of light and glare on a previously undeveloped site. Impact M-3 would remain significant and unavoidable after mitigation.

Impacts M-4 and M-5 found that the Proposed Project would contribute to a cumulative change in visual character and contribute to a cumulative increase in light and glare. Both of these impacts were determined to be significant and unavoidable impacts under the Proposed Project. Alternative 5 would include the introduction of residential, commercial, business professional, and industrial uses on the project site, as well as open space, parks, schools, and roads. This alternative would contribute to the cumulative level of new development and light and glare. This would be a significant and unavoidable impact, although to a lesser degree than the Proposed Project.

Alternative 5 would result in the same significant and unavoidable visual impacts and would require the same mitigation measures as the Proposed Project.

Cultural Resources

Impact N-1 found that the Proposed Project could damage or destroy unidentified historic and/or prehistoric resources. This was identified as a potentially significant impact. Mitigation Measure NMM-1 would reduce the severity of this impact to a less-than-significant level. Under Alternative 5, the project site would be developed with residential, commercial, business professional, and industrial uses. Construction activities could result in damage or destruction of previously unidentified historic and/or prehistoric resources. Similar to the Proposed Project, Impact N-1 would remain a less-than-significant impact, after mitigation.

Impact N-2 found that development of the Proposed Project would disturb an identified resource on the project site. Mitigation Measure NMM-2 would help offset the impact to this resource, and the impact would be less than significant. Because development under Alternative 5 could potentially affect the area near the identified resource, implementation of NMM-2 would still be required to reduce this impact to a less-than-significant level.

Impact N-3 found that development of off-site infrastructure could damage or destroy any undiscovered archaeological and/or historic resources. Mitigation Measure NMM-3 would reduce the severity of this impact to a less-than-significant level. Alternative 5 would include the construction and operation of residential, commercial, business/professional, and industrial uses on the project site. This alternative would also include parks, open space, schools and roadways. Development under this alternative would require the extension of services, including the construction of offsite infrastructure that could require excavation. Implementation of NMM-3 would be required, and this impact would remain less than significant after mitigation.

Development of the Proposed Project, in combination with other development in the City and County, could contribute to the cumulative loss of cultural resources and the cultural resource context in the county. Although Mitigation Measure NMM-1 would offset the severity of this impact to some degree, it would remain a significant and unavoidable impact. Under Alternative 5, development of new uses would occur on the project site. Although development would be less than under the Proposed Project, and the potential loss of cultural resources would be reduced, this would remain a significant and unavoidable cumulative impact.

Implementation of Alternative 5 would result in the same significant and unavoidable impact as the Proposed Project. Implementation of NMM-1, NMM-2, and NMM-3 would still be required.

Geology, Seismicity, and Soils

Development of the Proposed Project would result in exposure of people and property to seismic groundshaking (Impact O-1). This impact identified as less than significant. Impact O-4 addressed the cumulative exposure of people and property to seismic hazards. This was also determined to be a less-than-significant impact. No mitigation measures would be required of the Proposed Project. Under Alternative 5, the site would be developed with residential, business professional, commercial, and light industrial uses. This would introduce new structures and residents to the project area, although to a lesser degree than the Proposed Project. These impacts would remain less than significant.

Development of the project site could occur in areas underlain with granitic or Mehrten Formations or in areas with shallow or expansive soils. Impact O-2 determined that this was a potentially significant impact, and Mitigation Measure OMM-2 would reduce the impact to a less-than-significant level. This would remain a less-than-significant with mitigation under Alternative 5 because the site would be developed in a similar manner.

The potential for the Proposed Project to alter site topography and affect the rate or extent of erosion was found to be less than significant for the Proposed Project (Impact O-3). Alternative 5 would result in less soil disturbance than the Proposed Project because it would include 447 fewer residential units than the Proposed Project. This would remain a less-than-significant impact.

Alternative 5 would result in the same less-than-significant impacts as the Proposed Project. Implementation of OMM-2 would still be required.

Hydrology, Water Quality and Flooding

The Proposed Project would increase the rate and amount of stormwater runoff from newly created impervious surfaces, which could contribute to localized or downstream flooding. Impacts P-1 and P-2 address the exposure of people to flooding hazards and the increased rate in stormwater runoff. These impacts were identified as potentially significant, and the implementation of Mitigation Measures PMM-1 and PMM-2 would reduce these impacts to less-than-significant levels. Alternative 5 would result in the creation of less impervious surfaces because fewer residential units would be constructed. These would remain less-than-significant impacts after mitigation.

Impact P-3 identified a potentially significant impact due to the increase in the volume of stormwater runoff. Implementation of PMM-2 would reduce this impact to a less-than-significant level. Impact P-4 identified a less-than-significant impact related to construction activities that could degrade water quality in Orchard Creek, Pleasant Grove Creek, and pond areas on the project site. These would remain less-than-significant impacts under Alternative 5 because the project site would be developed in a similar manner as the Proposed Project, but to a lesser degree.

Impact P-5 found that stormwater runoff associated with the Proposed Project could contain urban contaminants. This was identified as a potentially significant impact. Mitigation Measure PMM-5 requires specific Best Management Practices be implemented to reduce the contribution of urban contaminants to a less-than-significant level. Under Alternative 5, this would remain a less-than-significant impact after mitigation.

Under the Proposed Project, the cumulative impact of construction activities that could affect water quality within the Orchard Creek and Pleasant Grove Creek watersheds (Impact P-6) is found to result in a less-than-significant impact. The cumulative increase in impervious surfaces (Impact P-7), resulting in more urban contaminants affecting water quality, was determined to be a potentially significant and unavoidable impact. The increase in the rate of stormwater runoff (Impact P-8) was found to be a potentially significant impact. Implementation of PMM-2 would reduce this to a less-than-significant level. The increase in volume of stormwater runoff was found to be significant and unavoidable (Impact P-9).

As discussed in Chapter P, Placer County jurisdictions have concluded that physical reduction of small incremental increases would not be an effective approach to reducing the impacts associated with increased volumes for the following two reasons: first, the existing deep flooding problem could not be solved by eliminating the minor incremental additional depth; and second, the cost of eliminating the increment is not judged to provide adequate benefits to justify the costs. Because no regional plan or project has been adopted or constructed for potential cumulative effects, cumulative impacts (P-6 through P-9) would remain significant and unavoidable under Alternative 5.

Biological Resources

Impact Q-1 found that the Proposed Project would result in the loss of rare plant populations. This would be a significant impact. Implementation of QMM-1 would reduce this impact to a

less-than-significant level. Although implementation of Alternative 5 would involve less development than the Proposed Project, it would include construction across the entire project site. This would remain a less-than-significant impact with mitigation.

The Proposed Project would result in the loss of native oak trees (Impact Q-2). As stated under Impact Q-2, the Proposed Project would result in the removal of approximately 369 native oaks, which is considered a short-term significant and unavoidable impact; however, the long-term impact is considered less than significant. Alternative 5 would preserve more trees because it would result in the construction of 447 fewer homes than the Proposed Project. However, although construction would not result in the direct removal of all trees on a residential lot, it would not preclude private owners from removing trees at a later date. This would remain a significant and unavoidable impact.

The Proposed Project would result in the loss of approximately 7.68 acres of wetlands due to grading, placement of culverts on bridge footings in intermittent drainages or other ground-disturbing activities associated with development of the Proposed Project (Impact Q-3). Mitigation Measure QMM-3 would reduce this impact to a less-than-significant level by requiring the project applicant to implement and comply with provisions of the 404 permit already issued for the project. This mitigation would apply for Alternative 5, and this would remain a less-than-significant impact after mitigation.

Development of the Proposed Project could alter or degrade on-site stream channels by constructing and/or grading within these stream channels. This would be a significant impact (Impact Q-4). Implementation of QMM-4 would reduce this impact to a less-than-significant level. Development of the Proposed Project would create significant impacts due to the removal of elderberry shrubs (Impact Q-5), disturbance to nesting raptors (Impact Q-6), and loss of individual vernal pool crustaceans or their habitat (Impact Q-7). Implementation of QMM-5 through QMM-7 would reduce the severity of these impacts to a less-than-significant level. Although Alternative 5 would result in less overall development than the Proposed Project, it would include construction activity throughout the project site. These impacts would remain significant before mitigation. Implementation of QMM-5 through QMM-7 would reduce these impacts to a less-than-significant level under Alternative 5.

As discussed under Impact Q-8, there are currently no habitat conservation plans (HCP) or natural community conservation plans within the project site. Therefore, there would be no conflict with an applicable HCP or natural community conservation plan, and this would be a less-than-significant impact. This would remain a less-than-significant impact under Alternative 5.

Impact Q-9 found that implementation of the Proposed Project, in combination with other development in the Rocklin area, could contribute to the urbanization of western Placer County and the cumulative decline of native plant communities and habitat for plant and wildlife species native to the area. This would be considered a significant impact. Impact Q-9 remains significant and unavoidable after implementation of Mitigation Measures QMM-1 and QMM-3 through QMM-7. Because Alternative 5 would include construction throughout the project site, this would remain a significant and unavoidable impact after mitigation.

Alternative 5 would result in the same significant and unavoidable biological resources impacts and would require the same mitigation measures as the Proposed Project.

Relationship of the No Herman Miller, Reduced Density Alternative to the Project Objectives

Alternative 5 would meet most of the City's project objectives. This alternative would include residential, business professional, commercial, and light industrial uses on the project site, but to a lesser degree than the Proposed Project. This alternative would result in 4,022 residential dwelling units (including 2,987 single-family and 1,035 multi-family units), 86.9 acres of commercial uses, 29.1 acres of business professional uses, 130.1 acres of business professional/commercial uses, and 189.4 acres of light industrial uses. Alternative 5 would also include 263.3 acres of open space, 60 acres of parks, one high school, and three elementary schools. This alternative would also include an internal roadway system. However, the north/south roadway connection through the Herman Miller portion of the project site would not be constructed.

Under this alternative, development on this site and annexation into the City of Rocklin would promote the orderly, systematic and comprehensive planning of land within the City of Rocklin's Sphere of Influence, similar to the Proposed Project. The internal roadway system under this alternative would promote a connection from SR 65/North Whitney Boulevard through the Sunset Ranchos project generally along the North Whitney Boulevard alignment. Alternative 5 would include land uses that would provide employment opportunities for residents of the annexation area. This alternative would also designate commercial land to meet the future needs of the City. Similar to the Proposed Project, it would provide commercial, business professional, educational, and recreational land uses in the annexation area for residents and adjacent neighborhoods in the City of Rocklin, reducing the need of future residents to travel outside of the annexation area for many daily routine needs.

Alternative 5 would result in the significant irreversible use of natural resources associated with urban development. While the nature of these irreversible effects would be similar to the Proposed Project, their magnitude would be reduced under this alternative.

Environmentally Superior Alternative

Section 15126(d)(2) of the CEQA Guidelines requires that an environmentally superior alternative be designated and states that "if the environmentally superior alternative is the "no project" alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives."

Generally, the environmentally superior alternative is the one that would result in the fewest or least unmitigable impacts or have less of an environmental impact overall. The No Project/No Development Alternative would be environmentally superior to the Proposed Project and Alternatives 2, 3, 4, and 5 because it would not alter conditions on the project site. The loss of biological resources would not occur, and there would be no increases in traffic, air emissions, or noise. As discussed previously, the No Project/No Development Alternative would not meet the objectives of the Proposed Project, nor would it be consistent with the planned development for the project site anticipated in the City of Rocklin General Plan. Further, it is possible that this

alternative could create pressure for growth to occur elsewhere in the City, with similar or even greater impacts than would result from the Proposed Project.

After the No Project/No Development Alternative, Alternative 4, the Reduced Density, Option 2 Alternative would be considered the environmentally superior alternative. Alternative 4 would provide for 1,504 fewer residential units, as well as construction of business professional, commercial, and industrial uses on approximately 107 fewer acres than the Proposed Project. Under this alternative, less of the project site would be converted to developed uses, resulting in fewer impacts to trees, loss of grassland, and loss of riparian habitats as the Proposed Project. This would also result in less traffic and traffic-generated noise and air quality emissions, as well as less demand for services from providers in the project area. Because it would result in development of the project site, Alternative 4 would be generally consistent with General Plan direction regarding growth and with the project objectives.

alternative could create pressure for growth to occur elsewhere in the City, with similar or even greater impacts than would result from the Proposed Project.

After the No Project/No Development Alternative, Alternative 4, the Reduced Density, Option 2 Alternative would be considered the environmentally superior alternative. Alternative 4 would provide for 1,504 fewer residential units, as well as construction of business professional, commercial, and industrial uses on approximately 107 fewer acres than the Proposed Project. Under this alternative, less of the project site would be converted to developed uses, resulting in fewer impacts to trees, loss of grassland, and loss of riparian habitats as the Proposed Project. This would also result in less traffic and traffic-generated noise and air quality emissions, as well as less demand for services from providers in the project area. Because it would result in development of the project site, Alternative 4 would be generally consistent with General Plan direction regarding growth and with the project objectives.

S. CEQA CONSIDERATIONS

GROWTH-INDUCING IMPACTS

An EIR must discuss the ways in which a proposed project could foster economic or population growth or the construction of additional housing in the vicinity of the project and how that growth will, in turn, affect the surrounding environment (see CEQA Guidelines Section 15126.2(d)). Growth can be induced in a number of ways, including through the elimination of obstacles to growth, or through the stimulation of economic activity in the region. 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.

A number of issues must be considered when assessing the growth-inducing effects of development plans, such as the Proposed Project. These include the following:

Elimination of Obstacles to Growth: The extent to which infrastructure capacity provided to accommodate the proposed project would allow additional development in surrounding areas; and

Economic Effects: The extent to which development of the proposed project could cause increased activity in the local or regional economy.

Annexation of the Proposed Project area would directly affect growth in the Rocklin area by allowing for the construction of 4,469 new homes that would house approximately 11,620 new residents. The Proposed Project also includes commercial and industrial areas that would add 12,874 jobs. The Proposed Project site is currently bounded on the north by the Twelve Bridges Specific Plan area, on the east by the Whitney Oaks community, Stanford Ranch and Sunset West to the south, and the SR 65 corridor to the west.

The project site currently lies in the City of Rocklin's Sphere of Influence and has been viewed by the City as a suitable residential site given the fact that the property is surrounded by residential development on three sides with SR 65 providing reasonable access to all these areas. Regardless, the Proposed Project would be considered growth inducing because it would develop land that currently is vacant. Approval of the project, in conjunction with other projects in the area, would contribute to growth both locally and regionally.

Population increase is assumed to be a constant function of the increase in numbers of dwelling units. According to the updated growth projections for the North Rocklin Traffic Study, the estimate of total development potential at buildout of the City based on existing General Plan designations and zoning is 28,839 dwelling units. Based on the City's assumed population rate of 2.6 persons per dwelling unit, the projected residential buildout of 28,839 units would result in a population of approximately 74,982 at buildout.

The Proposed Project would include employment-generating uses. Buildout of the project would increase the commercial, light industrial, and business park space in the City of Rocklin. The ratio of jobs (12,874) to housing units (4,469) within the project area is 2.9. Adding the jobs and housing from the Proposed Project to existing inventory in the City would yield a City-wide jobs-housing ratio of 1.39 (40,015 jobs and 28,839 housing units). The average number of workers per household in the region is 1.35, so the Proposed Project would add 6,033 workers. Therefore, the Proposed Project would result in a City-wide ratio of jobs to workers, assuming existing development, anticipated infill, and implementation of the Proposed Project, (40,015 jobs and 38,932 workers) of 1.03. Whereas the project does generate employment, the additional jobs would help reverse the trend of workers in the area commuting to the Sacramento area for employment.

The Proposed Project would require expansion of the existing water supply system, wastewater collection system, and other utilities and roadways. Expansion of existing infrastructure would effectively remove obstacles to growth in the area. The following is a list of infrastructure improvements associated directly or indirectly with implementation of the Proposed Project.

- Provision of increased water supplies from PCWA via the Water Forum Agreement;
- Connections to water, and sewer conveyance systems;
- Construction of a five million gallon water tank on the project site;
- Extension of gas and electrical service onto the project site;
- Roadway connections to existing roads; and
- Provision of flood control facilities.

As part of the annexation process, Placer County LAFCO considers the infill opportunities within a community to discourage urban sprawl and disfavor the premature conversion of agricultural or open space lands. Currently the City has a capacity for approximately 5,600 additional residential units in the undeveloped portions of the City. The City issued an average of 1,133 residential building permits per year in the years between 1996 and 2000. At this rate, the residential land in the city would be built out in just over four years. Because some of the units in the above figures are within areas that currently have development entitlements from the City, there would not be sufficient land within the city to accommodate the Proposed Project. Thus, development of this land would be a preferable alternative to other areas of the county that are not adjacent to existing development.

SIGNIFICANT IRREVERSIBLE ENVIRONMENTAL EFFECTS

The CEQA Guidelines, section 15126.2(c), requires that this EIR consider significant irreversible environmental changes which would be caused by the Proposed Project should it be implemented. An impact would be determined to be a significant and irreversible change in the environment if:

- Development of any of the project would involve a large commitment of nonrenewable resources;
- The primary and secondary impacts of development would generally commit future generations to similar uses (e.g., a highway provides access to a previously remote area);
- Development of the proposed project would involve uses in which irreversible damage could result from any potential environmental accidents associated with the project; or
- The phasing and eventual development of the project would result in an unjustified consumption of resources (e.g., the wasteful use of energy).

The development of the Proposed Project would result in the irreversible conversion of approximately 1,610 (out of 1,874) acres of vacant land to urban and suburban uses. The site is located within the City of Rocklin's sphere of influence, is currently vacant, and has been designated in the General Plan as Planning Reserve.

The cumulative impact of the alteration of existing or planned land uses is considered potentially significant on a county-wide basis.¹ There are no avoidable measures to mitigate this impact.

The Proposed Project would likely result in or contribute to the following irreversible environmental changes:

- Conversion of existing undeveloped land to urban and suburban land uses, thus precluding other alternate land uses in the future.
- Increased ambient noise.
- Conversion of existing habitat and irreversible loss of wildlife.
- Irreversible commitment of municipal resources to the provision of services and operations of infrastructure for future urban and suburban development.
- Irreversible consumption of goods and services associated with the future population.
- Increased traffic volumes on existing roadways and the establishment of roads in areas not presently provided with vehicular access.
- Degradation of air quality.

1. Placer County, *Placer County General Plan Draft Environmental Impact Report*, October 1 1993, page 3-6.

- Irreversible consumption of energy and natural resources associated with the future population.
- Possible demand for and use of goods, services, and resources for this project to the exclusion of projects in other locations.

CEQA Guidelines section 15126.2(c) states that irretrievable commitments of resources should be evaluated to assure that such current consumption is justified.

CUMULATIVE IMPACTS

Legal Consideration

An EIR must discuss the “cumulative impacts” of a project when its incremental effect will be cumulatively considerable. This means that the incremental effects of the individual project would be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects (section 15065(c)).

CEQA Guidelines section 15355 defines cumulative impacts as “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.” This Section states further that “[I]ndividual effects may be changes resulting from a single project or a number of separate projects.” “The cumulative impact from several projects is [defined as] the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

Section 15130(a)(3) states also that an EIR may determine that a project’s contribution to a significant cumulative impact will be rendered less than cumulatively considerable, and thus not significant, if a project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. An EIR may also determine that a project’s contribution to a significant cumulative impact is de minimus and thus, not significant (section 15130(a)(4)). A de minimus contribution means that the environmental conditions would essentially be the same whether or not the proposed project is implemented.

Finally, section 15130(b) indicates that the level of detail of the cumulative analysis need not be as great as for the project impact analyses, that it should reflect the severity of the impacts and their likelihood of occurrence, and that it should be focused, practical, and reasonable.

To be adequate, a discussion of cumulative effects must include the following elements:

- (1) Either (a) a list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those outside the agency’s control, or (b) a summary of projections contained in an adopted general plan or related planning

document, or in a prior certified EIR, which described or evaluated regional or area-wide conditions contributing to the cumulative impact, provided that such documents are referenced and made available for public inspection at a specified location;

- (2) A summary of the individual projects' expected environmental effects, with specific reference to additional information stating where such information is available; and
- (3) A reasonable analysis of all of the relevant projects' cumulative impacts, with an examination of reasonable, feasible options for mitigating or avoiding the project's contribution to such effects (Section 15130[b]).

For some projects, the only feasible mitigation measures will involve the adoption of ordinances or regulations, rather than the imposition of conditions on a project-by-project basis (section 15130[c]).

As used above, the terms "past, present and probable future projects" include existing approved, planned, or budgeted projects; projects that are currently under construction; and projects requiring an agency approval for an application which has been received at the time of NOP release (section 15130[b][1][B][2]).

The cumulative content for this EIR is based on projected buildout under the City of Rocklin's adopted General Plan, as amended, as well as additional foreseeable growth in the project area. In response to a request from LAFCO, the discussion of the potential future buildout in the City of Rocklin was prepared. This discussion concluded that there is a potential for approximately 5,600 new residential units (single family and multi family) scattered over 24 or more sites within the City limits of Rocklin. This includes properties at various stages of entitlements, including tentative map approval. Table S-1 includes a list of potential future development projects in the City of Rocklin, including residential, industrial and commercial projects. Cumulative impacts are analyzed in Chapters E through Q and are summarized below.

Cumulative Impacts Summary

Land Use

The land use impacts analyses include discussions of the existing and planned land uses in the project area. Because the analyses include discussions of planned land uses, the cumulative land use impacts would not differ from those identified for the project. The Proposed Project's portion of future land use would not be cumulatively considerable.

Transportation/Circulation

Cumulative traffic conditions were evaluated for the year 2020 using the City of Rocklin's Travel Demand Model that represents regional growth both in the Rocklin area and in surrounding areas. This model takes future land uses and roadway assumptions and predicts traffic volumes on areas roadways.

Residential Project	No. of Units	Industrial/Commercial Project	No. of Acres
Clover Valley Lakes	844	Sunset West/Lonetree	83
Whitney Oaks 2	200	Sunset West – Others	40
Whitney Oaks 3	441	Wells Fargo Site	100
The Summitt	130	Texaco Site/Rocklin Rd.	3.08
Sunset West	2,350	Niello Land Rover Site	3
Oak Rock Estates	13	SE Rocklin/S. College Blvd.	10.2
Quarry Ridge	128	Rocklin Road – Others	15
Granite Lakes	119	Capitol Nursery Site (Granite Dr.)	4.8
Sasaki	60	Holiday Inn site (Granite Dr.)	1.48
Vista Oaks	151	NW Pacific/Midas	6
Croftwood 1	156	Crossroads @ Stanford Ranch	14.4
Croftwood 2	62	Stanford Ranch Parcel 71	14.63
Holder	8	Stanford Ranch Corporate Center	65
Southridge	35	Stanford Ranch 77/78	5
Highlands	150	Longs Drugs @ SR	1.5
Colisch Subdivision	8	Stanford Ranch- Others	30
Lost Avenue Estates	10	China Garden	5
Civic Center Area	124	Old Mall Site	48
Quarry Lakes Apartment	104	Chinn Property _ Granite Drive	20
Rock 8	70	Granite Drive – Others	50
Casa Grande	45		
Yankee Hill Estates	199		
Stanford Ranch	236		
Other Isolated Lots	150		
Total	5,793 Units	Total	520.09 Acres

Source: City of Rocklin, 2001.

As indicated in Impacts F-7 through F-9, most of the cumulative impacts associated with future roadway operation in the City of Rocklin would be less than significant because traffic volumes would not exceed the City's standard due to planned roadway improvements. However, five intersections and one roadway segment that lie outside the jurisdiction of the City of Rocklin would operate at unacceptable levels, under cumulative conditions.

As indicated in Impacts F-7 and F-9, with implementation of the Proposed Project and other development in the region, projected traffic volumes at the following intersections and roadway segments would exceed the City's standard for residential streets, resulting in unacceptable traffic volumes:

- Sunset Boulevard/Atherton Drive from LOS F to LOS F.
- Sunset Boulevard/West Oaks Boulevard from LOS D to LOS D.

- Sunset Boulevard/Blue Oaks Boulevard from LOS D to LOS D.
- Sunset Boulevard/Pacific Street from LOS D to LOS E.
- Stanford Ranch Road/Five Star Boulevard from LOS E to LOS F.
- Stanford Ranch Road, between SR 65 to Five Star Boulevard, from LOS F to LOS D.

In addition, as discussed in Impact F-5, if the designated school sites are developed as residential, the omission of school sites from the annexation area could result in traffic congestion in portions of the project site.

Air Quality

Project development would result in future (2020) traffic conditions that may cause congestion at some intersections resulting in CO emission concerns. CALINE4 modeling suggests that neither the 1-hour standard of 20 ppm nor the 8-hour standard of 9 ppm would be violated. However, as discussed under Impact G-5, the Proposed Project, in combination with other cumulative development, would hinder the PCAPCD's ability to bring the region into attainment for O₃ and PM₁₀.

Noise

The comparison for the cumulative conditions is based upon the existing zoning for the project site, and the Proposed Project zoning. In general, traffic from the Proposed Project would result in a reduction in overall traffic noise, or a less than 1 dB L_{dn} increase in overall traffic noise on the existing street system. Because changes in decibel levels between 0 and 3 dB are barely perceptible, an increase of less than 1 dB L_{dn} would be considered less than significant.

Population, Employment and Housing

The Proposed Project is generally consistent with current population projections for the City of Rocklin. The EIR prepared for the City's General Plan addressed cumulative impacts associated with cumulative population increases via examination of the buildout of land uses within the City. As discussed in Impact I-1 through I-3, the Proposed Project would not result in significant cumulative impacts to population, the provision of affordable housing or the jobs/housing ratio for the City of Rocklin.

Public Utilities

As stated in Impacts J-5, J-6, J-9, J-10, J-13, and J-15, the Proposed Project, in combination with other development in the City would not result in cumulative impacts to water treatment, wastewater collection and treatment, solid waste disposal, or electrical and gas services. However, as discussed in Impact J-4, the Proposed Project would result in significant and unavoidable cumulative effects on water supply from the PCWA service area.

Public Services

The cumulative context for public services includes buildout of the City of Rocklin. As stated in Impacts K-2, K-7, K-9, and K-11, the Proposed Project in combination with other development in the city would not result in cumulative impacts to Police Services, Fire and Emergency Services, Schools or Parks, since there are existing funding programs in place and since the project will create new parks.

Public Safety and Hazards

The cumulative context for Public Safety and Hazards is all development that is anticipated to occur in the City of Rocklin during General Plan buildout. As discussed in Impact L-4, because all developments are subject to the same Federal, State and local hazardous material requirements as the Proposed Project, potential cumulative risks associated with increased hazardous material use in the community would be less than significant. Potential cumulative impacts due to hazards associated with wildland fires would be less than significant with mitigation.

Visual Resources

The cumulative context for visual impacts of the Proposed Project includes development in South Placer County or the City of Rocklin as a whole. As discussed in Impact M-4, the Proposed Project, in combination with other future development, would contribute to a significant and unavoidable change of visual character. And, as discussed in Impact M-5, the Proposed Project would contribute to a significant and unavoidable impact from light and glare.

Cultural Resources

The Proposed Project, along with other cumulative development in South Placer County, could damage or destroy cultural resources particular to the area. As discussed in Impact N-4, the Proposed Project, in combination with additional development in the City and County, could contribute to a significant impact due to disturbance to previously identified or unidentified cultural resources.

Geology, Soils and Seismicity

As stated in Impact O-4, the Proposed Project would generally not be affected by, nor would it affect other development anticipated under the General Plan that is associated with geological impacts.

Hydrology, Water Quality and Flooding

As discussed in Impact P-6, the Proposed Project, in combination with the construction of other projects that would occur within the Orchard Creek and Pleasant Grove Creek watersheds, would not result in any significant cumulative construction-related water quality impacts because it is assumed

that all other developments would also be required to comply with relevant laws, regulations, and standards governing construction-related water quality impacts.

As discussed in Impact P-7, development in the Orchard Creek and Pleasant Grove Creek watersheds could cumulatively increase urban contaminant loading adversely affecting water quality.

As discussed in Impact P-8, development of the Proposed Project, in combination with future development, would result in a less-than-significant impact from an increase in the rate of stormwater runoff from newly created impervious surfaces. However, as discussed in Impact P-9, the cumulative increase in the volume of stormwater runoff would be significant and unavoidable.

Biological Resources

As discussed in Impact Q-9, implementation of the Proposed Project in combination with other existing and planned development projects in the Rocklin area would contribute to the urbanization of western Placer County. This development could result in the loss of wetlands and the decline of native plant communities and habitat for plant and wildlife species native to the region. Additionally, the proximity of urban development will contribute to the distribution of non-native plant and wildlife species, which will further degrade the habitat and available niches for native species in the surrounding region. Implementation of QMM-1 and QMM-3 through QMM-7 would reduce the magnitude of these individual impacts. However, even with these measures, the cumulative loss of wetlands and habitat for plants and wildlife (Q-9) would be significant and unavoidable.

SIGNIFICANT AND UNAVOIDABLE ADVERSE IMPACTS

The potential environmental impacts that would result from implementation of the Proposed Project are summarized in Table C-1 in Chapter C, Summary. In most cases, impacts that have been identified would be less than significant after application of relevant General Plan policies and City ordinances. In some instances, incorporation of the mitigation measures described in Table C-1 would reduce the impact to levels that are less than significant. Those impacts that cannot be feasibly mitigated to a less-than-significant level would remain as significant and unavoidable adverse impacts. The project-specific impacts are listed below:

- Violation of the level of service standards from increased traffic on City of Roseville intersections and roadways in the vicinity of the project;
- Generation of criteria air pollutants from construction emissions in excess of Placer County APCD thresholds;
- Generation of vehicle and area source air pollutants;
- Noise from school sites could effect some residents in the project area;
- Replacement of the character of the project site with an urban setting and introduction of light and glare;
- Damage or destruction of previously unidentified cultural resources; and
- Short-term loss of native oak trees.

The significant and unavoidable cumulative impacts are listed below:

- Cumulative contribution to congestion on local roadways, resulting in unacceptable traffic levels of service;
- Cumulative contribution of air emissions would hinder the regions ability to seek attainment for ozone and particulate matter of less than 10 microns;
- Increased use of water would reduce overall PCWA supplies by approximately one percent;
- Contribution to the cumulative change in visual character of the region from open agricultural land to residential;
- Contribution to cumulative light and glare in the region;
- Contribution to cumulative loss of wetlands and habitat for plants and wildlife resources in the region.

T. REPORT PREPARATION

EIP ASSOCIATES

Project Director	Adrienne L. Graham, AICP
Project Manager	Derek Kantar
Deputy Project Manager	Francisca Mar

Land Use	Jennifer Hageman
Transportation/Circulation	DKS, Francisca Mar
Air Quality	Anna Price
Noise	Francisca Mar
Population, Employment, and Housing	Francisca Mar
Public Utilities	Jennifer Hageman
Public Services	Jennifer Hageman
Public Safety and Hazards	Mark Nordberg
Visual Resources	Patrick Hindmarsh
Cultural Resources	Francisca Mar
Geology, Soils, and Seismicity	Alice Tackett
Hydrology, Water Quality, and Flooding	Mark Nordberg
Biological Resources	Sam Bacchini

Word Processing	Sherrie Sparks, Teresa Differ, Alta Cunningham
Production	Jennifer Hageman, Amanda Schramm, Christina Davis
Graphics	Mark S. Biegaj

Clif Carstens	Contract Planner, City of Rocklin
Terrance E. Lowell & Associates	Contract Engineer

Sub Consultants

Traffic and Circulation	John Long, DKS Associates
Noise	John Gard, Fehr and Peers Associates, Inc.
Cultural Resources	Jim Brennan, Bollard and Brennan, Inc.
	Melinda Peak, Peak & Associates

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