

# **Appendix A**

**Notice of Preparation and NOP Comments**



# NOTICE OF PREPARATION

FOR THE

## COLLEGE PARK PROJECT

FEBRUARY 1, 2019

*Prepared for:*

Rocklin Community Development Department, Planning Division  
3970 Rocklin Road  
Rocklin, CA 95677  
(916) 625-5162



*Prepared by:*

De Novo Planning Group  
1020 Suncastr Lane, Suite 106  
El Dorado Hills, CA 95762  
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

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A Land Use Planning, Design, and Environmental Firm





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# Notice of Preparation of an Environmental Impact Report and Scoping Meeting

**Date:** February 1, 2019

**Subject:** Notice of Preparation – College Park Project

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Interested Organizations and Persons

**Lead Agency:** David Mohlenbrok, Director  
City of Rocklin, Community Development Department  
3970 Rocklin Rd.  
Rocklin, CA 95677  
(916) 625-5162

**Notice of Preparation:** This is to notify public agencies and the general public that the City of Rocklin, as the Lead Agency, will prepare an EIR for the College Park Project (proposed Project, also formerly known as Sierra Villages). The City of Rocklin is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is relevant to the agencies' statutory responsibilities in connection with the proposed Project. Responsible/trustee agencies will need to use the EIR prepared by the City of Rocklin when considering applicable permits, or other approvals for the proposed Project.

**Comment Period:** Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM on March 4, 2019.

**Comments/Input:** Please send your comments/input (including the name for a contact person in your agency) to: Attn: David Mohlenbrok, Community Development Director at the City of Rocklin, 3970 Rocklin Road, Rocklin, CA 95677. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

**Scoping Meeting:** On Wednesday February 27, 2019, the City of Rocklin will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Project and scope of the Environmental Impact Report (EIR). This meeting will be held at the Rocklin City Hall, City Council Chambers, 3970 Rocklin Road from 5:30-7:00pm.

If you have any questions regarding the scoping meeting, contact David Mohlenbrok, Community Development Director at (916) 625-5162 or [David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us).

**1. Project Title:** College Park Project

**2. Project Representative**

George Philips  
Philips Land Law, Inc.  
5301 Montserrat Lane  
Loomis, Ca 95650

**3. Project Location**

The proposed Project consists of two sites: the 71.4-acre North Village site and the 35.8-acre South Village site. Both sites are located within the City of Rocklin and are located one quarter mile apart along the Rocklin Road corridor. Figures 1 and 2 show the Project's regional location and Project vicinity (respectively). As shown in Figure 3 (APN Map), the North Village site is located at the northeast corner of Rocklin Road and Sierra College Boulevard and consists of APNs 045-150-023, -048, and -052. The South Village site is located at the southeast corner of Rocklin Road and El Don Drive and consists of APNs 045-131-001 and -003.

**4. Project Setting**

A. EXISTING SITE CONDITIONS

**North Village.** The North Village site is rectangular excluding two small outparcels on the west side of the site, east of Sierra College Boulevard. The site is uninhabited and comprised of gently rolling terrain at elevations ranging from 330 to 380 feet above mean sea level. The predominant vegetation is non-native annual grassland and oak woodland dominated by interior live oak, blue oak and grey pine. Portions of the site were historically mined, resulting in an irregular and disturbed landscape in the northern portion of the site. Two drainages and associated wetlands run from south to north and are discontinuous. Seeps and depressional seasonal wetlands as well as granite outcroppings occur within the non-native annual grassland.

**South Village.** The South Village site is nearly square excluding two areas on the north side of the site, south of Rocklin Road. The site is comprised of rolling terrain at elevations ranging from 290 to 310 feet above mean sea level. A branch of Secret Ravine Creek runs from east to west through the site and is bordered on both sides by a riparian wetland that occupies the creek's floodplain. The creek branches to the northeast portion of the site and an intermittent drainage flows through an oak woodland into the creek from the south. The northwest corner of the site is barren and used as a parking lot for Sierra College. Monte Verde Park, a neighborhood park, is located in the west-central portion of the site and includes play and turf areas. In the southwest portion of the site is a seep. The site south of the floodplain is occupied by patches of non-native annual grassland and oak woodland dominated by interior live oak, blue oak and valley oak. Granitic outcroppings are scattered throughout.

## B. SURROUNDING LAND USES

**North Village.** On the west side of the site, a single residential home site is surrounded by the Project. West of the North Village, the Sierra College's Rocklin campus is located on the northwest corner of Rocklin Road and Sierra College Boulevard and a commercial center is located on the southwest corner. James Drive is immediately east of the North Village site with an approved, but yet to be constructed equestrian facility located contiguous to the Project site at the end of James Drive, and rural residential parcels in the Town of Loomis located east of James Drive. Rocklin Road forms the site's south boundary and Rocklin Manor Apartments are south of Rocklin Road. The parcel north of the site is vacant and vegetated with oak woodland and grassland.

**South Village.** Rocklin Road and El Don Road are located north and west of the South Village site, respectively, and the Sierra College campus is located immediately north of Rocklin Road. Office buildings and the Rocklin Latter-day Saints (LDS) Institute are situated in two separate areas south of Rocklin Road, outside of the Project area. West of the South Village, office and retail uses are on the southwest corner of El Don Drive and Rocklin Road. Single-family residential uses, including the Cresleigh Sierra project, are west, south and east of the site. A branch of Secret Ravine Creek extends east and west of the site.

## C. EXISTING GENERAL PLAN LAND USES AND ZONING

The Project area is currently located in the eastern portion of the City of Rocklin and within the city limits.

### *Existing City of Rocklin General Plan Land Use Designations*

The existing General Plan designation for the North Village is Mixed Use (MU). The existing General Plan designations for the South Village are Mixed Use (MU) and Recreation-Conservation (R-C). The Rocklin General Plan contains the following standards to guide development for the existing land uses:

**Mixed Use:** Mixed Use provides for land use patterns and mixed-use development that integrate residential and non-residential land uses such that residents may easily access shopping, services, employment and leisure activities. This land use also provides for non-residential land uses such as institutional, office, educational, civic and other facilities proximate to residential uses.

**Recreation-Conservation:** Recreation-Conservation provides for land to be used for active and passive recreation, to be preserved for future recreational use, and/or to protecting land that has important environmental and ecological qualities.

### *Existing City of Rocklin Zoning Designations*

The Rocklin Zoning Ordinance designates the North Village site as Planned Development – Community College (PD-CC) within the Sierra College Area General Development Plan, and the South Village site as Planned Development – Commercial (PD-C) within the Rocklin Road East of



I-80 General Development Plan, Open Area (OA), and R1-10 (Residential Single Family 10,000-square foot minimum lot). Below is a general description of existing City zoning within the Project area.

**Planned Development – Community College (Sierra College Area General Development Plan):** The purpose of planned development zones is to provide the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances, while at the same time protecting public health, safety and welfare and property values. The Sierra College Area General Development Plan was created to allow the integrated development of the project area in a manner that would accommodate various types of large scale, complex and phased development.

**Planned Development – Commercial (PD-C) (Rocklin Road East of I-80 General Development Plan):** The purpose of planned development zones is to provide the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances, while at the same time protecting public health, safety and welfare and property values. The Rocklin Road East of I-80 General Development Plan encompasses the area of Rocklin Road frontage east of I-80 with proximity to Sierra Community College. Approximately 50 percent of the South Village, located south of Rocklin Road and north of the creek, is within Area 2 of this General Development Plan. This area was intended to accommodate typical commercial uses.

**Open Area (OA):** This zone is generally used to protect steep, hazardous or sensitive area in an undeveloped state. Where appropriate, some limited uses may be allowed subject to the approval of a conditional use permit. The following uses may be permitted in this zone: parks, playgrounds, golf courses, swimming pools, country clubs, equestrian facilities, museums, art galleries, public buildings, public utility substations, and commercial uses accessory to permitted or conditional uses, such as refreshment stands, restaurants, sports equipment rental and sales, and marinas.

**R1-10 (Residential Single Family 10,000-square foot minimum lot):** This zone is designed for residential single-family units on lots with a minimum of 10,000 square feet. Permitted uses in the R1-10 zone include single-family dwellings, accessory uses and buildings, Section 5116 homes, schools, and secondary residential units.

#### *Surrounding General Plan and Zoning Designations*

Table 1 provides the existing General Plan and Zoning Designations for lands adjoining the North Village and South Village.

TABLE 1: SURROUNDING GENERAL PLAN AND ZONING DESIGNATIONS

Location Relative to Project Sites	General Plan Designations	Zoning Designations
<b>North Village</b>		
North	Medium Density Residential (MDR)	Planned Development Residential (PD-3.5)
South	Medium Density Residential (MDR); Medium-High Density Residential (MHDR); and High Density Residential (HDR)	Planned Development Residential (PD-20, PD-12, and PD-4)
East	Residential Estate*	*Residential Estate (RE)
West	Public/Quasi-Public (PQP)	Planned Development Community College (PD-CC)
<b>South Village</b>		
North	Retail Commercial (RC); and Public/Quasi-Public (PQP)	Planned Development Community College (PD-CC)
South	Medium Density Residential (MDR)	Planned Development Residential (PD-6); Residential Single Family 6,000 Square Feet Minimum Lots (R1-6)
East	Medium Density Residential (MDR); and Retail Commercial (RC)	Planned Development Residential (PD-6.5); Open Area (OA); Residential Single Family 6,000 Square Feet Minimum Lots (R1-6)
West	Medium Density Residential (MDR); and Recreation-Conservation (R-C)	Planned Development Community College (PD-CC); Planned Development (PD-4); Residential Single Family 7,500 Square Feet Minimum Lots (R1-7.5)

Note: \* = Land use or zoning designation within the Town of Loomis General Plan

**North Village.** Adjoining land to the north of the North Village Project site is designated Medium Density Residential (MDR). Land to the west is designated Public/Quasi-Public (PQP), and lands to the south are designated Medium Density Residential (MDR), Medium-High Density Residential (MHDR), and High Density Residential (HDR). Land to the east is located outside of the City of Rocklin city limits and within the Town of Loomis; this land is designated Residential Estate in the Town of Loomis General Plan.

The adjoining zoning to the north and south of the North Village Project site is Planned Development Residential. Land to the west of the North Village Project site is zoned Planned Development Community College (PD-CC). Land to the east is located outside of the City of Rocklin city limits and within the Town of Loomis; this land is zoned Residential Estate in the Town of Loomis General Plan.

**South Village.** Adjoining lands to the south of the South Village Project site are designated MDR. Land to the east is designated MDR and Retail Commercial (RC). Land to the north is designated RC and PQP, and land to the west is designated MDR and Recreation-Conservation (R-C). There are also R-C lands to the east and west of the South Village Project site.

Adjoining zoning designations to the south of the South Village Project site are Planned Development Residential, and Residential Single Family 6,000 Square Feet Minimum Lots. Zoning to the east of the South Village Project site is designated Planned Development Residential, Open Area, and Residential Single Family 6,000 Square Feet Minimum Lots. Land to

the north is designated PD-CC, and land to the west is designated PD-CC, Planned Development Residential, and Residential Single Family 7,500 Square Feet Minimum Lots (R1-7.5).

## **5. Project Goals and Objectives**

Consistent with Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines, a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed. The quantifiable objective of the proposed Project is the development of the 107.2-acre Project area, over two separate sites (North Village and South Village), which will include: Mixed Use (MU), Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High-Density Residential (HDR), and Recreation-Conservation (R-C) land uses.

The College Park Project identifies the following objectives:

- Create two high quality new and financially viable mixed-use neighborhoods that include residential, commercial, office, and/or public uses located along two significant transportation corridors in the City.
- Efficiently develop two surplus properties of Sierra College consistent with the College's draft Facilities Master Plan and into sales and property tax-generating uses for various agencies within the project area.
- Develop a diverse mix of residential densities and home ownership opportunities immediately adjacent to Sierra College, the City's largest employer and existing nearby local and regional commercial uses, thereby presenting opportunities for reductions in vehicle miles traveled, air quality and greenhouse gas emissions.
- Develop park, open space and recreational amenities accessible to existing and planned future city residents.
- Create an integrated design for landscaping, lighting, signage, and entry features which advance the vision in the City's College District Design Guidelines.
- Create well-designed residential mixed-use neighborhoods on two infill sites within the City consistent with the Sacramento Area Council of Government Blueprint and Sustainable Communities Strategy which emphasize the efficient use of land and walkability.
- Develop the properties in a way that integrates their natural and environmental features into the project in an interactive way.
- Develop the two neighborhoods with an emphasis on quality architecture and diversity of housing and creatively contribute to the City's regional housing mix.

## 6. Project Characteristics and Description

### *Background and Project Description*

For years, the potential of the North and South Village sites have been envisioned for development to economically benefit Sierra College. The College's Facilities Master Plan, adopted by the Trustees in 2014, describes and illustrates the long-term vision of facility planning at its Rocklin campus and does not designate the Sierra Village sites for campus uses. Instead, the Facilities Master Plan designates the sites for revenue generation to benefit the College. In 2015, the Trustees initiated a process to identify a developer for the proposed Project and declared the two sites (North Village and South Village) as surplus property in 2016.

The 107.2-acre College Park Project includes the 71.4-acre North Village and the 35.8-acre South Village site. Figures 4 and 5 provide the conceptual plans for the North Village and South Village sites, respectively. The North Village site would include approximately 432 dwelling units, and the South Village site would include approximately 26 dwelling units. The North Village site would primarily be composed of single-family residential land uses. The North Village site would also contain high-density residential uses in the central portion of the site, while the southern portion of the site would contain commercial and mixed use uses (along Rocklin Road). In contrast, the majority of the South Village site would be dedicated to recreation/conservation land uses, but it also contains the 26 single family dwelling units referenced above. Community college land uses (mixed uses) would make up the bulk of the remaining portion of the South Village site. The Project area's grading plans, drainage characteristics, and utility infrastructure would comply with the City's Municipal Code and all applicable local, state, and federal requirements.

### *Proposed General Plan Land Uses*

The Project proposes a General Plan Amendment to change the land use designations of the Project area. Specifically, the Project proposes to change the land use designations within the North Village site to Recreation-Conservation (R-C), Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR) and Mixed Use (MU), and to change the land use designations of the South Village site to Mixed Use (MU), Recreation-Conservation (R-C) and Medium Density Residential (MDR). Table 2 provides the existing and proposed General Plan land use designations for each of the two sites, and for the proposed Project as a whole. Figure 6 provides the proposed General Plan land uses for the proposed Project.

TABLE 2: EXISTING AND PROPOSED - GENERAL PLAN LAND USE DESIGNATIONS (ACRES)

General Plan Designations	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed Use (MU)	71.4	15.8	27.9	11.7	99.3	27.5
Medium Density Residential (MDR)	0	6.2	0	6.1	0	12.3
Medium-High Density Residential (MHDR)	0	30.0	0	0	0	30.0
High-Density Residential (HDR)	0	3.9	0	0	0	3.9
Recreation-Conservation (R-C)	0	15.5	7.9	18.0	7.9	33.5
<b>Total</b>	<b>71.4</b>	<b>71.4</b>	<b>35.8</b>	<b>35.8</b>	<b>107.2</b>	<b>107.2</b>

*Proposed Zoning*

The North Village is located within the existing Sierra College Area General Development Plan, which is an approximately 375-acre Planned Development including Sierra Community College and surrounding properties. The proposed Project includes a proposal to amend the existing Sierra College Area General Development Plan (Sierra College Area GDP) to add the South Village, and rezone the site. Table 3 provides the existing and proposed zoning for the both Project sites (i.e. North Village and South Village). The proposed zoning changes are described below, and the proposed Project’s zoning designations are shown on Figure 7:

- **North Village.** The Project proposes to change the zoning within the North Village to the following Sierra College Area GDP zoning designations: Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – Medium Density Residential (PD-MDR), Planned Development – Medium-High Density Residential (PD-MHDR), Planned Development – High Density Residential (PD-HDR), Planned Development – Park (PD-P) and Planned Development – Open Space (PD-OS).
- **South Village.** The Project proposes to change the zoning within the South Village to the following Sierra College Area GDP zoning designations: Planned Development -Community College Adjacent East (PD-CCAЕ), Planned Development-Community College Adjacent West (PD-CCAW), Planned Development - Open Space (PD-OS) and Planned Development - Medium Density Residential (PD-MDR).

TABLE 3: EXISTING AND PROPOSED - ZONING (ACRES)

Zoning	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
PD-CC	71.4	0	0	0	71.4	0
PD-CCAE	0	0	0	3.3	0	3.3
PD-CCAW	0	0	0	8.4	0	8.4
PD-C	0	0	17.5	0	17.5	0
PD-VCMU	0	15.8	0	0	0	15.8
R1-10 Single Family	0	0	10.2	0	10.2	0
PD-MDR	0	6.2	0	6.1	0	12.3
PD-MHDR	0	30.0	0	0	0	30.0
PD-HDR	0	3.9	0	0	0	3.9
PD-OS	0	8.7	5.8	16.8	5.8	25.5
PD-P	0	6.8	2.3	1.2	2.3	8.0
<b>Total</b>	<b>71.4</b>	<b>71.4</b>	<b>35.8</b>	<b>35.8</b>	<b>107.2</b>	<b>107.2</b>

The Sierra College Area GDP includes the following standards to guide development for these zones:

**PD-MDR:** The PD-MDR designation provides areas for single family detached homes on lots with a minimum lot size of 4,000 square feet, allows for accessory uses and nonresidential uses, compatible with single family neighborhoods, and discourages non-residential uses that are incompatible with single family neighborhoods.

**PD-MHDR:** The PD-MHDR designation provide areas for single family detached and attached homes with a minimum lot size of 1,200 square feet, and allows for a variety of unit types included, but not limited to, small lot single family, duplexes, triplexes, townhomes, and condominiums.

**PD-HDR:** The PD-HDR designation provides areas for multi-family attached homes, and is located conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses.

**PD-CCAE:** The PD-CCAE designation provides areas for a variety of uses which could include office, medical office, retail, medium high density residential, assisted and/or senior living, adjacent to the Sierra College Campus.

**PD-CCAW:** The PD-CCAW designation provides areas for a variety of uses which could include office, medical office, retail, college uses, assisted and/or senior living, adjacent to the Sierra College Campus.

**PD-VCMU:** The PD-VCMU designation provides for land use patterns and mixed-use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities. This designation also promotes economic vitality and diversification of the local economy by

allowing creative development combinations that serve local needs and/or attract visitors to the community, and provides flexibility for non-residential uses (office, retail, service, entertainment) and residential (typically medium and high density residential) uses to be located within the same building, lot or block; either horizontally or vertically mixed; and with no specific ratio of residential to non-residential uses.

**PD-P:** The PD-P designation provides for active and passive recreation uses within an attractive landscaped environment.

**PD-OS:** The PD-OS designation provides open space uses that serve to protect and preserve natural features, drainage courses and wooded areas throughout the Plan Area.

*Land Use Summary*

Table 4 provides a summary table of the proposed land uses and development for the proposed Project. The proposed Project’s conceptual site plan is shown on Figure 4 (North Village) and Figure 5 (South Village). The non-residential building square footages have been estimated for the purposes of the CEQA analysis.

TABLE 4: PROPOSED PROJECT LAND USE SUMMARY

Planned Development Land Use		North Village			South Village			College Park Total	
		Acres	Dwelling Units	Non-Res. Building Square Footage	Acres	Dwelling Units	Non-Res. Building Square Footage	Total Acres	Total Units
Community College Adjacent East	PD-CCAЕ	0	0	0	3.3	0	43,000	3.3	0
Community College Adjacent West	PD-CCAW	0	0	0	8.4	0	110,000	8.4	0
Village Commercial Mixed Use	PD-VCMU	15.8	189	66,000	0	0	0	15.8	189
Medium Density Residential	PD-MDR	6.2	45	0	6.1	26	0	12.3	71
Medium-High Density Residential	PD-MHDR	30.0	287	0	0	0	0	30.0	287
High-Density Residential	PD-HDR	3.9	99	0	0	0	0	33.5	99
Park & Open Space	PD-P/OS	15.5	0	0	18.0	0	0	33.5	0
<b>Total</b>		<b>71.4</b>	<b>620</b>	<b>66,000</b>	<b>35.8</b>	<b>26</b>	<b>153,000</b>	<b>107.2</b>	<b>646</b>

Notes: \* PD-CCAЕ, PD-CCAW, and PD-VCMU each provide a variety of allowed uses within these zoning districts, some of which could result in additional residential or senior assisted units. The final design of these areas has not yet been determined.

## 7. Uses of the EIR and Anticipated Agency Approvals

The EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project.

### A. CITY OF ROCKLIN ENTITLEMENTS AND APPROVALS

The City of Rocklin will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of a City of Rocklin General Plan Amendment (Land Use Element)
  - North Village: change land use from Mixed Use (MU) to Medium Density Residential (MDR), Medium-high Density Residential (MHDR), High Density Residential (HDR), Recreation-Conservation (R-C) and Mixed Use (MU),
  - South Village: change land use from Mixed Use (MU) to Medium Density Residential (MDR), Recreation-Conservation (R-C) and Mixed Use (MU).
- Approval of City of Rocklin rezone:
  - North Village: change zoning from Planned Development – Community College (PD-CC) to Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – Medium Density Residential (PD-MDR), Planned Development – Medium-High Density Residential (PD- MHDR), Planned Development – High Density Residential (PD-HDR), Planned Development – Park (PD-P) and Planned Development - Open Space (PD-OS)
  - South Village: change zoning from Planned Development – Commercial (PD-C), Open Area (OA), Residential – 10,000 sf min (R1-10) and Park (P) to Planned Development - Community College Adjacent East (PD-CCAE), Planned Development – Community College Adjacent West (CCAW), and Planned Development – Medium Density Residential (PD-MDR) Planned Development – Park (PD-P) and Planned Development – Open Space (PD-OS);
- Approval of the Sierra College Area General Development Plan Amendment;
- Approval of Vesting Tentative Maps and Final Maps;
- Approval of Improvement and Grading Plans;
- Approval of Building Plans and Certificates of Occupancy

### B. OTHER GOVERNMENTAL AGENCY APPROVALS

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code;



- California Department of Water Resources – SB 221 Water Supply Assessment requirements;
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
- Placer County Air Pollution Control District (PCAPCD) - Approval of construction-related air quality permits (dust control plan);
- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- Regional Water Quality Control Board (RWQCB) – Water quality certification pursuant to Section 401 of the Clean Water Act;
- Regional Water Quality Control Board (RWQCB) – Permitting of State jurisdictional areas, including isolated wetlands pursuant to the Porter-Cologne Water Quality Act; Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act; and
- United States Army Corps of Engineers (USACE) – Permitting of federal jurisdictional areas pursuant to Section 404 of the Clean Water Act.

## 8. Preliminary Project Alternatives

The exact alternatives that will be evaluated in the Draft EIR will be determined through the Notice of Preparation and Scoping Process. Through preliminary discussions, there are four alternatives to the proposed Project that have been preliminarily contemplated for evaluation in the Draft EIR. Based on input from the public, responsible/trustee agencies, and City staff, these alternatives could be revised, eliminated, and new alternatives could be developed. The preliminary alternatives are as follows:

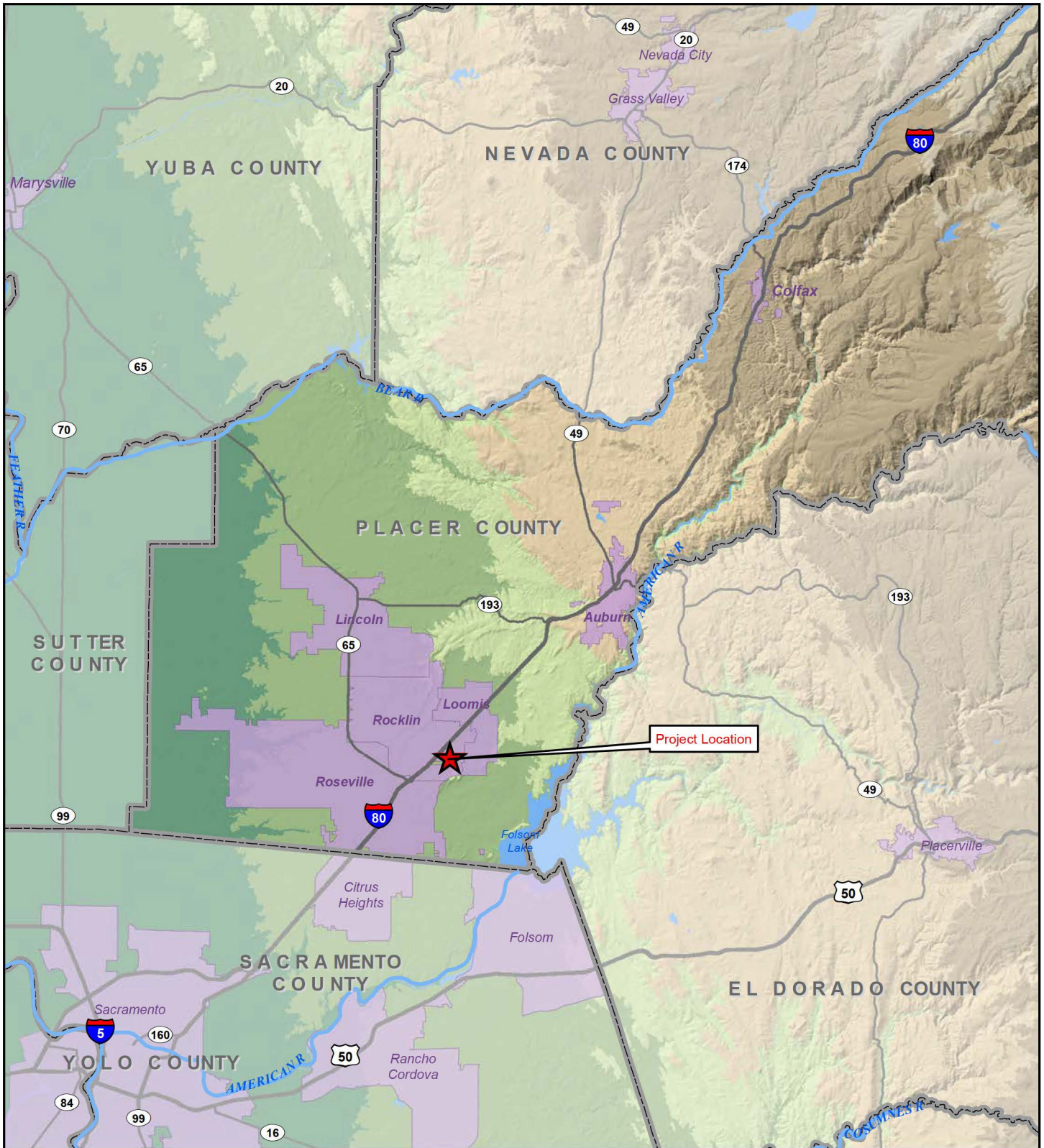
- **No Project (No Build) Alternative:** Under this alternative, development of the proposed Project area would not occur, and the Project area would remain in its current existing condition.
- **No Project (Continuation of Existing Land Use and Zoning) Alternative:** Under this alternative, development of the proposed Project would occur as originally planned for by the existing land uses and zoning designations.
- **Off-Site Location Alternative:** Under this alternative, the proposed Project would be developed with the same amenities as described in the Project Description, but at an off-site location.
- **Reduced Residential Density Alternative:** Under this alternative, the proposed Project would be developed with the same amenities as described in the Project Description, but the density of all of the proposed land uses would be decreased by 15%.

**Probable Environmental Effects:** All environmental topics identified in Appendix F and G of the State CEQA Guidelines require analysis within the EIR. The Draft EIR will examine the following:

Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy Conservation, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

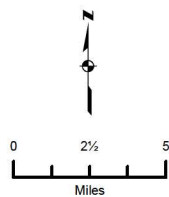
**Initial Study:** An Initial Study has not been prepared for this Project. As noted above, each environmental topic identified in Appendix F and G of the State CEQA Guidelines requires analysis in an EIR.

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**Legend**

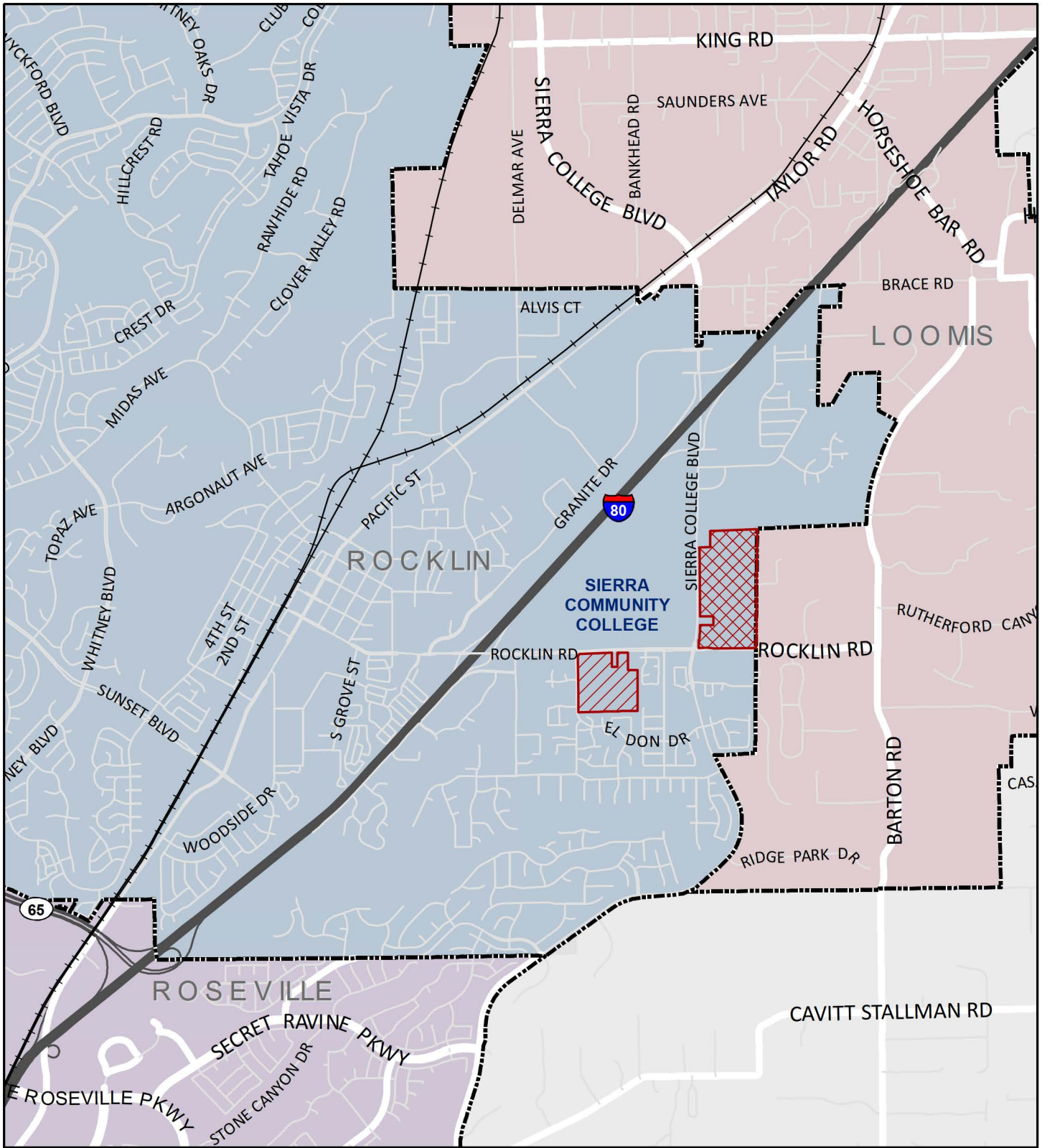
- City Area
- County Boundary









**CITY OF ROCKLIN COLLEGE PARK**  
**Figure 1. Regional Location Map**

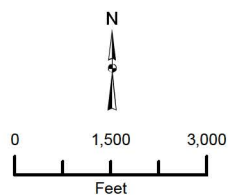
Sources: CalAtlas; Sacramento County, Placer County;  
 El Dorado County; Map date: November 30, 2018.

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**Legend**

-  College Park North Village
-  College Park South Village
- Municipality**
-  Rocklin
-  Roseville
-  Loomis
-  Unincorporated Placer County

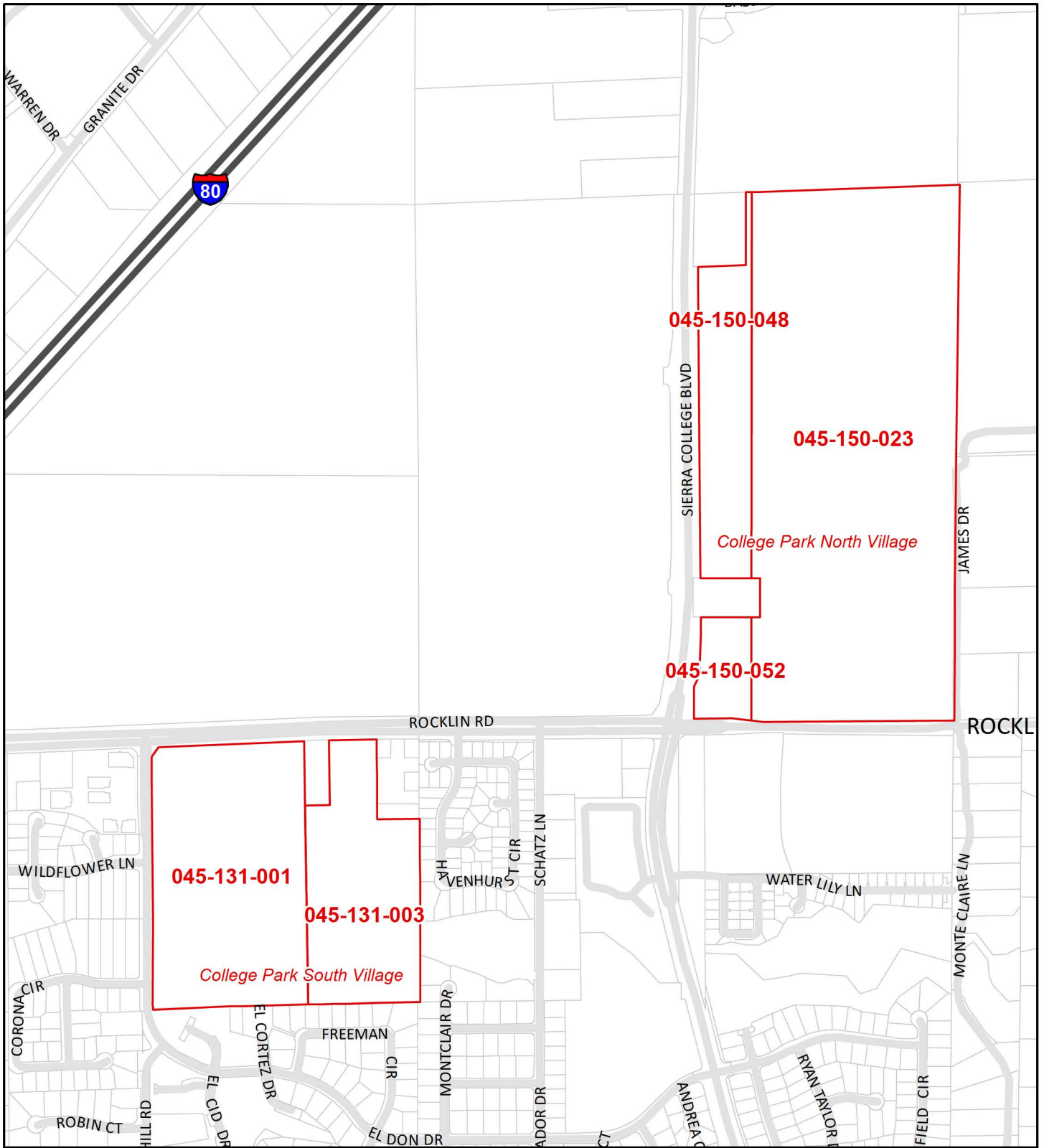


**CITY OF ROCKLIN COLLEGE PARK**

Figure 2. Vicinity Map

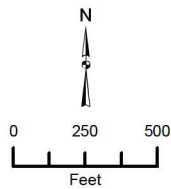
Sources: Placer County GIS. Map date: January 13, 2019.

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**Legend**

- Project Parcel
- Placer County Assessor Parcel



**CITY OF ROCKLIN COLLEGE PARK**

Figure 3. APN Map



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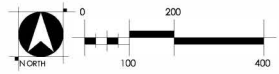
**North Village**  
**COLLEGE PARK**  
 CITY OF ROCKLIN, CALIFORNIA  
 NOVEMBER, 2018



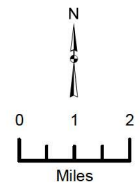
**LAND USE SUMMARY**

LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE FAMILY RESIDENTIAL	45	6.2	7.3
45 x 100 LOTS (TYPICAL)	45	14.5	3.1
45 x 60 LOTS (TYPICAL)	45	9.2	4.9
45 x 30 LOTS (TYPICAL)	45	4.0	11.3
MEDIUM DENSITY RESIDENTIAL	99	3.9	25.4
VILLAGE COMMERCIAL MIXED USE	189	15.8	12.0
PARKS	-	6.8	-
OPEN SPACE	-	8.7	-
<b>TOTAL</b>	<b>630</b>	<b>71.4</b>	<b>-</b>

**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 4670 WILLOW RD. STE 125 TEL 925.847.1556  
 PLEASANTON, CA 94588 FAX 925.847.1557



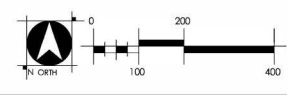
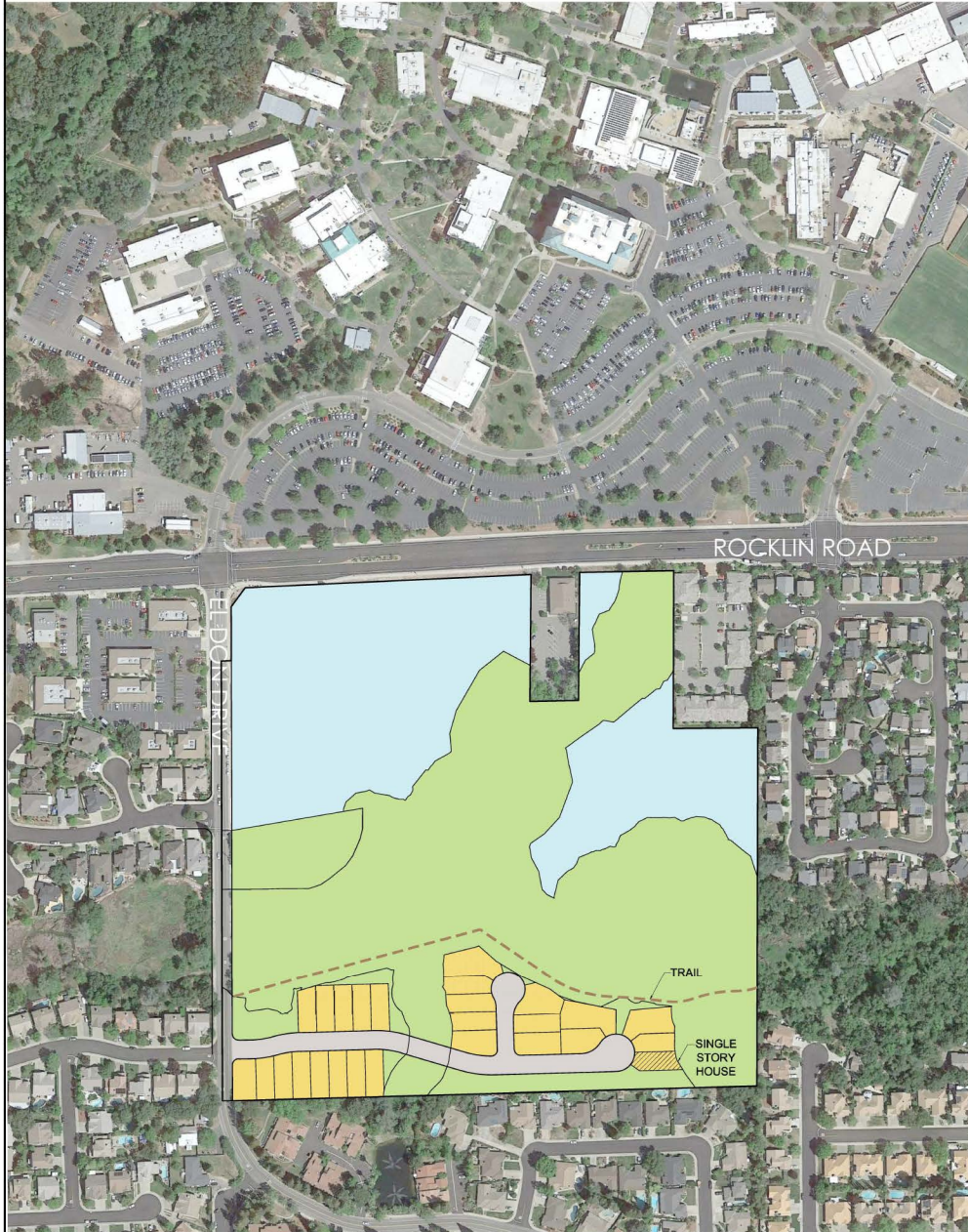
**CITY OF ROCKLIN COLLEGE PARK**  
**Figure 4: Conceptual Plan - North Village**



Sources: Wood Rodgers, 2018. Map Date: November 30, 2018

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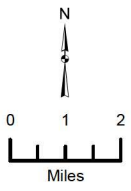
South Village  
**COLLEGE PARK**  
 CITY OF ROCKLIN, CALIFORNIA  
 NOVEMBER, 2018



LAND USE SUMMARY			
LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
— SINGLE-FAMILY RESIDENTIAL 45' X 100' LOTS (TYPICAL)	26	6.1	4.3
— COMMUNITY COLLEGE	—	11.2	—
— RECREATION/CONSERVATION	—	18.0	—
<b>TOTAL</b>	<b>26</b>	<b>35.8</b>	<b>—</b>

**WOOD RODGERS**  
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
 4670 WILLOW RD., STE 125 TEL 925.847.1556  
 PLEASANTON, CA 94588 FAX 925.847.1557

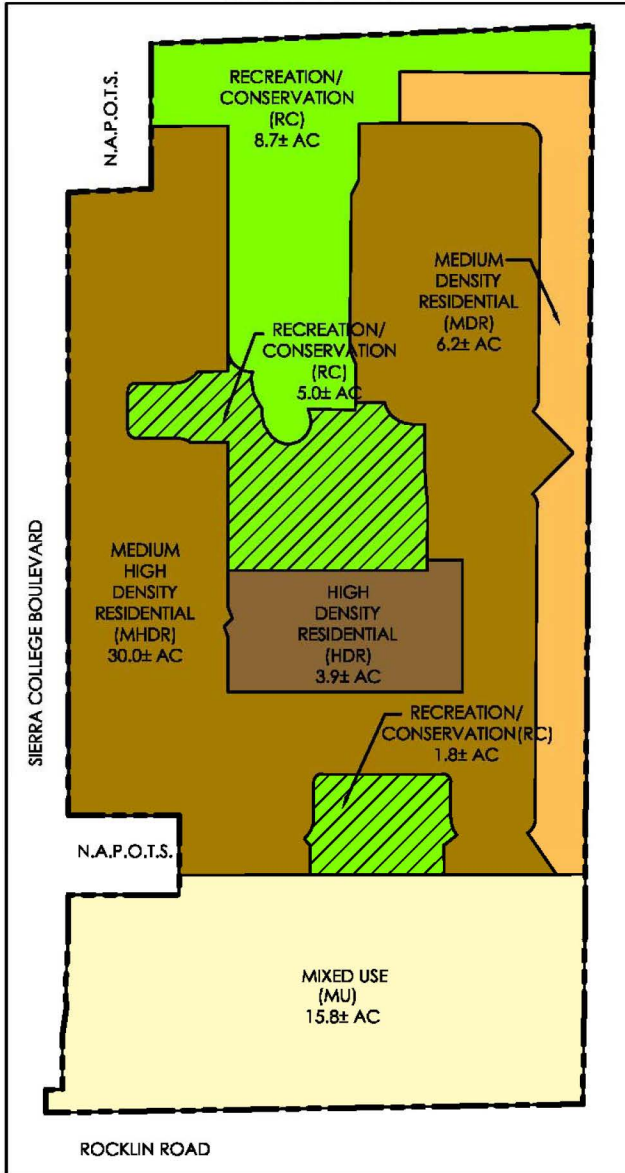
CITY OF ROCKLIN COLLEGE PARK  
 Figure 5: Conceptual Plan - South Village



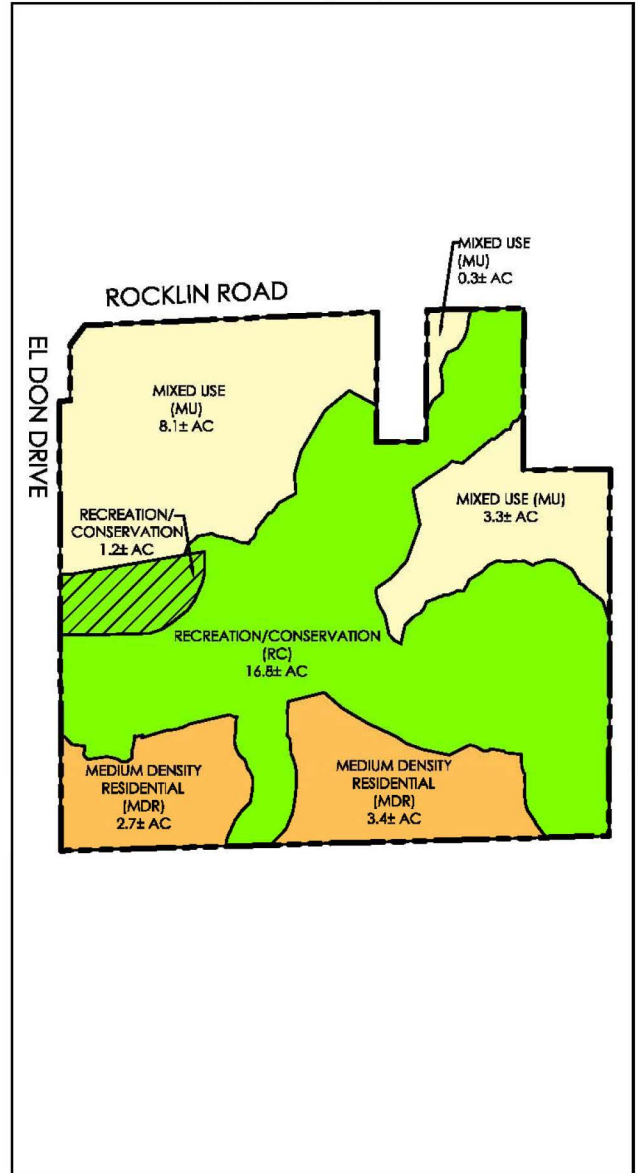
Sources: Wood Rodgers, 2018. Map Date: November 30, 2018

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NORTH VILLAGE

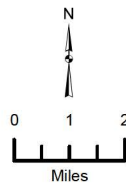


SOUTH VILLAGE



CITY OF ROCKLIN COLLEGE PARK

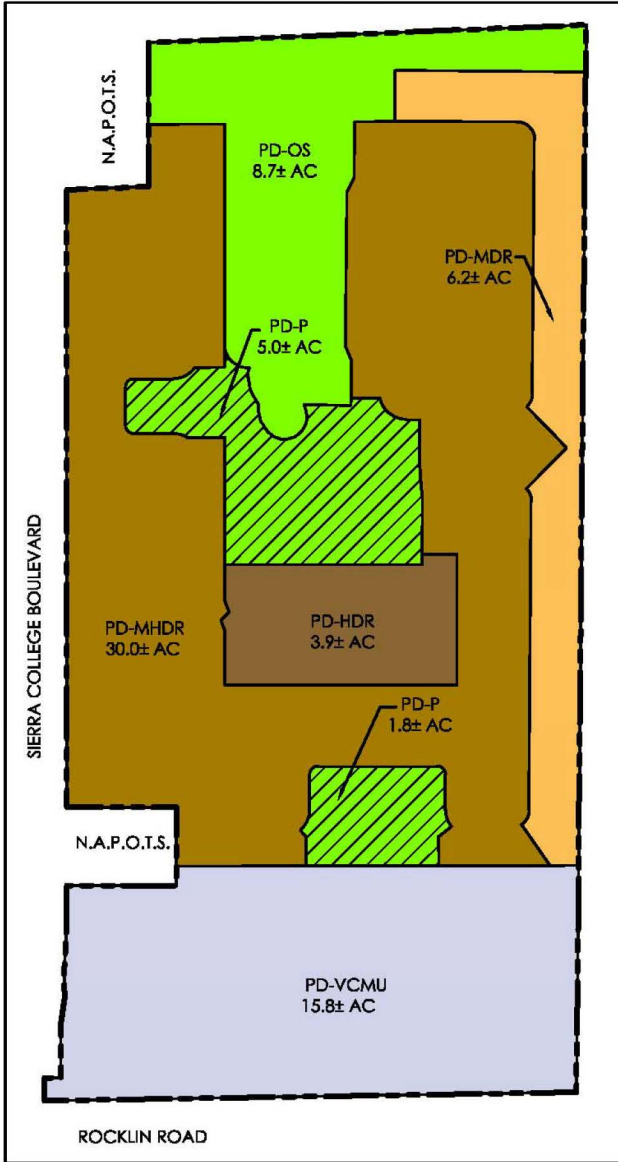
Figure 6: Proposed General Plan Land Use Designations



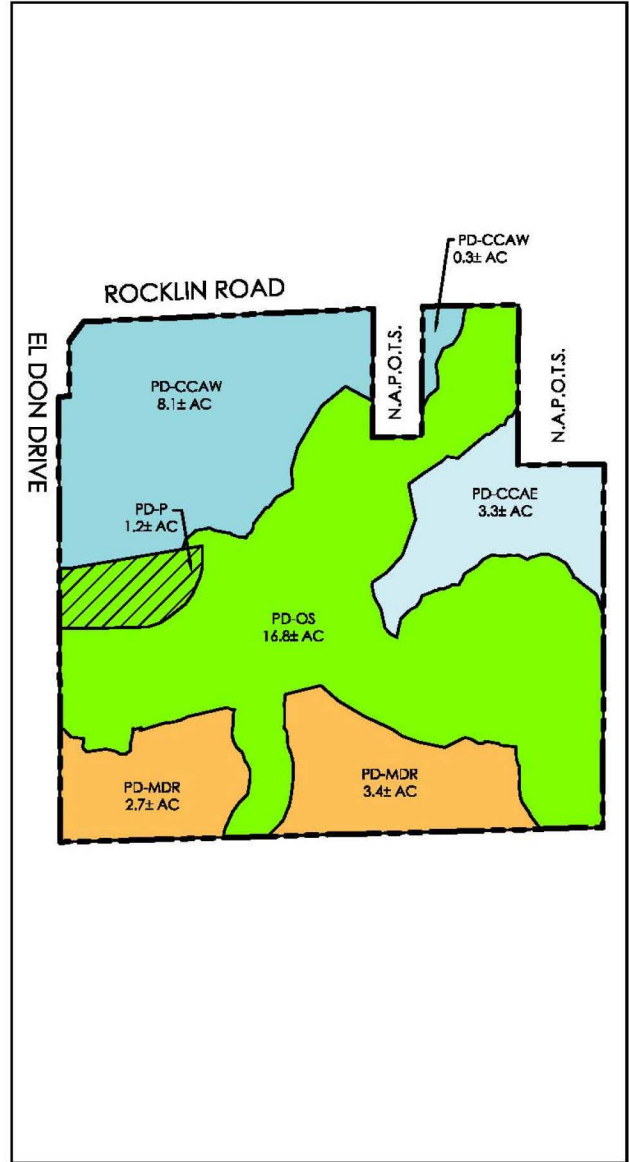
Sources: City of Rocklin, 2018. Map Date: November 30, 2018

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NORTH VILLAGE

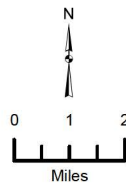


SOUTH VILLAGE



CITY OF ROCKLIN COLLEGE PARK

Figure 7: Proposed Project Zoning





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# De Novo Planning Group



A Land Use Planning, Design, and Environmental Firm

## COLLEGE PARK PROJECT SCOPING MEETING SIGN-IN SHEET WEDNESDAY, FEBRUARY 27, 2019 – 5:30 PM

NAME/ASSOCIATION	ADDRESS	PHONE	EMAIL
Kathi Gandara	5609 Montero Rocklin, CA	916 624-4993	kath.gandara@dphoo.com
Carie Huff / SPMUD	5801 Springview Dr. Rocklin <del>95677</del>	(916) 726-8555	chuff@spmud.ca.gov
Gerald Matranga	5610 Montclair Circle 95677	916-917-0111	jjmatranga@sbc global.net
Bill Gandara	5609 Montero CT Rocklin, CA	916-624-4993	—
Sherry Dildub	8545 Freeman	916	sdiluloo@gmail
DENISE GADDIS	5521 Freeman Cir		

# De Novo Planning Group



A Land Use Planning, Design, and Environmental Firm

COLLEGE PARK PROJECT  
 SCOPING MEETING SIGN-IN SHEET  
 WEDNESDAY FEBRUARY 27, 2019 – 5:30 PM

NAME/ASSOCIATION	ADDRESS	PHONE	EMAIL
Margo Raboin	Rocklin 4703 Wildflower	916-801-2189	Myhank@wavecable.com
Art + Sharon Rindell	5032 St. Francis Way	916-632-2141	
MIKE Garabedian Sierra Club, Pacer Group	1725 Schellbach Dr Crest	916 719 7298	michaelgarabedian@earthlink.net
MICHELLE & NANCY UCOUCH	5811 CRAWFORD CT Loomis		UCOUCH @ HOTMAIL.COM
Kim Steinjann	5703 LAVERNO RR CT ROCKLIN 95677	916 259 1800	Kim@steinjann.com
Bernadette Hawkins	5509 Freeman Cir Rocklin 95677	916-316-7450	gregoryhawkins@att.net

# De Novo Planning Group



A Land Use Planning, Design, and Environmental Firm

NAME/ASSOCIATION	ADDRESS	PHONE	EMAIL
KENT ZENOBIA	4741 CORONA CIR ROCKLIN CA 95677	916 425 0749	



COLLEGE PARK PROJECT  
EIR SCOPING MEETING AGENDA  
WEDNESDAY, FEBRUARY 27, 2019 - 5:30 PM  
ROCKLIN CITY COUNCIL CHAMBERS



1. **Registration:** Attendees will sign in and give his/her name/association, address, phone number, and email. This information will be put on a mailing list for future mailings.
2. **Format:** The scoping meeting is in an open house format with stations displaying project exhibits and information about the CEQA process.
3. **Questions/Comments:** The City of Rocklin staff and consultants will accept questions and comments concerning the project and scope of the EIR. The intent is to record comments/concerns so they can be addressed within the Draft EIR.

Please write any comments and/or concerns regarding this project below (also use the back of the sheet, if needed).

The high density of homes creates concern for

- roadway safety - accidents, blind spots
- ability to move fluidly through streets
- danger of cars (amount) driving through established neighborhoods

environmental noise, toxic emissions, pollution gathers at this area - so much more?!  
are there plans for bikeways/paths for foot traffic.

Specifically - south "Green Belt" -  
creek is protected & flood lines presently exceed creek bed - is the easement considering the flood space or banks of creek (difficult to delineate now)  
Also - 2 side waterways (run-off) feed into the creek creating more flood area - (also environmental home to critters) How will those be handled -  
Environmentally - run-off from 'homes' would flow directly into creek creating hazard for protected waters.

Has the 100 year flood plain been protected  
Does the amount of people/cars/construction negatively impact the creek environment.  
Better use of land could be park like - less environ impact

Thank you

David Mohlenbrok  
Rocklin City Community Development Director  
3970 Rocklin Road  
Rocklin, CA 95677

Arlene Jamar  
4645 Arrowhead Drive  
Rocklin, CA 95677  
March 3, 2019

My comments concern the NOP of the EIR for the proposed College Park Project.

To date, the information provided by Rocklin City about the College Park Project is very vague and non-specific. I anticipate that the DEIR and EIR will detail this project clearly so we will know exactly what is being planned.

Any sort of development in the area of East Rocklin from I-80 to the Loomis border must be put on hold until a solution is found for current traffic gridlock conditions. These modifications must be in place before the approval of the College Park Project.

**What is being planned that will alleviate traffic gridlock on Rocklin Road, China Garden Road, Aguilar Road, El Do Road and Sierra College Blvd?**

College Park is in my neighborhood of East Rocklin. Traffic conditions in the area are now at gridlock-level status. In addition to the College Park development, proposed developments in my neighborhood that will impact traffic directly are the Granite Bluffs – 74 homes, Rocklin Meadows development - 27 homes, the Sierra Gateway Apartments, the Secret Ravine Community and the continuation of Monument Springs Road from Roseville into the area of Greenbrae Road.

Recently, an approximately \$700 million bond was approved to benefit the Sierra College Facilities Master Plan. Considering this bond, why must the College now sell property to raise money to for the Master Plan? An audit is needed to explain College expenditures.

The Sierra College campus includes a unique nature trail in the Secret Ravine Creek area. For many years, I have enjoyed this area for its running and walking opportunities. It was once the site of many high school and college regional running competitions. This area should not be considered for building upon.

As an alternative to future expansion, Sierra College should hold on to a portion of the so-called “surplus properties” that is called the North Village. Instead of building a science building in the beautiful nature area that surrounds the Secret Ravine Creek, that building and other expansion could be built in the proposed North Village area. This area was once the College farm. For access from the main campus, a walkway could be built over Sierra College Blvd. The area could also feature a community farm and the football stadium that replaced the track and some of the running trails.



A salmon spawning tributary of the Secret Ravine Creek runs through the proposed College Park development. This is a thriving area of wetlands and home to a multitude of creatures including the endangered Western Pond Turtle. This is a fragile area that **must be preserved** for the sake of wildlife habitation and as a corridor for their movement. It is a natural floodplain that is valuable at times of increased water flows. At least one active beaver family and dam currently manages these water flows.

What is being proposed and/or meant as "conservation" in College Park? Instead of paving over, how about recognizing and sheltering some of the remains of our Nisenan settlements?

East Rocklin doesn't need more shopping opportunities as proposed by College Park. There are more than enough shopping opportunities at the intersection of I-80 and Sierra College Blvd. Public transportation could easily take folks there to shop.

How much land will be set aside for recreation and conservation? What sorts of recreation will be possible? Will there be a running track, baseball and soccer fields, bicycle trails that might connect with those in Roseville, a community swimming pool?

Essentially important in the consideration of College Park development proposal is its cumulative impacts on the immediate area, Rocklin City and the whole region. These significant impacts include transportation/traffic, air quality, biological resources, cultural resources, noise, light pollution and the loss of open space. These considerations are significant and will remain so even after mitigation is attempted.

Reducing the overall density of the proposed College Park must be an alternative. Taking the suggested North Village development out of the College Park plan should be an alternative. The North Village area should be held for community recreational use, a community garden and/or for future expansion of the College. "No project" must also be considered as an alternative to College Park.

I urge Rocklin City to deviate from their usual path of development focused on profit and seriously consider the concerns of our Community. Sierra College is a valued asset to our area. I hope it remains so and will not become the center of a multitude of negative effects.



Arlene Jamar

Dated March 4, 2019

To: David Mohlenbrok, Director City of Rocklin, Community Development Department

From: Bradley Eickmann, 5546 Montclair Dr. Rocklin CA

**Comments and Input in response to the “Notice of Preparation – College Park Project” dated  
February 1, 2019**

When looking at the elements and alternatives to be evaluated in the Draft EIR, there are three specific additional areas that I would like to see carefully evaluated in the EIR:

1. **Traffic Impact Analysis** – The City of Rocklin typically utilizes a version of the Interim Materials on Highway Capacity and the methodology described in the Highway Capacity Manual (HCM) to determine Levels of Service at signalized and unsignalized intersections.

Normally at intersections, Level of Service calculations can reflect average conditions occurring over the breadth of the hour or can be indicative of conditions occurring during the highest volume 15 minute period within that hour. The choice of perspective is made by local agencies as part of their development of standards of significance. They typically look at average conditions occurring over the breadth of the peak hour at intersections and streets.

In this specific Traffic Impact Analysis for this College Park Project, consideration will need to be made for with respect to the Sierra College STUDENT SPECIFIC existing traffic as it already impacts:

- 1) *The Sierra College Blvd / Rocklin Road intersection*
- 2) *The Rocklin Road / El Don Drive intersection*
- 3) *The Rocklin Road / Aguilar Road intersection*
- 4) *The Rocklin Road / Eastbound I-80 ramps*
- 5) *The Rocklin Road / Westbound I-80 ramps*
- 6) *The Rocklin Road / Granite Dr intersection*
- 7) *The Rocklin Road / Barton Road intersection*
- 8) *Sierra College Blvd / Westbound I-80 ramps / Rocklin Commons Drive intersection*
- 9) *Sierra College Blvd / Eastbound I-80 ramps / Rocklin Crossings Drive intersection*

For this to be accomplished in a responsible civic manner, the analysis should look at traffic volumes during peak STUDENT and CLASS ATTENDANCE times such as is experienced from the third week of August through the month of September and October, during the normal attendance times, such as 8:00 am to 3PM. This will need to be in addition to evening traffic times related to work commute traffic.

As local residents are intimately aware, the level of service for intersections 1, 2, 3, 4 and 5 are already SEVERLY impacted by student traffic with levels of service in the “D” and “E” categories as listed below:

*Service Level D - Significant congestions of critical approaches but intersection functional. Cars required to wait through more than one cycle during short peaks. No long queues formed. V/C > 0.80 and < 0.90 or Average Delay <35 and <55 sec/veh.*

*Service Level E - Severe congestion with some long standing queues on critical approaches. Blockage of intersection may occur if traffic signal does not provide for protected turning movements. Traffic queue may block nearby intersection(s)*



*upstream of critical approach(es). V/C > 0.90 and < 1.00 or Average Delay <55 and <80 sec/veh.*

To responsibly look at adding the housing units and densities proposed in the College Park Project will require a very careful analysis of already existing traffic during college peak hours and seasons and weigh whether the existing road infrastructure can handle the increased volumes.

- 2. Hydrology and Waste Water flows / North Village** – As noted in the site descriptions, the North Village area is uninhabited and comprised of gently rolling terrain at elevations ranging from 330 to 380 feet above mean sea level. This elevation is higher than the much of the surrounding lands to its West and South.

This area currently absorbs most of its own seasonal precipitations. Based on the proposed draft for the North Village College Park, the highest elevations will be zoned for Recreation/ Conservation and the areas on the outside of the project will be zoned/developed as medium and high density residential, as well as mixed use. This will create all of the non-porous surfaces to the exterior of the development.

Careful analysis will need to be made of this waste water flows and its impact to Secret Ravine Creek “a protected Salmon Environment”.

- 3. Hydrology and Waste Water flows / South Village** – As noted in the site descriptions, the site is comprised of rolling terrain at elevations ranging from 290 to 310 feet above mean sea level. A branch of Secret Ravine Creek runs from east to west through the site and is bordered on both sides by a riparian wetland that occupies the creek’s floodplain. The creek branches to the northeast portion of the site and an intermittent drainage flows through an oak woodland into the creek from the south.

This area also currently absorbs much of its own seasonal precipitations as well as the storm drain flow from Montclair, El Don, and Freeman Circle. Although this area has a lower proposed density and currently has accommodations to allow much of this seasonal flow to continue, the project will still need to be carefully analyzed with respect to seasonal stream and waste water flows and the impact of this development upon properties in the area and downstream.

Thank you,

Bradley Eickmann  
Rocklin, CA  
[bradeickmann@gmail.com](mailto:bradeickmann@gmail.com)

916.799.3333

March 4, 2019

David Mohlenbrok  
Community Development Director  
Community Development Department  
3970 Rocklin Road  
Rocklin, CA 95677

Re: Notice of Preparation for the College Park Project

Dear Mr. Mohlenbrok,

As a resident of the City of Rocklin Granite Springs neighborhood (Freeman Circle) my property borders on the southern boundary of the proposed South Village College Park Project. I've resided in the neighborhood for the past eight years. One of the reasons for moving to Rocklin and particular to this location is the open space natural area comprising of a riparian zone with an unnamed tributary to Secret Ravine creek. This area is home to an abundance of wildlife; foxes, coyote, beaver, river otter and countless species of birds including waterfowl, raptors, and song birds. I visit this area every single day and based on my observations this area serves as a vital wildlife corridor and it brings myself as well as my neighbors much joy. We appreciate that we can enjoy such an area, an area which is being threatened by this proposed development. These types of open spaces serve a vital purpose, and we are losing these natural open areas within the city of Rocklin boundaries at a rapid pace. Other factors and concerns I have is that in its current state, the College Park Project NOP fails in a number of areas, specifically the NOP probable environmental effects is deficient as it does not fully represent the entire development project which in effect may be as much as 40% larger than what the current NOP contains. In closing I would like to state that as a former Tribal Historic Preservation Officer (THPO) and certified Tribal cultural monitor of a local Native American Tribe, the entire 107 acre area of the proposed College Park Project is likely to have a detrimental effect on Native American culturally sensitive areas which may include grave sites containing human remains and funerary objects, bedrock mortars, and Native American village sites which date back thousands of years. All applicable federal as well as state laws must be adhered to and addressed in the EIR for this project. I would urge the city of Rocklin to rewrite the NOP so as to provide a more detailed description of the College Park Project to allow its citizens the ability to provide a more concise response to the actual impacts this project poses.

Sincerely,

Robert Columbro  
Freeman Circle  
Rocklin, CA





Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

**Notice of Preparation**

February 1, 2019

To: Reviewing Agencies

Re: College Park  
SCH# 2019012056

Attached for your review and comment is the Notice of Preparation (NOP) for the College Park draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

**David Mohlenbrok**  
**City of Rocklin**  
**3970 Rocklin Road**  
**Rocklin, CA 95677**

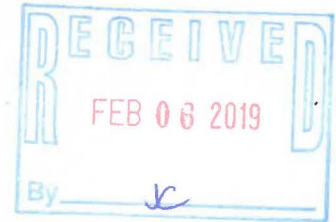
with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

  
Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency



**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2019012056  
**Project Title** College Park  
**Lead Agency** Rocklin, City of

---

**Type** **NOP** Notice of Preparation

**Description** The 107.2-acre College Park Project includes the 71.4-acre North Village and the 35.8-acre South Village site. The North Village site would include approx 432 dwelling units, and the South Village site would include approx 26 dwelling units. The North Village site would primarily be composed of single-family residential land uses. The North Village site would also contain high-density residential uses in the central portion of the site, while the southern portion of the site would contain commercial and mixed use uses (along Rocklin Road). In contrast, the majority of the South Village site would be dedicated to recreation/conservation land uses, but it also contains the 26 single family dwelling units referenced above. Community land uses (mixed uses) would make up the bulk of the remaining portion of the South Village site.

---

**Lead Agency Contact**

**Name** David Mohlenbrok  
**Agency** City of Rocklin  
**Phone** 916-625-5162 **Fax**  
**email**  
**Address** 3970 Rocklin Road  
**City** Rocklin **State** CA **Zip** 95677

---

**Project Location**

**County** Placer  
**City** Rocklin  
**Region**  
**Cross Streets** Rocklin Rd  
**Lat / Long** 38° 47' 26.8" N / 121° 12' 13.0" W  
**Parcel No.** 045-150-023, -048, -052, -131-001, -003  
**Township** **Range** **Section** **Base**

---

**Proximity to:**

**Highways** I-80  
**Airports**  
**Railways** UPRR  
**Waterways** Antelope Crk  
**Schools** Sierra College, Ruhkala ES, Rocklin HS, Franklin ES, Loomis Basi  
**Land Use** vacant property/planned development, OS, & R1-10/MU & R-C

---

**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

---

**Reviewing Agencies** Resources Agency; Department of Conservation; Central Valley Flood Protection Board; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 2; Native American Heritage Commission; Public Utilities Commission; Department of Housing and Community Development; California Energy Commission; Caltrans, District 3 N; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

**Document Details Report  
State Clearinghouse Data Base**

---

**Date Received** 01/31/2019

**Start of Review** 02/01/2019

**End of Review** 03/04/2019

Notice of Completion & Environmental Document Transmittal

2019012056

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: College Park

Lead Agency: City of Rocklin Contact Person: David Mohlenbrok
Mailing Address: 3970 Rocklin Rd. Phone: (916) 625-5162
City: Rocklin Zip: 95677 County: Placer

Project Location: County: Placer City/Nearest Community: Rocklin
Cross Streets: Rocklin Road Zip Code: 95677
Longitude/Latitude (degrees, minutes and seconds): 38 47 26.8 N / 121 12 13.0 W Total Acres: 107.2
Assessor's Parcel No.: See attachment for detail Section: Twp.: Range: Base:
Within 2 Miles: State Hwy #: I-80 Waterways: Antelope Creek
Airports: N/A Railways: Union Pacific (20/AB) Schools: See attachment

Document Type:

CEQA: [X] NOP [ ] Draft EIR NEPA: [ ] NOI [ ] Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:
Governor's Office of Planning & Research
After 12 PM
JAN 31 2019
STATE CLEARINGHOUSE

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [X] Rezone [ ] Annexation
[X] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [X] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

[X] Residential: Units 646 Acres 46.2
[X] Office: Sq.ft. 153,000 Acres 11.7 Employees
[X] Commercial: Sq.ft. 66,000 Acres 15.8 Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[X] Recreational: 33.5 acres (Open Space)
[ ] Water Facilities: Type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type MW
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual [ ] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [ ] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[ ] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[ ] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

Vacant Property/Planned Development, Open Space, & R1-10/Mixed Use (MU) and Recreation-Conservation (R-C)

Project Description: (please use a separate page if necessary)

The 107.2-acre College Park Project includes the 71.4-acre North Village and the 35.8-acre South Village site. The North Village site would include approximately 432 dwelling units, and the South Village site would include approximately 26 dwelling units. The North Village site would primarily be composed of single-family residential land uses. The North Village site would also contain high-density residential uses in the central portion of the site, while the southern portion of the site would contain commercial and mixed use uses (along Rocklin Road). In contrast, the majority of the South Village site would be dedicated to recreation/conservation land uses, but it also contains the 26 single family dwelling units referenced above. Community college land uses (mixed uses) would make up the bulk of the remaining portion of the South Village site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

**NOP Distribution List**

County: Placer

*OK*

SCH# **2019012056**

Resources Agency

**Resources Agency**  
Nadell Gayou

**Dept. of Boating & Waterways**  
Denise Peterson

**California Coastal Commission**  
Allyson Hitt

**Colorado River Board**  
Elsa Contreras

**Dept. of Conservation**  
Crina Chan

**Cal Fire**  
Dan Foster

**Central Valley Flood Protection Board**  
James Herota

**Office of Historic Preservation**  
Ron Parsons

**Dept of Parks & Recreation**  
Environmental Stewardship Section

**S.F. Bay Conservation & Dev't. Comm.**  
Steve Goldbeck

**Dept. of Water Resources**  
Resources Agency  
Nadell Gayou

Fish and Game

**Dept. of Fish & Wildlife**  
Scott Flint  
Environmental Services Division

**Fish & Wildlife Region 1**  
Curt Babcock

**Fish & Wildlife Region 1E**  
Laurie Harnsberger

**Fish & Wildlife Region 2**  
Jeff Drongesen

**Fish & Wildlife Region 3**  
Craig Weightman

**Fish & Wildlife Region 4**  
Julie Vance

**Fish & Wildlife Region 5**  
Leslie Newton-Reed  
Habitat Conservation Program

**Fish & Wildlife Region 6**  
Tiffany Ellis  
Habitat Conservation Program

**Fish & Wildlife Region 6 I/M**  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

**Dept. of Fish & Wildlife M**  
William Paznokas  
Marine Region

Other Departments

**California Department of Education**  
Lesley Taylor

**OES (Office of Emergency Services)**  
Monique Wilber

**Food & Agriculture**  
Sandra Schubert  
Dept. of Food and Agriculture

**Dept. of General Services**  
Cathy Buck  
Environmental Services Section

**Housing & Comm. Dev.**  
CEQA Coordinator  
Housing Policy Division

Independent Commissions, Boards

**Delta Protection Commission**  
Erik Vink

**Delta Stewardship Council**  
Anthony Navasero

**California Energy Commission**  
Eric Knight

**Native American Heritage Comm.**  
Debbie Treadway

**Public Utilities Commission**  
Supervisor

**Santa Monica Bay Restoration**  
Guangyu Wang

**State Lands Commission**  
Jennifer Deleong

**Tahoe Regional Planning Agency (TRPA)**  
Cherry Jacques

Cal State Transportation Agency CalSTA

**Caltrans - Division of Aeronautics**  
Philip Crimmins

**Caltrans - Planning HQ LD-IGR**  
Christian Bushong

**California Highway Patrol**  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

**Caltrans, District 1**  
Rex Jackman

**Caltrans, District 2**  
Marcelino Gonzalez

**Caltrans, District 3**  
Susan Zanchi

**Caltrans, District 4**  
Patricia Maurice

**Caltrans, District 5**  
Larry Newland

**Caltrans, District 6**  
Michael Navarro

**Caltrans, District 7**  
Dianna Watson

**Caltrans, District 8**  
Mark Roberts

**Caltrans, District 9**  
Gayle Rosander

**Caltrans, District 10**  
Tom Dumas

**Caltrans, District 11**  
Jacob Armstrong

**Caltrans, District 12**  
Maureen El Harake

Cal EPA

**Air Resources Board**

**Airport & Freight**  
Jack Wursten

**Transportation Projects**  
Nesamani Kalandiyur

**Industrial/Energy Projects**  
Mike Tollstrup

**California Department of Resources, Recycling & Recovery**  
Kevin Taylor/Jeff Esquivel

**State Water Resources Control Board**  
Regional Programs Unit  
Division of Financial Assistance

**State Water Resources Control Board**  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

**State Water Resources Control Board**  
Div. Drinking Water # \_\_\_\_\_

**State Water Resources Control Board**  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

**State Water Resources Control Board**  
Phil Crader  
Division of Water Rights

**Dept. of Toxic Substances Control Reg. # \_\_\_\_\_**  
CEQA Tracking Center

**Department of Pesticide Regulation**  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

**RWQCB 1**  
Cathleen Hudson  
North Coast Region (1)

**RWQCB 2**  
Environmental Document Coordinator  
San Francisco Bay Region (2)

**RWQCB 3**  
Central Coast Region (3)

**RWQCB 4**  
Teresa Rodgers  
Los Angeles Region (4)

**RWQCB 5S**  
Central Valley Region (5)

**RWQCB 5F**  
Central Valley Region (5)  
Fresno Branch Office

**RWQCB 5R**  
Central Valley Region (5)  
Redding Branch Office

**RWQCB 6**  
Lahontan Region (6)

**RWQCB 6V**  
Lahontan Region (6)  
Victorville Branch Office

**RWQCB 7**  
Colorado River Basin Region (7)

**RWQCB 8**  
Santa Ana Region (8)

**RWQCB 9**  
San Diego Region (9)

**Other** \_\_\_\_\_

\_\_\_\_\_  
Conservancy

**DEPARTMENT OF TRANSPORTATION****DISTRICT 3**

703 B STREET  
MARYSVILLE, CA 95901  
PHONE (530) 741-4288  
FAX (530) 741-4245  
TTY 711  
www.dot.ca.gov/dist3



*Making Conservation  
a California Way of Life.*

March 1, 2019

GTS# 03-PLA-2019-00400  
03-PLA-080 PM 6.408  
SCH# 2019012056

David Mohlenbrok  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

**College Park**

Dear David Mohlenbrok:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The proposed 107.2-acre College Park Project includes the 71.4-acre North Village and the 35.8-acre South Village site. The North Village site would include approximately 432 dwelling units, and the South Village site would include approximately 26 dwelling units. The North Village site would primarily be composed of single-family residential land uses. The North Village site would also contain high-density residential uses in the central portion of the site, while the southern portion of the site would contain commercial and mixed use uses (along Rocklin Road). Most of the South Village site would be dedicated to recreation/conservation land uses, but it also contains the 26 single family dwelling units referenced above. Community college land uses (mixed uses) would make up the bulk of the remaining portion of the South Village site. Both sites are located within the City of Rocklin and are located one quarter mile apart along the Rocklin Road corridor. The North Village site is located at the northeast corner of Rocklin Road and Sierra College Boulevard. The South Village site is located at the southeast corner of Rocklin Road and El Don Drive. The following comments are based on the Notice of Preparation for an Environmental Impact Report (NOPEIR) received.

***Traffic Forecasting and Modeling***

This project is expected to generate approximately 344 am peak hour trips and 458 pm peak hour trips from the proposed single-family residential uses only and it is anticipated

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*



this project would contribute congestion to the state highway system which may impact the nearby state route I-80 at Sierra College Blvd., I-80 @ Rocklin Rd and I-80 @ SR-65 interchanges.

The environmental document should include an analysis of the multimodal travel demand expected from the proposed project. This analysis should also identify potentially significant adverse impacts from such demands and avoidance, minimization, and mitigation measures needed to address them. The scope of the analysis should include nearby State Route mainline, ramps, and ramp intersections, and local intersections. The study should cover both merge/diverge and length of vehicle queue for off/on ramps. At a minimum, the analysis should analyze:

- Trips generated and distributed from the project site
  - Existing Year AM/PM Peak
  - Existing Year AM/PM Peak + Project
  - Future Cumulative AM/PM Peak
  - Future Cumulative AM/PM Peak + Project
- Vehicle Miles Travelled (VMT) Analysis
  - VMT per capita
  - Average VMT per capita for the surrounding area
- Elements of multi-modal transportation system.

### **Traffic Operations**

Currently the area for the proposed College Park project has existing designated bicycle lanes and bus stops along Rocklin Road. The proposed North Village will be built east of the Sierra College campus across Sierra College Boulevard and the proposed South Village will be located south of Sierra College campus across Rocklin Road. The close proximity of the proposed development with Sierra College campus and shopping facilities creates an incentive for additional pedestrian/bicycle, public transit and ridesharing facilities within the development.

Existing travel times from the Rocklin Road and Sierra College Blvd. traffic interchanges to reach both Sacramento/Roseville destinations continue to increase and has a significant impact on traffic operations. Currently, the Sierra College Blvd. interchange (IC) experiences traffic queueing on both off-ramps during peak afternoon commutes and this IC has been redesigned with ramp meters for the westbound direction only. The Rocklin Road IC also needs a redesign for acceptable ramp metering design and operation. Typical traffic operation for both I-80 interchanges are almost similar with traffic queues forming on the off-ramps during afternoon commute periods.

In conclusion, the proposed College Park development will have a significant operational impact on both Rocklin Road and Sierra College Blvd. interchanges and should help to contribute for traffic mitigations. Sierra College Blvd. IC needs improvement on the eastbound section with the addition of ramp metering equipment and off-ramp widening

Mr. David Mohlenbrok, City of Rocklin  
March 1, 2019  
Page 3

for additional vehicle storage. Rocklin Road IC needs a total redesign with ramp metering operation and ramp widening to reduce impacts on both local and state roadways. There is a project (EA 03-3F230) currently in design to widen the eastbound Rocklin Road off-ramp from I-80. VMT is anticipated to be high for I-80 and will need to add an HOV lane facility together with park and ride facilities to promote ridesharing. Pedestrian and bicycle designated lanes together with multi-modal public transit are also recommended for the proposed development.

We request that an analysis of the project's impacts and mitigation include information regarding the local and/or regional impact fee program. The analysis should identify if those programs include improvements to pedestrian, bicycle and transit infrastructure.

Please provide our office with copies of any further actions regarding this project or future development of the property. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any question regarding these comments or require additional information, please contact David Smith, Intergovernmental Review Coordinator for Placer County, by phone (530) 634-7799 or via email to david.j.smith@dot.ca.gov.

Sincerely,



KEVIN YOUNT, Branch Chief  
Office of Transportation Planning  
Regional Planning Branch—East



# SAVE EAST ROCKLIN

**DATE:** March 4, 2019

**TO:** David Mohlenbrok  
Community Development Director  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677  
[David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us)

Nathan Anderson  
Senior Planner  
[Nathan.Anderson@rocklin.ca.us](mailto:Nathan.Anderson@rocklin.ca.us)

**FROM:** Save East Rocklin *aka El Don Neighborhood Advisory Committee*  
Rocklin, CA 95677  
[contact@SaveEastRocklin.com](mailto:contact@SaveEastRocklin.com)

Denise Gaddis  
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Chris Wiegman  
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4741 Corona Circle  
Rocklin, CA 95677  
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## COMMENTS IN RESPONSE TO THE COLLEGE PARK PROJECT NOP Part I

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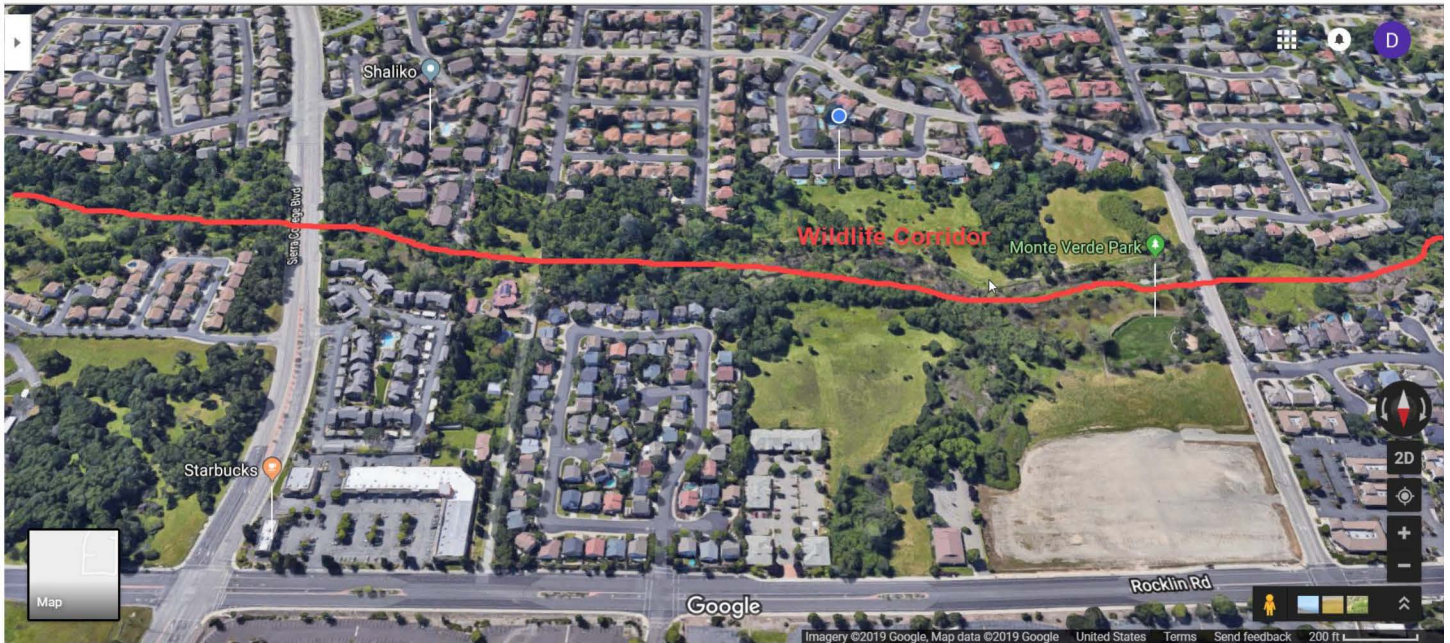
## INITIAL COMMENTS

Save East Rocklin also known as the El Don Neighborhood Advisory Committee represents hundreds of residents in the vicinity of Sierra College’s proposed “College Park” Project along Rocklin Road in east Rocklin. We have included many of their comments into our master copy response letter.

We do not believe sufficient information was provided in the NOP by the lead agency describing the project or the potential environmental effects to allow the community to make meaningful responses. The NOP fails to provide an adequate description of the project, e.g. actual lot sizes, road widths and available parking. The NOP fails to provide probable environmental effects of the project, e.g. vehicle and pedestrian traffic numbers. The project description fails to state what will be developed in all areas of the project, specifically the project fails to identify what will be built on the northern portion of the South Village site and on the southern portion of the North Village site. Without specific information of what is planned to be developed one cannot determine the full environmental impacts of this development as well as the cumulative effects of this development in the east Rocklin region.

The project drawings in the City’s NOP differ from the project drawings the developer has posted on their Project website (<http://rocklincollegepark.com/>) so it is unclear to the reader which documents are correct and should be referred to in responding to this NOP.

The NOP does not address (but we would like the DEIR to address) the existing wildlife and habitat most specifically the extensive wildlife (e.g. American River Otter, Bobcat, Mountain Lion, deer, Gray and Sierra Nevada Red fox, Western Pond Turtle, many varieties of woodpeckers and birds including the special status Tricolored Blackbird and Oak Titmouse as well as raptors such as the Osprey, Coopers, Red Shoulder, Red Tailed, Swainson’s and Sharp-Shined hawks and the California fully protected White Tailed Kite all of which nest in this area. And there are at least **45** migratory bird species protected by the Migratory Bird Treaty Act (US Federal law) such as the Great Egret and Great Blue Heron (See **Exhibit A**) that exists along the creek and in the **existing wildlife corridor running through the property** referred to as College Park South Village. See below Google Map 1. Please also refer to some of the wildlife photographs taken by our neighborhood wildlife photographer in the area around the creek on the college property off El Don Drive. Go to [Wildlife Photos](#).



The NOP does not provide a list of the responsible agencies that were notified of the NOP.

The NOP states, “The North Village is located within the existing **Sierra College Area General Development Plan**, which is an approximately 375-acre Planned Development including Sierra Community College and surrounding properties. The College Park Project includes a proposal to amend the existing Sierra College Area General Development Plan in order to add the South Village property.

The NOP only references the **Sierra College Area “General Development Plan”**; however, no link to such a document is provided nor did a search on the City’s website yield a copy of this document. How can the community and responsible agencies effectively evaluate this project without such information being provided?

### **Sierra College Area General Development Plan**

ADOPTED June 25, 2002 - The General Development Plan will serve as the regulatory land use document for the annexation area after it is annexed into the City of Rocklin. (ORDINANCE NO. 857)

The Sierra College Area annexation includes approximately 375 acres located in the unincorporated portion of the County of Placer but within the Sphere of Influence of the City of Rocklin. The existing Sierra Community College campus is located outside the western area of the City of Rocklin at 5000 Rocklin Road. The campus is composed of several parcels located on the **north side of Rocklin Road** and both east and west of Sierra College Boulevard. The campus encompasses approximately 275 acres of the 375-acre annexation area. The remaining 100 acres are located immediately to the north of the Sierra Community College campus, along both the easterly and westerly sides of Sierra College Boulevard.

**Pre-zoning** and general development plan... designates the site as Retail Commercial, Medium Density Residential, Recreation/Conservation, and Public/Quasi-Public.

**The General Development Plan will serve as the regulatory land use document** for the annexation area after it is annexed into the City of Rocklin.

All provisions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. **Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.**

A General Development Plan is a detailed planning document that defines, in detail, the development criteria for a project area. Chapter 17.60 of the Rocklin Municipal Code establishes a Planned Development process as a “means to provide for greater flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances.” The Sierra College Area General Development Plan was created to allow the integrated development of the 375-acre project area in a manner that will

- (a) promote the development of developable areas and **avoid sensitive environmental areas,**
- (b) encourage creative and innovative design by allowing flexibility in property development standards,
- (c) **encourage the preservation of open space,** and
- (d) accommodate various types of large scale, complex and phased development in the planning area.

**Permitted Land Uses / Zoning Districts**

**PD-3.5** (Residential 3.5 dwelling units per gross acre)

**PD-CC** (Community College)

**PD-C** (Commercial)

**PD-OA** (Open Space)

**Development Standards**

Residential Development Standards

Maximum Units Per Gross Acre:	3.5
Minimum Lot Area (Square Feet):	10,000
For all locations adjoining the Sierra College Blvd. frontage, commercially zoned properties or riparian areas, <b>buildings shall be limited to single story</b> and slab-on-grade foundations. Multi-story or multi-level construction may be permitted if the Community Development Director determines that the design of the building precludes it from being adversely affected by noise, glare, and other impacts from the adjacent commercial site.	

**PD-C** (Commercial) Permitted Land Uses - **DOES NOT INCLUDE things like senior housing or Multi-family development**

Commercial Development Standards

**The maximum permitted building height is 40 feet.** A height over 40 feet may be allowed subject to approval of a Conditional Use Permit.

**PD-OA (Open Space) Permitted Land Uses**

Permitted and Conditionally Permitted Uses in Open Space Districts

Uses	PD-OA
<b>Open, Natural Drainage Courses</b>	P = Permitted Use
<b>Passive parks</b>	U = Conditionally Permitted Use
Public Utility Uses, but not including equipment yards, storage yards, warehouses or repair shops	U = Conditionally Permitted Use

**The Community Development Director may determine certain uses or activities that are not explicitly stated** above to be permitted or conditionally permitted uses provided the use or activity has characteristics that are similar to those of the uses listed above.

We respectfully request that the Community Development Director, David Mohlenbrok, adhere to the noted Development Standards, e.g. Residential Standards...**buildings shall be limited to single story** as any other type of construction will create adverse noise, glare, and other environmental impacts.

The NOP fails to identify what is proposed to be built on 12 acres on the northern section of Village South and 16 acres on the southern section of Village North. Without this information how can one determine the environmental effects of this project, e.g. traffic impacts?

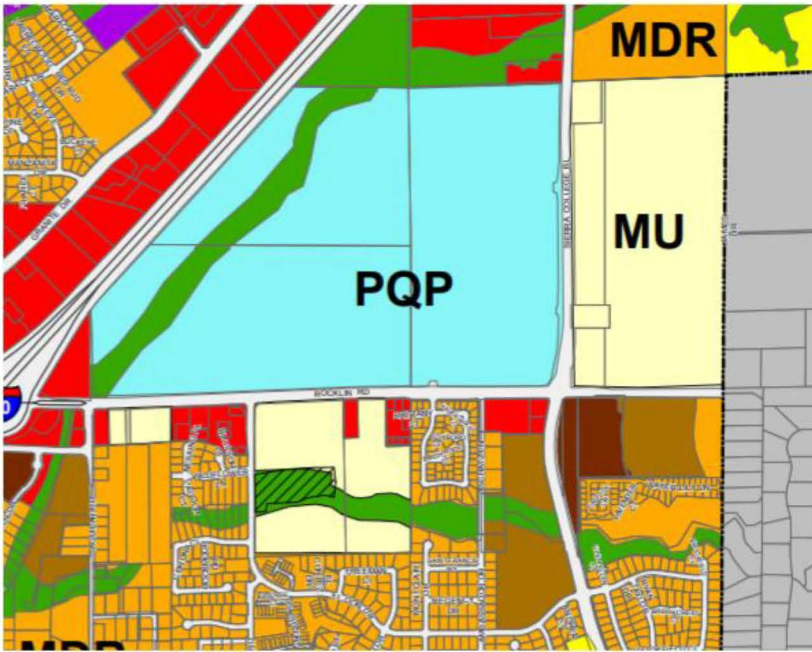
**“Table 1: Surrounding General Plan and Zoning Designations”** in the NOP

In relationship to surrounding properties, the NOP fails to identify what **“Residential Estate”** in the Town of Loomis General Plan stands for nor does it provide the actual existing zoning east of the North project site. (Checked the Town of Loomis General Plan and determined - The maximum density in Residential Estate (RE) is one dwelling unit per 2.3 acres.)

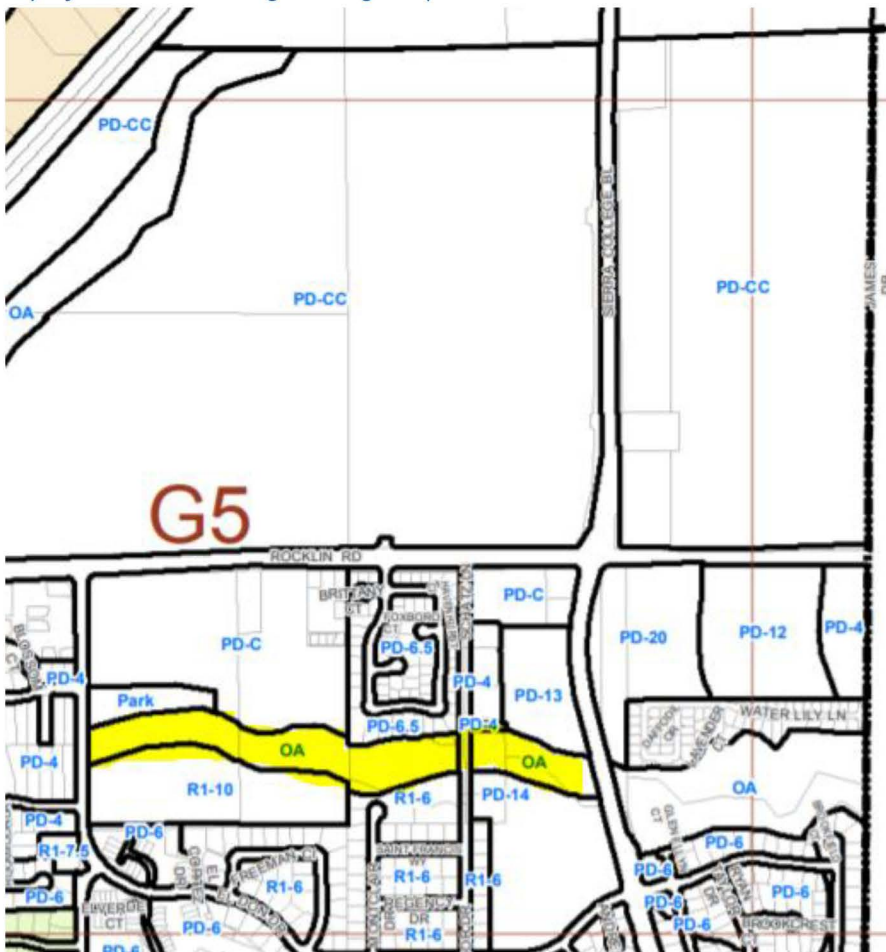
The NOP is not consistent with Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines, as it does not provide a clear statement of objectives and the underlying purpose of the proposed Project. For example, the NOP fails to identify what will actually be built on the northern portion of the South Village and the southern portion of the North Village. Additionally there is no language that addresses the City’s need to develop RHNA low-income housing units as this was the sole purpose for changing the General Plan land use designation of the College’s surplus property from College use to extreme high-density residential use. Additionally, in 2016 the College’s sole purpose for re-designating the Rocklin College property as “surplus” was in order to provide the Rocklin College campus with revenue. In 2018, the College passed Measure E which provided the district with \$700 million dollars for the Rocklin campus. There no longer seems a need to develop this land for revenue generating purposes as identified in the College’s Facilities Master Plan in 2014. This is not addressed in the NOP.

The drawings provided in the NOP could be considered misleading. Not only are they not to scale, the green colored areas depicted on the NOP project drawings do not reflect the actual General Plan map or Zoning map designations for open areas (Recreation-Conservation). The developer’s drawings present misleading information that would lead a reasonable person to believe that more open area exists that is actually designated by the City.

City of Rocklin General Plan Map






City of Rocklin Existing Zoning Map





NOP Figure 5: Conceptual Plan - South Village



LAND USE SUMMARY			
LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
 SINGLE-FAMILY RESIDENTIAL 45' x 100' LOTS (TYPICAL)	26	6.1	4.3
 COMMUNITY COLLEGE	-	11.7	-
 RECREATION/CONSERVATION	-	18.0	-
TOTAL	26	35.8	-

NOP Figure 4: Conceptual Plan - North Village

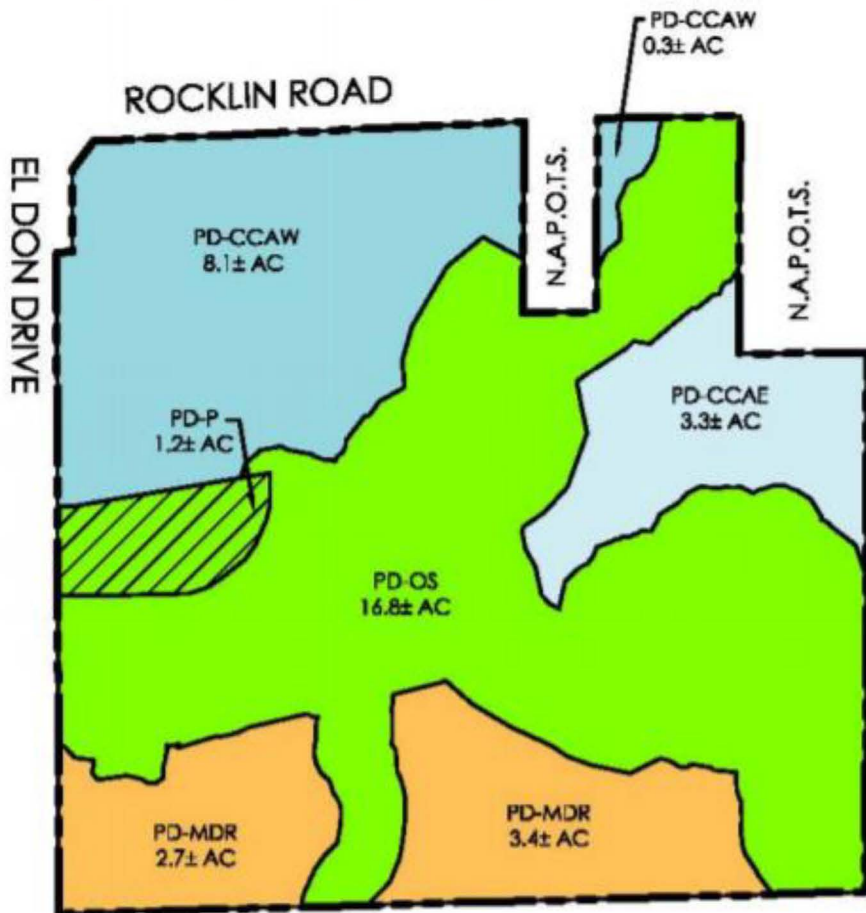


### LAND USE SUMMARY

LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE-FAMILY RESIDENTIAL			
45' x 100' LOTS (TYPICAL)	45	6.2	7.3
45' x 65' LOTS (TYPICAL)	149	16.8	8.9
43' x 60' LOTS (TYPICAL)	84	9.2	9.1
22' x 70' LOTS (TYPICAL)	54	4.0	13.5
HIGH DENSITY RESIDENTIAL	99	3.9	25.4
VILLAGE COMMERCIAL MIXED USE	189	15.8	22.5
PARKS	-	6.8	-
OPEN SPACE	-	8.7	-
<b>TOTAL</b>	<b>620</b>	<b>71.4</b>	<b>-</b>

# COLLEGE PARK SOUTH

NOP Figure 7: Proposed Project Zoning



South Village Data taken from NOP TABLE 3: EXISTING AND PROPOSED - ZONING (ACRES)

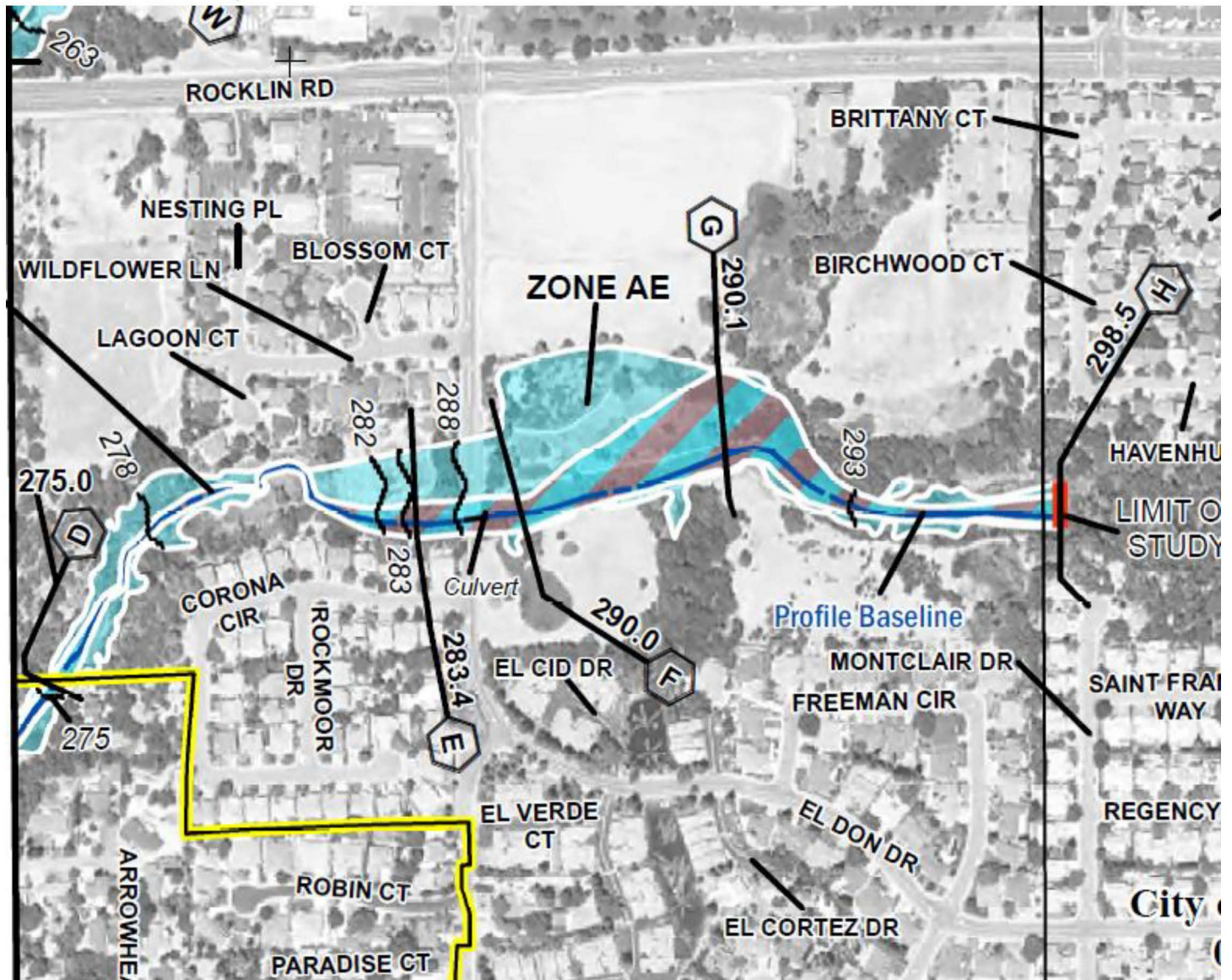
ACRES	PROPOSED ZONING	NEW ZONING DEFINITION
3.3	PD-CCAE	Variety of uses which <b>could</b> include <b>office, medical office, retail, medium high density residential, assisted and/or senior living</b> , adjacent to the Sierra College Campus.
8.4	PD-CCAW	Variety of uses which <b>could</b> include <b>office, medical office, retail, college uses, assisted and/or senior living</b> , adjacent to the Sierra College Campus.
6.1	PD-MDR	Single family detached homes on lots with a <b>minimum lot size of 4,000</b> square feet, allows for accessory uses and nonresidential uses, compatible with single family neighborhoods, and discourages nonresidential uses that are incompatible with single family neighborhoods.
1.2	PD-P	Active and passive recreation uses within an attractive landscaped environment.
16.8	PD-OS	Open space uses that serve to protect and preserve natural features, drainage courses and wooded areas throughout the Plan Area

## List of Environmental Concerns

### Development on South Village site

#### *Development South of the creek*

1. The “proposed” high-density residential development for the College Park South Village project off El Don Drive south of the creek is not **compatible** with the surrounding residential neighborhoods.
  - a. The applicant is proposing some lots less than 5,000 sq. ft. and others just slightly over 5,000 sq. ft. (*actual lot sizes are not reported in the NOP – fortunately 5 days before the final NOP comment period we learned the developer had posted the Tentative Subdivision Map they presented to the City in January on their website*)
  - b. The “existing” zoning on the project site is R1-10 (minimum 10,000 sq. ft. lot sizes)
  - c. All lots directly to the west of this proposed development are zoned PD-4 (minimum 10,000 sq. ft. lots)
  - d. All of the El Don Estate lots on the SW border of the college property are zoned PD-6 (minimum 7,260 sq. ft.)
  - e. All of the Freeman Circle lots on the SE border of the college property are zoned R1-6 (minimum 6,000 sq. ft. lots); **however, in reality all the Freeman Circle homes sit on much larger lots** (minimum 7,800 sq. ft. and many larger than 10,000 sq. ft.)
  - f. Lots on the east side of the project site on Montclair Drive, although zoned R1-6, are also much larger lots (8,000 to 15,000 sq. ft.)
2. All the homes along Freeman Circle that border the project site are single story homes. In fact, 37 of the 39 homes in the Granite Springs Unit 1 subdivision south of the College’s proposed development are single-story homes.
3. The condominiums also on the southern border are single story.
4. Allowing the construction of two story homes south of the creek would be inconsistent with the project’s closest neighbors.
5. At minimum, lots along Courts A and B should be enlarged to accommodate single story home. For example lots 24 and 25 at the end of Court B in the current tentative subdivision map should be combined into one lot.
6. Currently the homes along Freeman Circle have gates that open up to the College property. Not only have the residents along Freeman Circle, but the community at large has utilized the land south of the creek as a natural or “passive” community park for the past 30 years. Community members predominantly use the SPMUD easement road to walk east from El Don Drive to Ambassador Drive. We feel no development should be allowed south of the creek and this land should be set aside as a “passive” community park. The City of Rocklin’s General Plan – **Open Space, Conservation and Recreation Element Action Plan - Action Step #OCRA-7** states, “[Take advantage of opportunities to link open space, natural resource areas and/or parks through dedications, acquisition of easements and as development projects are approved and by seeking funding from local, state, federal or private entities for purchases of land or easements including small areas along creeks for public use.](#)”
7. Residents along Freeman Circle wish to maintain an access way to the SPMUD easement road from their backyards as they have since the homes were built in the 1980’s. The residents off Freeman Circle presented an attorney’s letter to the City regarding a 45 foot slope easement behind their back property lines which the developer appears to be honoring. Homeowners want to maintain an access way from their backyards across the 45 foot easement to the SPMUD easement road.
8. Since there does exist a 45 foot easement along the southern property line of the College property and the Freeman Circle homes, and in order to protect the integrity of the easement, it is felt that the College should deed the land within the 45 foot easement to the individual property owners along Freeman Circle whose northern or back property lines join the College property.
9. Additionally, no development should be allowed south of the creek as this area:
  - a. Sits in a FEMA 100-year flood plain. See below FEMA Flood Zone Map. The creek floods over its banks, across and beyond the SPMUD easement road every winter. In January 2017, the flood waters were close to two feet deep along the SPMUD easement road. Please see [flooding Pictures and videos.](#)
  - b. The project proponent needs to demonstrate there is a plan in the event of a 100 year flood.



- c. The higher elevations along the more southern edge of the College property also becomes disproportionately saturated with water from the underground piped storm drain system from residential developments south of the college property that eventually dumps the storm waters onto the southern portion of the South Village property. The ground becomes so water-logged that you sink in the ground up to your ankles or calves. Refer to City of **Rocklin Engineering Maps** below that show a 15" and a 12" diameter storm drain pipes that exist onto the college's South Village property behind the Freeman Circle homes. See [video](#) of water coming out of the 12" diameter pipe behind 5525 Freeman Circle in January 2017. The below picture in the grove of oak trees behind 5521 Freeman Circle is an example of the ground saturation during the winter months.

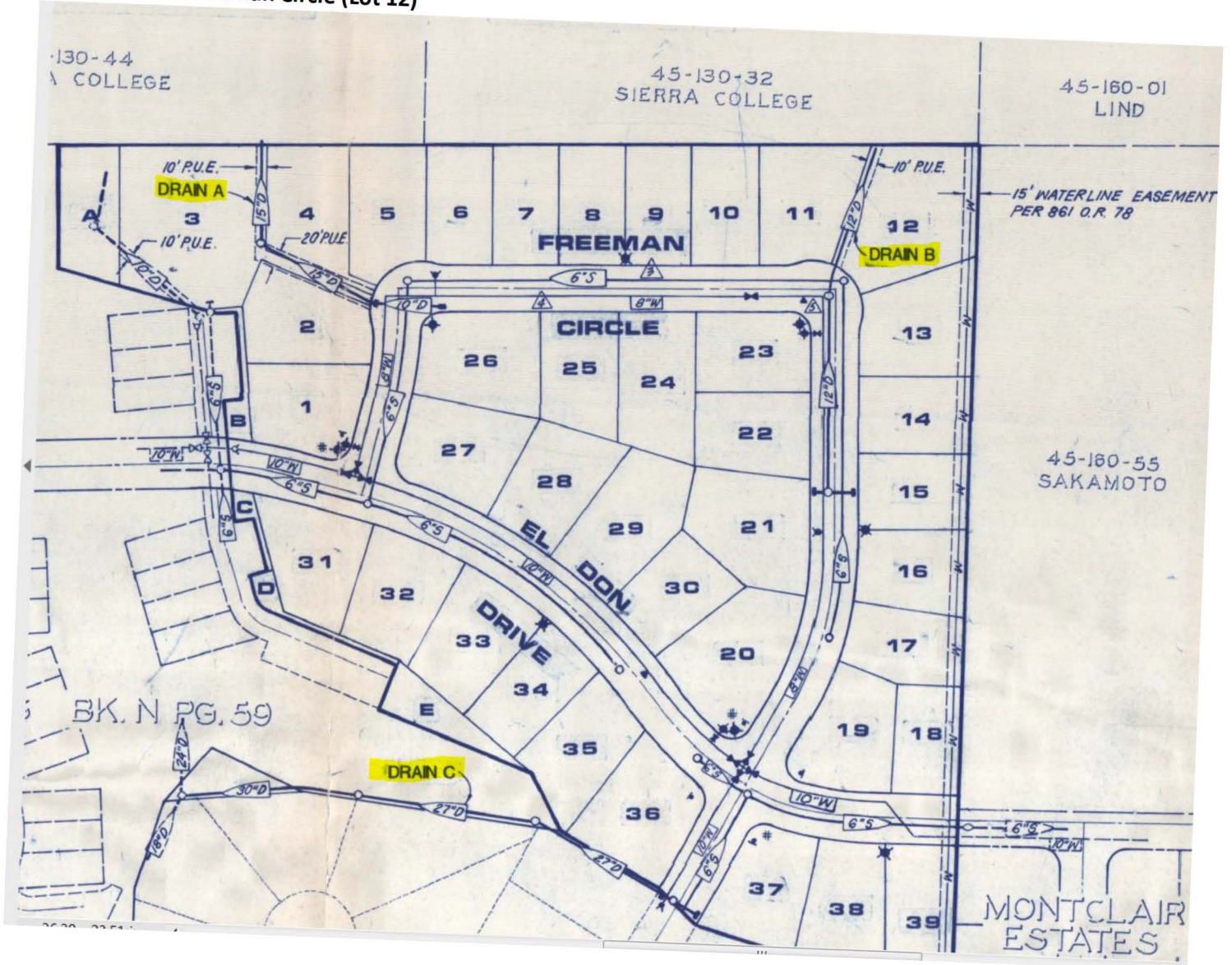


- d. The El Don Estates Pond on the north side of El Don Drive also drains onto Sierra College Property with three 12" diameter pipes. See **Rocklin Engineering Maps** below.
- e. There is also another large 30" diameter storm drain off Montclair Drive that dumps year round water onto the College property. Refer to **Lot #74** (APN: 045-450-011-000) 5546 Montclair Drive on below Engineering map. Also see corresponding photos.
- f. The storm drain systems in this area also flood the backyards of the homes on the east side of Freeman Circle where there is a "**Natural Drainage**" as noted on below engineering map. All the water from this "natural drainage" also dumps out onto the SE corner of the college property. Also see below photo of backyard flooding within this "Natural Drainage" area during winter months.
- g. Many of the homes along Freeman Circle that border the college property also have small drain pipes running underground on their property that exit water onto the college property. See Photos below taken in Sept. 2018 of water coming from drainage pipe behind 5521 Freeman Circle and 5509 Freeman Circle running onto college property – note row of green vegetation below pipe going down the slope indicating the constant flow of water onto the college property even in late summer.
- h. There's also a large seep on the college property south of the creek at the NW corner that generates a lot of water into the area.

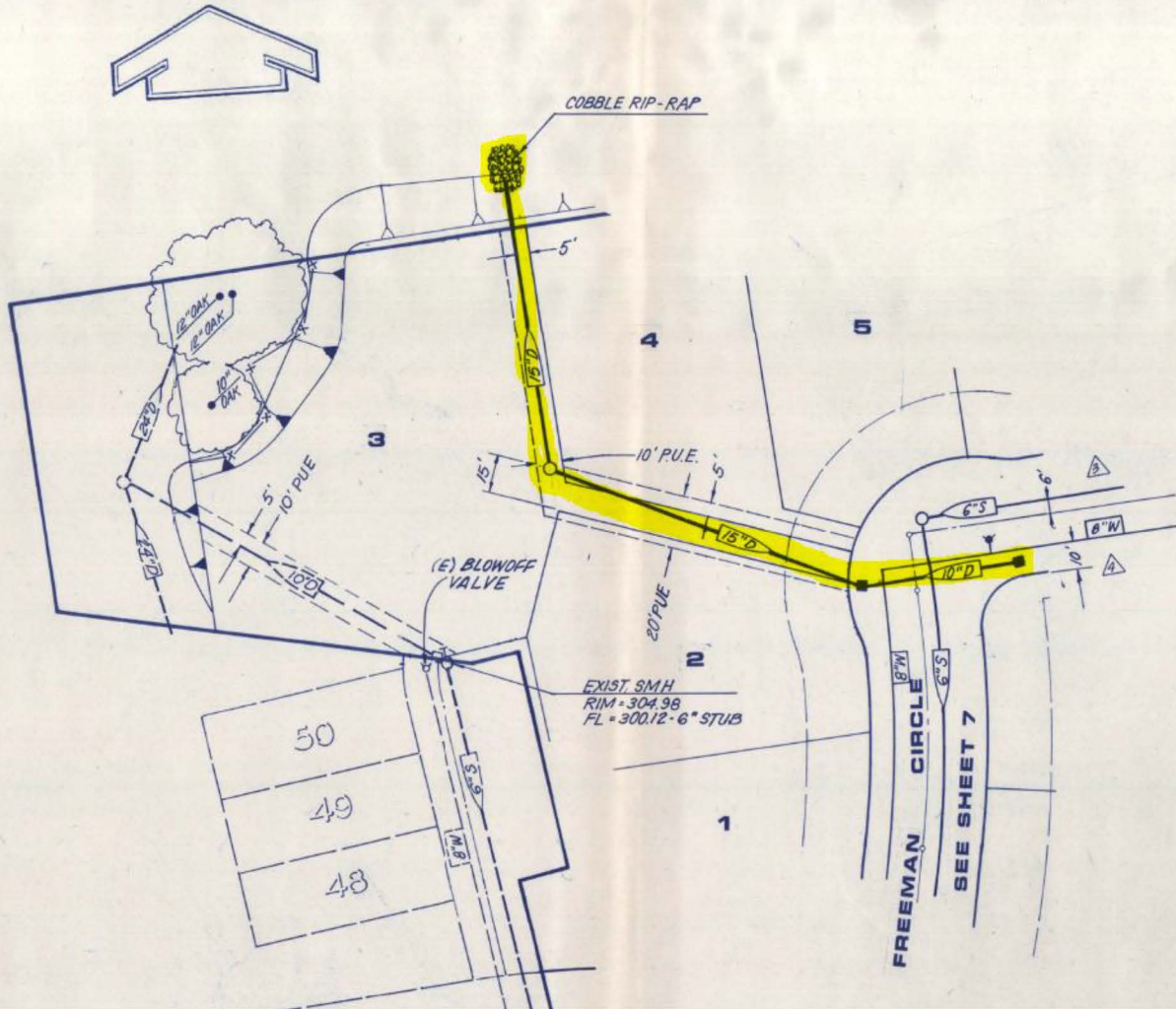
It seems clear that this area is not suited for development and any permitted development would create impervious surfaces which would add to existing flooding conditions and make for hazard conditions.

Drain A - 5505 Freeman Circle (Lot 3)

Drain B - 5525 Freeman Circle (Lot 12)

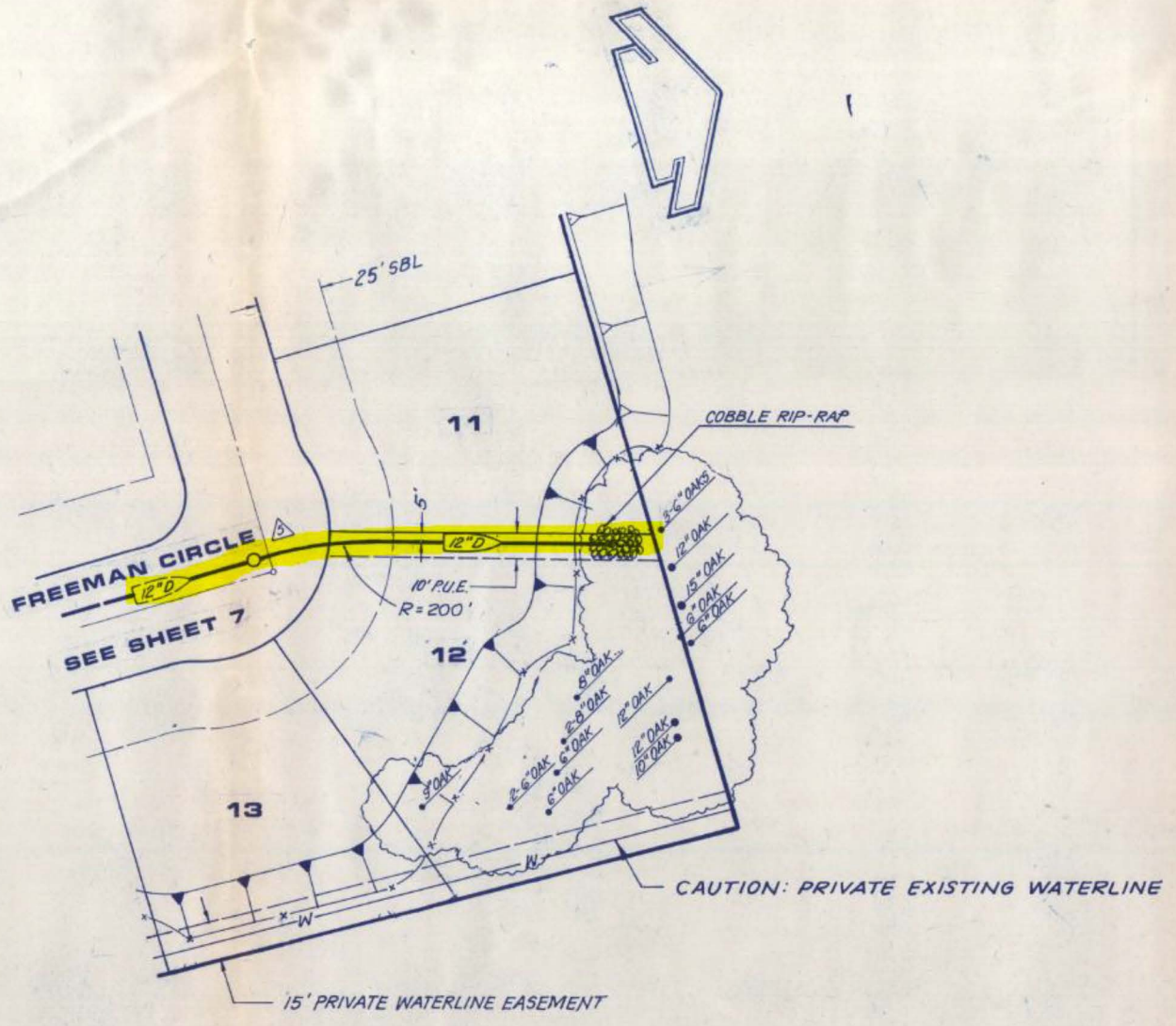


# DRAIN A



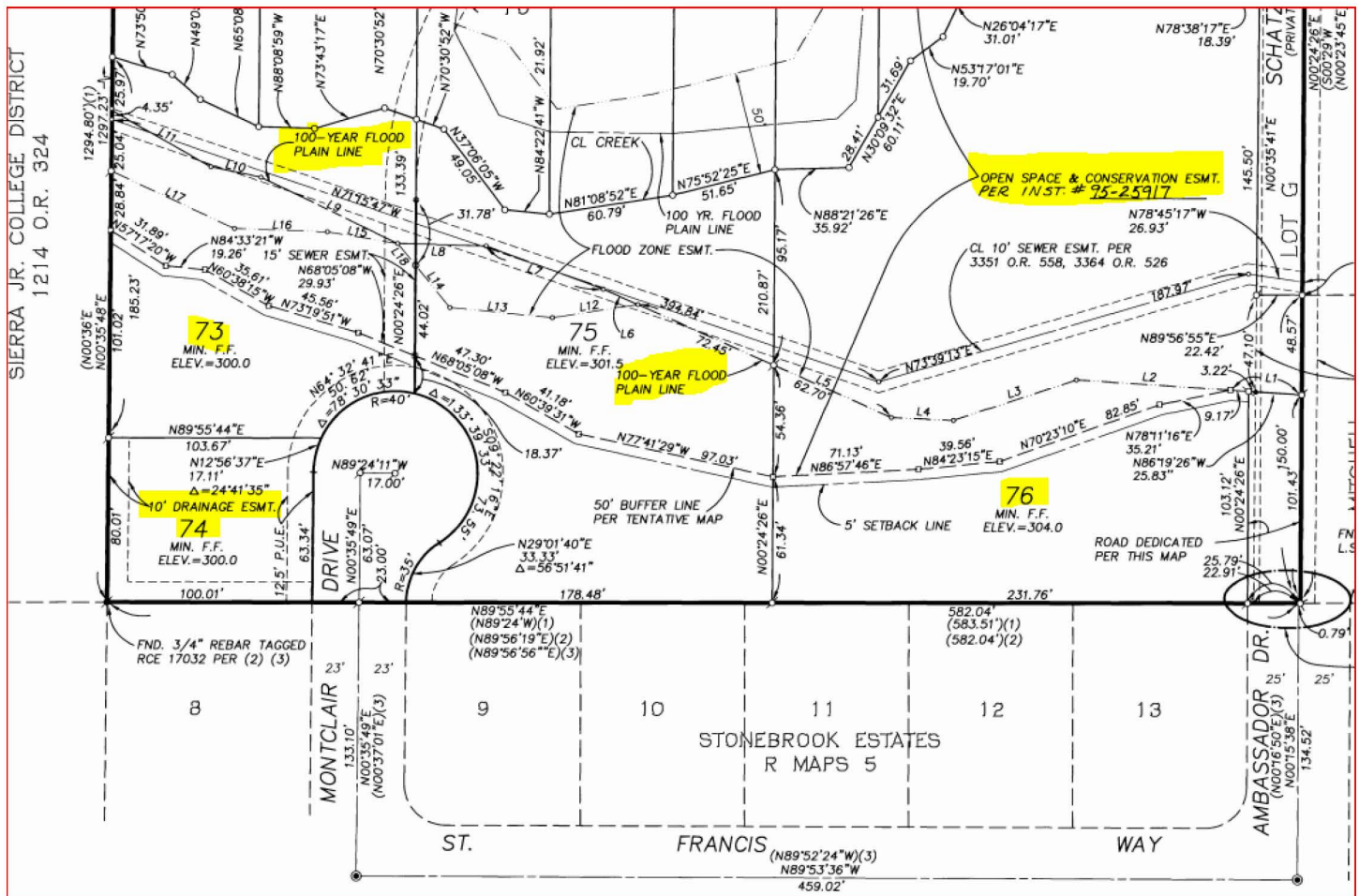


# DRAIN B



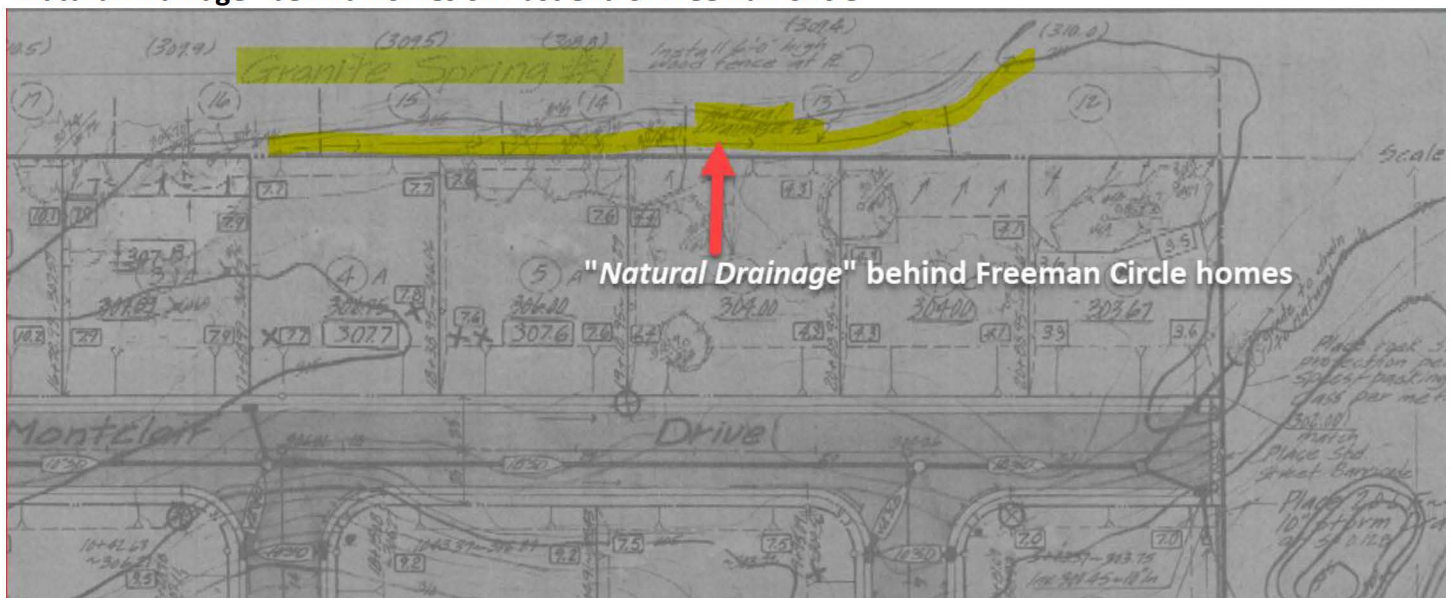


Lot #74 – Large storm drain off back of 5546 Montclair Drive that also dumps year-round water onto the college property.





**"Natural Drainage" behind homes on East end of Freeman Circle**



**Flooding within “Natural Drainage” area in backyards of homes on east end of Freeman Circle**



**5527 Freeman Circle - backyard**

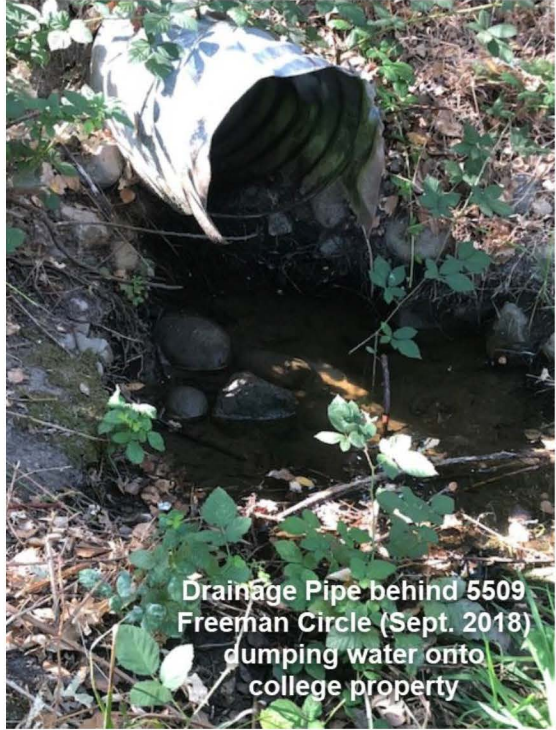
5525 Freeman Circle - Backyard



Sierra College property side of fence at 5525 Freeman Circle



**Drainage Pipe behind 5509 Freeman Circle dumping water onto college property (Sept. 2018)**



Drainage Pipe behind 5509 Freeman Circle (Sept. 2018) dumping water onto college property

Photo taken in Sept. 2018 of water coming from drainage pipe behind 5521 Freeman Circle and running onto college property – row of green vegetation below pipe going down the slope approximately 40 feet.



Water from drainage pipe behind 5521 Freeman Circle exiting onto College property at end of summer



green vegetation from water coming from drainage pipe behind 5521 Freeman Circle

10. None of the developer's drawings in the NOP show the existing **seep** on the SW side of the South Village project site. See below Google Map 2. We believe building on top of a seep would eventually create damage and hazards to home sites and roadways.
11. The developer's drawings in the NOP also fail to show that their proposed **access road** into the residential development project site south of the Monte Verde Park/south of the creek would not only cross on top of the seep but the access road would cross through a U.S. waterway and wetlands that would require permits from the U.S. Army Corps of Engineers and possibly a Streambed Alteration Agreement from the California Department of Fish and Wildlife.
12. We object to creating an access road through established waterways/wetlands and wildlife habitat as allow such would violate numerous sections of our General Plan.

Google Map 2 – South of Creek



NOP Figure 5



13. The residential development proposed on the College property on the SE corner of El Don Drive and Rocklin Road south of the creek violates the goals and policies set forth in the City's General Plan as follows:

**LAND USE ELEMENT GOALS AND POLICIES**

**GENERAL LAND USE GOAL:** To promote orderly and well-planned development that enhances the City of Rocklin.



## General Land Use Policies

LU-4 Utilize techniques that minimize the adverse effects of light and glare on surrounding properties, and incorporate dark sky concepts to the extent practicable.

**GOAL FOR RESIDENTIAL LAND USE:** To designate, protect, and provide sufficient land to meet residential development needs and to **preserve and protect existing residential neighborhoods**.

### Policies for New Residential Land Use:

LU-13 Review proposals for new residential development for **compatibility** with the character and scale of nearby neighborhoods, while providing a variety of densities and housing types as reflected by the zoning and land use designation of the infill property.

LU-16 To the extent feasible, require that new development in areas contiguous to neighboring jurisdictions be compatible with those existing land uses.

LU-18 Establish residential design standards for planned unit developments, especially for hillsides and other **unique areas, to reduce the impact of new development on the existing natural terrain and built environment**.

## OPEN SPACE, CONSERVATION AND RECREATION ELEMENT GOALS AND POLICIES

**GOAL FOR THE PRESERVATION OF OPEN SPACE LAND FOR NATURAL RESOURCES:** To **designate, protect, and conserve open space land in a manner that protects natural resources** and balances needs for the economic, physical and social development of the City.

### Policies for the Preservation of Open Space for Natural Resources

OCR-1 **Encourage the protection of open space areas, natural resource areas**, hilltops, and hillsides from encroachment or destruction through the use of conservation easements, natural resource buffers, building setbacks **or other measures**.

OCR-4 Require that detached single family residential development projects provide some useable yard areas **outside all conservation easements or established natural resource buffers**.

OCR-5 Utilize the California Environmental Quality Act (CEQA) as the primary regulatory tool for identifying and mitigating, where feasible, impacts to open space and natural resources when reviewing proposed development projects.

OCR-6 **Look for opportunities to interconnect open space and natural areas to accommodate wildlife movement and sustain ecosystems and biodiversity.**

OCR-7 Consult with other jurisdictions concerning open space planning programs, including the County's Placer Legacy program and other similar regional programs, to the extent feasible.

OCR-8 Encourage public utility companies and agencies to consult with the City prior to undertaking projects that may affect open space and natural resource areas to minimize impacts to these areas.

**GOAL FOR OPEN SPACE USED FOR THE MANAGED PRODUCTION OF RESOURCES:** To designate, protect, and conserve open space utilized for the managed production of resources while maintaining compatibility with neighboring uses and other open space preservation goals.

### Policies for Open Space Used for the Managed Production of Resources

OCR-11 Protect the groundwater recharge value of riparian and wetland areas while recognizing that minor modifications to such areas may be a necessary outcome of the development process.

**GOAL FOR OPEN SPACE FOR OUTDOOR RECREATION:** Provide sufficient improved and **unimproved outdoor recreation sites** to meet the needs of the City on a continuing basis and at residential buildout.

### **Policies for Open Space for Outdoor Recreation**

OCR-12 Provide for park and other outdoor recreational needs, both active and passive...

OCR-13 **Require dedication of parkland**, payment of in lieu fees for parkland, or a combination of both, **as a condition of approval** in the early stages of the development process, including approval of rezonings, where it is necessary to insure consistency with or implementation of the goals and policies contained in this General Plan.

OCR-14 **Provide** developed as well as **undeveloped parkland, recognizing that certain unique open space attributes may be best preserved by retaining them in a natural condition.**

OCR-15 **Look for opportunities to establish linear parklands and/or open space areas that link open space and outdoor recreation areas, providing passage for pedestrians, bicycles, and wildlife.**

OCR-16 Encourage the location of parks adjacent to open space corridors.

OCR-21 Co-locate parks within or adjacent to storm water detention basins, whenever feasible.

OCR-24 **Consider acquisition and development of small areas along creeks at convenient and safe locations for use by the general public.**

OCR-25 Protect designated outdoor recreation sites from incompatible urban development.

**GOAL FOR THE CONSERVATION, DEVELOPMENT AND UTILIZATION OF NATURAL RESOURCES:** Conserve and protect natural resources while permitting their managed use, consistent with City, State and Federal requirements.

### **Policies for the Conservation, Development and Utilization of Natural Resources**

OCR-39 **Require the protection of wetlands, vernal pools, and rare, threatened and endangered species of both plants and animals** through either avoidance of these resources, or implementation of appropriate mitigation measures where avoidance is not feasible, as determined by the City of Rocklin.

OCR-40 **Require compliance with the State and Federal Endangered Species Acts and the Clean Water Act** as conditions of development project approval.

In 1972 the U.S. Congress enacted the **Clean Water Act** to maintain and restore the chemical, physical, and biological integrity of the waters of the United States. **Water bodies, water ways and wetlands are protected under the Clean Water Act**, which gives authority to the U.S. Army Corps of Engineers to regulate activities that could discharge fill or dredged material into the waters of the United States. Under the Clean Water Act, wetlands are defined as 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. Wetlands generally include swamps, marshes, bogs, and similar areas (Wetlands Delineation Manual, Corps of Engineers, 1987).

OCR-45 Encourage development projects to incorporate natural resources such as creeks, steep hillsides, and quarries in restricted ownership by an appropriate entity that provides for the protection of the natural resource and also **allows for access by the public**, where appropriate.

OCR-46 Participate as appropriate in a regional approach to the management of **drainage basins and flood plains** with regional agencies such as the Placer County Flood Control and Water Conservation District.

OCR-47 **Protect the designated City Regulated Floodplain from encroachment by development that would impede flood flows or pose a hazard to occupants.**

OCR-48 **Promote, where appropriate, the joint use of creeks for flood control, open space, conservation of natural resources, and limited recreation activities.**

OCR-51 Evaluate development along stream channels to ensure that it does not create any of the following effects in a significant manner: reduced stream capacity, increased erosion or deterioration of the channel.

OCR-55 Consider the visual qualities of development projects and project compatibility with surrounding areas, especially when projects are proposed in urbanizing areas abutting rural or semi-rural areas where significant natural resource values exist.

**GOAL FOR THE CONSERVATION AND PROTECTION OF HISTORIC, GEOLOGIC AND CULTURAL RESOURCES:**  
Conserve and protect unique community features such as geologic, historic and culturally significant sites.

OCR-63 Encourage preservation and incorporation of existing rock quarries, major rock outcroppings and geologically unique areas in future development projects.

## **Open Space, Conservation & Recreation Element**

### **PRESERVATION OF OPEN SPACE**

Through its development, **the City of Rocklin has placed high importance on the preservation of open space throughout the community**. Some open space areas have been designated to retain unique natural features and characteristics. Others have been established to preclude development in areas with significant physical constraints.

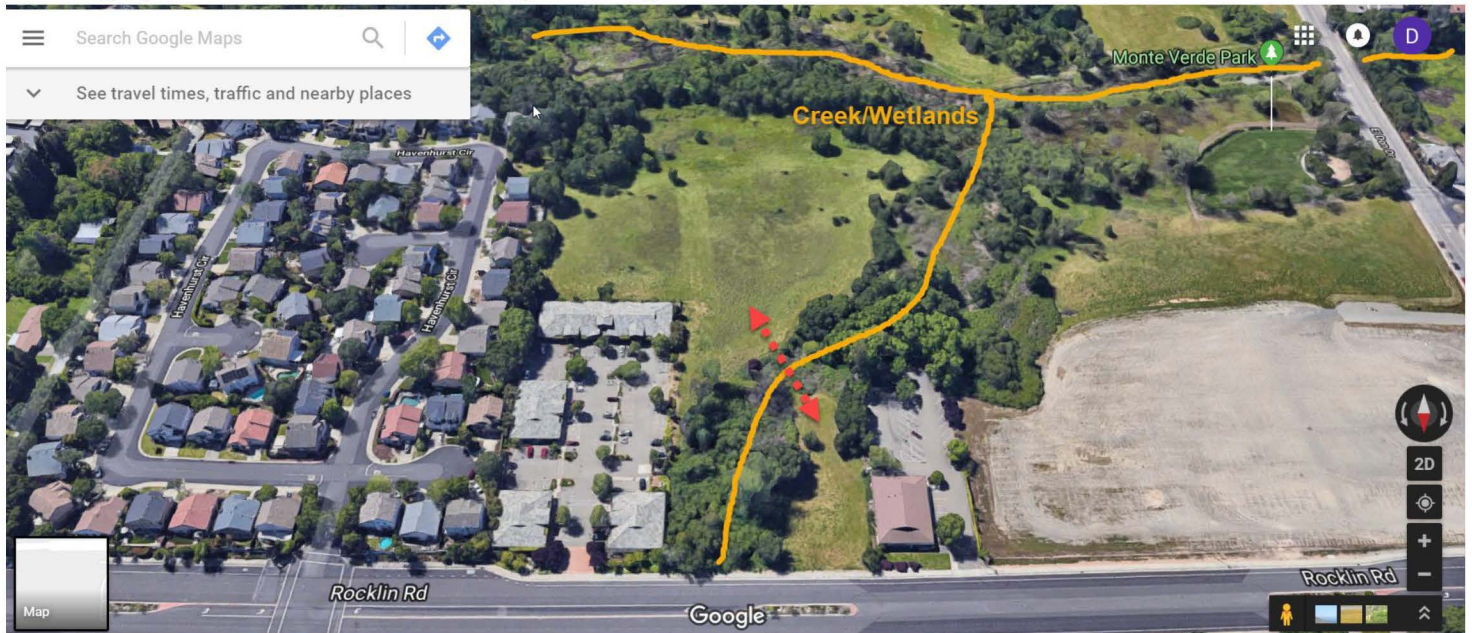
Examples of natural features that have been incorporated into the many open space areas that traverse through the City include oak woodlands, wetlands, archaeological sites, water filled quarries, and numerous creeks including Secret Ravine Creek, Sucker Creek, Antelope Creek, Clover Valley Creek, Orchard Creek, and Pleasant Grove Creek. Areas with significant physical constraints that have been retained in their natural condition include **locations within the 100-year floodplain** and areas containing steep slopes.

### *Development North of the Creek*

14. The NOP does not state what the approximate 12 acres on the northern portion of the South Village site would contain along Rocklin Road and north of the creek. No definitive plans are provided for the type of development that would be built in this area thus we are not able to identify its environmental effects. All the NOP states is the "Community college (Mixed Use) land uses would make up the bulk of the remaining portion of the South Village site." The General Plan Land Use designation for "Mixed Use" is noted below. There are so many possibilities of what the College could eventually build on this site, for example residential 10 to 40 units to the acre, it is impossible to determine the cumulative environmental effects of this project.

Table 4-1 Summary of Land Use Designations and Population Density Standards				
Land Use Designation	Purpose	Character	Density <sup>1/</sup>	Population <sup>2/</sup> Per Acre
Mixed Use	<p>A. Provide for land use patterns and mixed use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities.</p> <p>B. Support development and redevelopment or revitalization of areas that are in decline or economically underutilized.</p> <p>C. Promote economic vitality and diversification of the local economy by allowing creative development combinations that serve local needs and/or attract visitors to the community.</p> <p>D. Enhance activity or vitality by extending site occupancy and consumer activity outside of standard operating hour, where considered desirable.</p> <p>E. Intensify land uses and transit oriented development at appropriate locations. Mixed use development is anticipated to be concentrated in the Downtown Rocklin Area, although other locations may be considered along primary arterials or as a beneficial transition between differing land use types.</p>	<p>Areas where non-residential (i.e., office, retail, service, civic, cultural, entertainment and other similar uses) and residential are permitted to be mixed, and typically include medium high density to high density residential land uses within the same building, lot, block or designated project. No individual parcel which has a Mixed Use land use designation is required to build a specific ratio of residential to non-residential. Mixed Use designated parcels may be all residential, all non-residential, or a mix of residential and non-residential uses. As a mixed use area develops the City shall ensure that there is ultimately a mix of residential and non-residential uses.</p>	<p>10 to 40 dwelling units per acre and 0.25 to 1.6 FAR</p> <p>Non-Residential Building Intensity-Varies (Floor Area Yield between 25% and 160% depending upon the location)</p>	<p>26 – 104 persons per acre</p> <p>(Population varies with allowed residential density)</p>

15. As proposed the South Village project would have to acquire the appropriate permits to cross over/through designated waters of the U.S. and wetlands areas to get to land locked pieces of land on the north, eastern side of the 36 acre project site. We strongly opposes any intrusions into existing wildlife habitat, waters of the U.S. and wetlands areas in an effort to protect the abundance of wildlife that uses these areas as habitat as well as the integrity of the land itself and to comply with the goals and polices of the General Plan.



### Threatened, Endangered, Special Status Animals

**Threatened & Endangered Animals:** Swainson's Hawk & Sierra Nevada Red Fox

**Candidate Endangered:** Tricolored Blackbird

**CA Fully Protected Animals:** White-Tailed Kite

**Special Status Species:** Western Pond Turtle, Great Egret, Great Blue Heron, Osprey, Cooper's Hawk, Sharp-Shinned Hawk, White-Tailed Kite, Oak Titmouse (bird), Tricolored Blackbird

### **US Fish & Wildlife Services - Migratory Bird Treaty Act Protected Species:**

(The **Migratory Bird Treaty Act** is a United States federal law)

1. Brewer's Blackbird,
2. Red-Winged Blackbird
3. Tricolored Blackbird
4. Hooded Oriole
5. Belted Kingfisher
6. Mountain Bluebird
7. Northern Mockingbird
8. Bushtit
9. Wood duck
10. Great Egret
11. House Finch
12. Mourning Dove
13. Song Sparrow
14. White-breasted Nuthatch
15. Northern Flicker
16. Lesser Goldfinch
17. Canadian Geese
18. Rose-breasted Grosbeak
19. Cooper's Hawk
20. Red-shouldered Hawk
21. Red-tailed Hawk
22. Sharp-shined Hawk
23. Swainson's Hawk
24. Great Blue Heron
25. Green Heron
26. Anna's Hummingbird
27. Blue Jay
28. Killdeer
29. Ruby-crowned Kinglet
30. White-tailed Kite
31. Mallard Duck
32. Western Kingbird
33. Osprey (raptor)
34. Virginia Rail
35. Golden-crowned Sparrow
36. White-crowned Sparrow
37. California Thrasher
38. Oak Titmouse
39. California Towhee

40. Spotted Towhee
41. Turkey Vulture
42. Cedar Waxwing
43. Acorn Woodpecker
44. Downy Woodpecker
45. Nuttall's Woodpecker

# Save East Rocklin

## COMMENTS IN RESPONSE TO THE COLLEGE PARK PROJECT NOP Part II

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# COLLEGE PARK NORTH VILLAGE

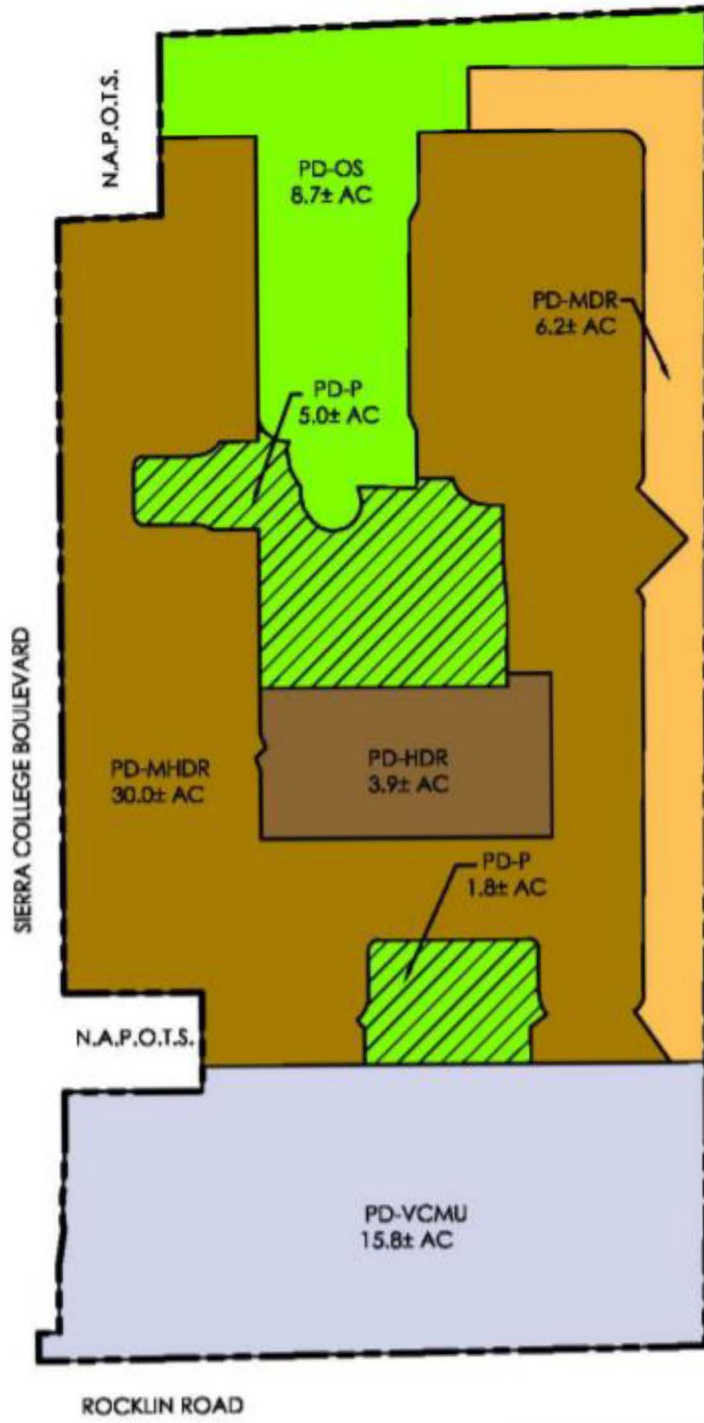
NOP Figure 4: Conceptual Plan - North Village



<b>LAND USE SUMMARY</b>			
LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE-FAMILY RESIDENTIAL			
45' x 100' LOTS (TYPICAL)	45	6.2	7.3
45' x 65' LOTS (TYPICAL)	149	16.8	8.9
43' x 60' LOTS (TYPICAL)	84	9.2	9.1
22' x 70' LOTS (TYPICAL)	54	4.0	13.5
HIGH DENSITY RESIDENTIAL	99	3.9	25.4
VILLAGE COMMERCIAL MIXED USE	189	15.8	22.5
PARKS	-	6.8	-
OPEN SPACE	-	8.7	-
<b>TOTAL</b>	<b>620</b>	<b>71.4</b>	<b>-</b>



NOP Figure 7: Proposed Project Zoning



North Village Project Tentative Subdivision Map Data

Lot/Village #	# of Lots	Avg. Lot Size	Acres	Units Per Acre
Village 1	22	50 x 100 (5,000) sq. ft. lots	3.4	6.5 units/acre
Village 2	18	50 x 100 (5,000) sq. ft. lots	2.7	6.5 units/acre
Village 3	70	45 x 65 (2,925) sq. ft. lots	7.6	9 units/acre
Village 4	47	45 x 65 (2,925) sq. ft. lots	5.2	9 units/acre
Village 5	29	45 x 65 (2,925) sq. ft. lots	3.7	8 units/acre
Village 6	54	43 x 60 (2,580) sq. ft. lots	5.8	9.5 units/acre
Village 7	32	43 x 60 (2,580) sq. ft. lots	3.3	9.5 units/acre
<b>Village 8</b>	<b>54 triplex units</b>	<b>20 x 60 (1,200) sq. ft. lots</b>	<b>4.5</b>	12 units/acre
Lot A	<b>99 multi-family units 4-story Condominium complex</b>		3.5	28 units/acre
<b>TOTAL KNOWN UNITS</b>	<b>425</b>	<b>TOTAL RESIDENTIAL ACRES</b>	<b>39.7</b>	Avg. 10.5 units/acre
Lot D and E	Parks		6.3	
Lot F	Club House		0.7	
		<b>TOTAL ACRES w/AMENITIES</b>	<b>46.7</b>	
Lot B and C	<b>Unknown Mixed Uses</b>	<b>TOTAL UNKNOWN MU ACRES</b>	<b>15.8</b>	
		<b>TOTAL DEVELOPED ACRES</b>	<b>62.5*</b>	

\*includes 12.2 acres of public streets

North Village Data taken from NOP TABLE 3: EXISTING AND PROPOSED - ZONING (ACRES)

ACRES	PROPOSED ZONING	NEW ZONING DEFINITION
15.8	PD-VCMU	Mixed-use development that integrate <b>residential and non-residential land uses</b> such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities. This designation also promotes economic vitality and diversification of the local economy by allowing creative development combinations that serve local needs and/or attract visitors to the community, and provides flexibility for non-residential uses (office, retail, service, entertainment) and residential (typically medium and high density residential) uses to be located within the same building, lot or block; either horizontally or vertically mixed; and with no specific ratio of residential to non-residential uses.
6.2	PD-MDR	Single family detached homes on lots with a <b>minimum lot size of 4,000</b> square feet, allows for accessory uses and nonresidential uses, compatible with single family neighborhoods, and discourages nonresidential uses that are incompatible with single family neighborhoods.
30.0	PD-MHDR	Single family detached and attached homes with a <b>minimum lot size of 1,200 square feet</b> , and allows for a variety of unit types included, but not limited to, small lot single family, duplexes, <b>triplexes</b> , townhomes, and condominiums.  Single Family detached means a free-standing residential building. Sometimes referred to as a single-family home, as opposed to a multi-family residential dwelling.
3.9	PD-HDR	<b>Multi-family</b> attached homes, and is located conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses. ( <b>4-story condominium complex</b> )

		Multi-family attached homes mean a building or structure that is designed to house several different families in separate housing units. The most common type of multifamily housing is an apartment building. Duplexes, quadraplexes, and townhomes also qualify as multifamily housing.
8.7	PD-OS	Open space uses that serve to protect and preserve natural features, drainage courses and wooded areas throughout the Plan Area
6.8	PD-P	Active and passive recreation uses within an attractive landscaped environment.

The North Village site is currently zoned as PD-CC (Planned Development – Community College) and is within the **Sierra College Area General Development Plan**.

The NOP alleges, **“Planned Development – Community College (Sierra College Area General Development Plan): The purpose of planned development zones is to provide the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances, while at the same time protecting public health, safety and welfare and property values.”**

The **Sierra College Area General Development Plan** states it was created to allow for the cohesive development of the 375-acre project area in a manner that will

- (a) Promote the development of developable areas and avoid sensitive environmental areas,
- (b) encourage creative and innovative design by allowing flexibility in property development standards,
- (c) encourage the preservation of open space, and
- (d) accommodate various types of large scale, complex and phased development in the planning area.

Allowing excessively high-density residential development on the majority of the North Village site is in direct conflict with the above statements.

Additionally, the NOP only states that the 16 acres on the southern portion of the North Village site (north of Rocklin Road) would contain commercial and “Mixed Use” uses. No definitive plans are provided for the type of development that would be built in this area thus we are not able to identify its environmental effects.

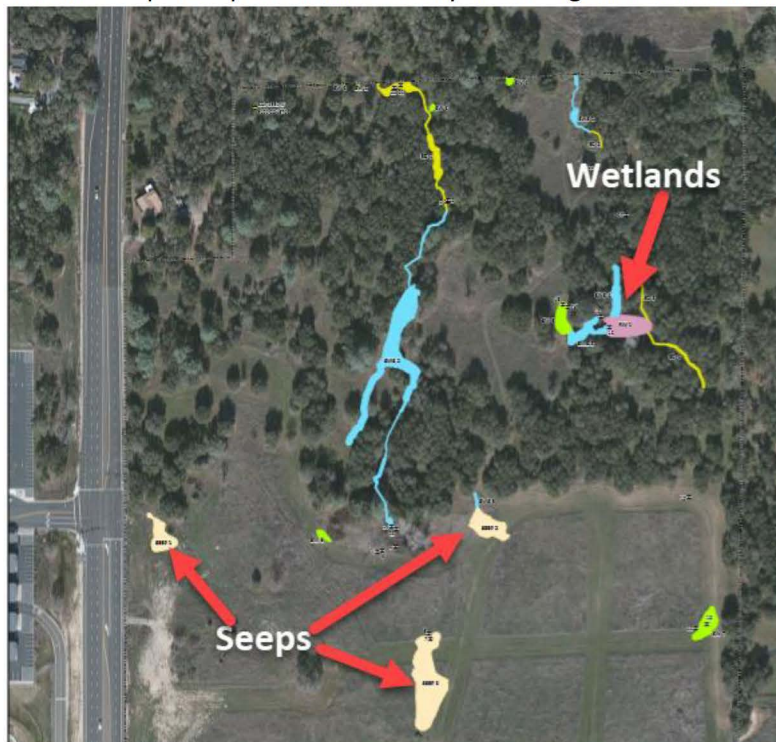
## List of Environmental Concerns

### Development on North Village site

1. North Village 40-acre “residential” project lot sizes are too dense:
  - a. High-Density Lots coupled with absolutely inadequate/lack of parking throughout the entire 47-acres of developed land will have a significant effect on the environment in many areas including but not limited to:
    - i. **Aesthetics** – Village North will substantially degrade the existing visual character of the site and its surroundings
    - ii. **Light and Glare** - Village North will create a new source of substantial light or glare which would adversely affect day and nighttime views in the area
    - iii. **Noise**
    - iv. **Biological Resources** - The project will have a substantial adverse effect through habitat modifications and will interfere substantially with the movement of wildlife species
    - v. **Traffic and Circulation** – The North Village project alone is projected to increase daily vehicle trips by over 5,000 new cars. Many vehicle trips will be on Rocklin Road which is operating at or near a LOS of F during student commute times. It is also projected that cumulatively we are looking at 56,000 new daily vehicle trips in the vicinity of this development. Additionally, the City has already

identified the Rocklin Road/I-80 interchange as “significantly impacted”. And there are no feasible mitigation measures available to address this project or the cumulative effects of other projects on existing and projected significant vehicle traffic impacts. Refer to [our traffic analysis](#) based on ITE trip generation rates.

- vi. **Insufficient parking** – see comments below
- vii. **Pedestrian Traffic** – The project and other nearby pending developments given their proximity to the Sierra College Rocklin campus will produce significant amounts of pedestrian traffic crossing Sierra College Blvd. and/or the intersection of Sierra College Blvd. and Rocklin Road. **The only way to mitigate this pedestrian traffic safety hazard is to require the developer to build a pedestrian bridge over Sierra College Blvd.**
- viii. **Climate Change and Greenhouse Gases** – The project with long-term construction and the addition of a substantial amount of new vehicle (from this project and cumulatively) will generate greenhouse gas emissions that will have a significant impact on the environment. Given the current densities of this project, we do not believe there can be an effective plan for reducing the emissions of greenhouse gases.
- ix. **Air Quality** – The project will create objectionable odors and emissions affecting a substantial number of people especially during a long duration of construction activities and will result in impacts from vehicle trip generation to and from the project site and the resultant mobile source emissions of air pollutants
- x. **Public Services** – This project will generate a high demand for public services thus creating the need for additional services such as police and fire equipment and personnel. It is not clear that the City of Rocklin has the funds for such additions especially when you take in the cumulative pending developments in the immediate area. Additionally, the City’s existing street system, particularly arterial and collector streets, function as emergency evacuation routes. The project’s North Village densities and design will significantly impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan. Additional comments below.
- xi. **Hydrology** - The project will encroachment into wetlands, streams/drainage as well as building atop numerous seeps. Experience in the El Don Neighborhoods has proven that building over seeps will eventually erode streets and driveways. And it would be highly likely that building a residential structure atop a seep would most likely create significant water damage to that structure.



- b. There are no foreseeable feasible mitigation measures to address a project with this type of density and design.
2. 3-story triplex units along Sierra College Blvd., 4-story 99 unit condominium complex (apartments) and majority of SF lots under 3,000 sq. ft. are not compatible with surrounding neighborhoods. Especially with Loomis properties to the east which are 2.3 acre lots.
  3. A development of this type will be bought up by investors and the majority of these residential units will turn into rental properties with the strong possibility of degraded neighborhoods.
  4. These “rental” properties will most likely be rented to college students which yield a higher # of persons per unit thus more vehicle and pedestrian traffic. E.g. 4-bedroom/3.5 bath triplex units will most likely be turned into investment or rental properties. Given the proximity to the Sierra College campus, these units will be rented and house 4 college students per unit. This will increase the need for vehicle parking and will increase pedestrian traffic across Sierra College Blvd.
  5. This 71.4 acre development will yield 431 extreme high-density SF dwelling units as well as 189 DU’s in the 16 acre “Mixed Use” area north of Rocklin Road (*per Figure 4: Conceptual Plan - North Village*) for a total of 620 DU which will generate
    - a. in the neighborhood of 6,000 new daily vehicle trips in just the North Village site  
(*And an additional 1,400 new daily vehicle trips from the South Village project site*)
    - b. the need for hundreds of parking spaces of which none are noted in this NOP
  6. Multi-family units produce more impacts yet collect lower City Fees...Single Family unit fees are higher than multi-family City Fees e.g. municipal storm drain system fee: \$311 per single-family unit (Secret Ravine) vs. \$119 per multi-family unit (Secret Ravine)
  7. **Fire Dept. Vehicles and Services:**
    - a. The project proponents of the North Village residential development are requesting a decrease in the standard size to street elbows which will make the turning radius inadequate for fire equipment, therefore creating a hazardous environmental impact.
    - b. The nearest fire station to this development does not house the appropriate fire equipment and staff to address a 4-story residential complex fire.
  8. **Inadequate Streets and Parking:**
    - a. Except for 2 short entrance roads into the North Village residential development, all streets are 46’ which does **not allow for any street parking**. Below is the developer’s tentative subdivision map street design: two 16’ travel lanes, two 3’ gutters and two 4’ sidewalks – **NO AVAILABLE SPACE FOR STREET PARKING ON EITHER SIDE OF SUBDIVISION STREETS.**



- b. Neither of the two proposed parks appear to have parking stalls.
- c. The 54 (4 bedroom) Triplexes only have a 21’ wide court between them. Given these triplexes make for excellent investor aka rental properties, one could expect a minimum of 4 college students/vehicles per unit

or 24 cars per court. A 21' wide "private drive" between 6 units coupled with no street parking will result in insufficient parking and unsafe conditions.

d. Where are visitors going to park in this design?

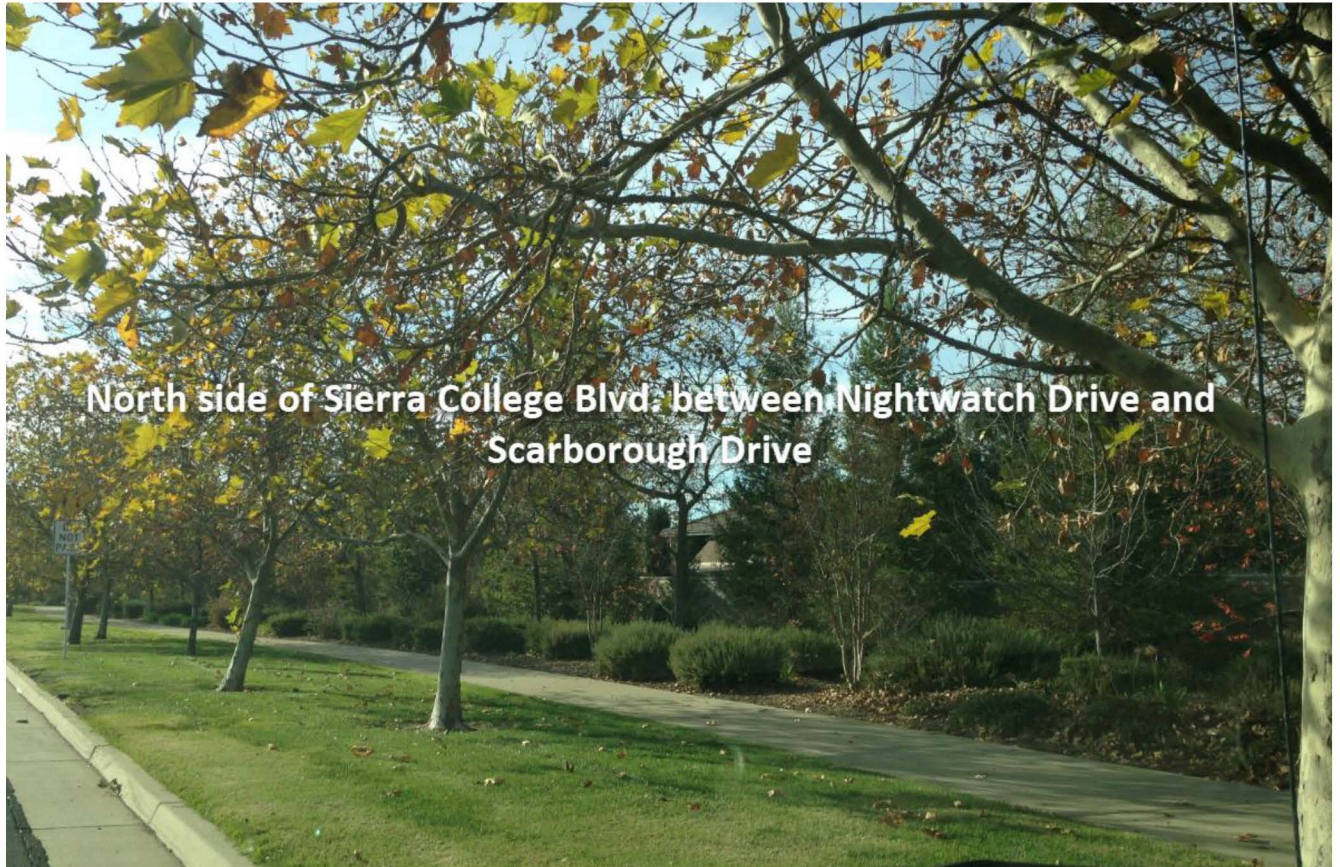
**9. Deficient Parking:**

a. On Sept. 14, 2018, KCRA 3 News reported on parking problems at a new 4-5 story apartment complex near Sac State University called "The Crossings". The complex opened in August and had room for 750 residents but only 300 parking spaces. At first parking was free but due to the high student population and parking demands, management began charging or renting out those spaces forcing students to park on nearby streets and which did not allow for overnight parking forcing students to either get expensive towing charges or park one mile away from the complex creating safety concerns that led management to hire security guards to escort residents.

b. We believe this is exactly what will happen with the North Village residential development project. For example the 54 triplexes could house 216 residents (4 bedrooms x 54 units) but only provides 108 parking spaces (2 car garages x 54). Street B in front of the triplexes is a 46' width street with no street parking available. Where are all these additional cars going to park?

**10. Frontage road sidewalks and landscaping:**

a. For aesthetic purposes and pedestrian safety, walkways along Sierra College Blvd. and Rocklin Road should be of sufficient width and should incorporate a landscaping buffer to provide safety features that not only encourage pedestrian traffic but more importantly protect pedestrians. Sidewalks and landscaping should be similar to the Rocklin City development atop Sierra College Blvd. south of this project.



**11. Pedestrian Safety:** According to a February 28, 2019 [Governors Highway Safety Association report](#), Pedestrian deaths have hit a 28-year high. GHSA's latest report projects more pedestrians were killed in 2018 than in any year since 1990. Officials says lives can be saved with better infrastructure.

# GENERAL PROJECT COMMENTS

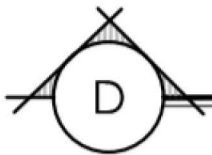
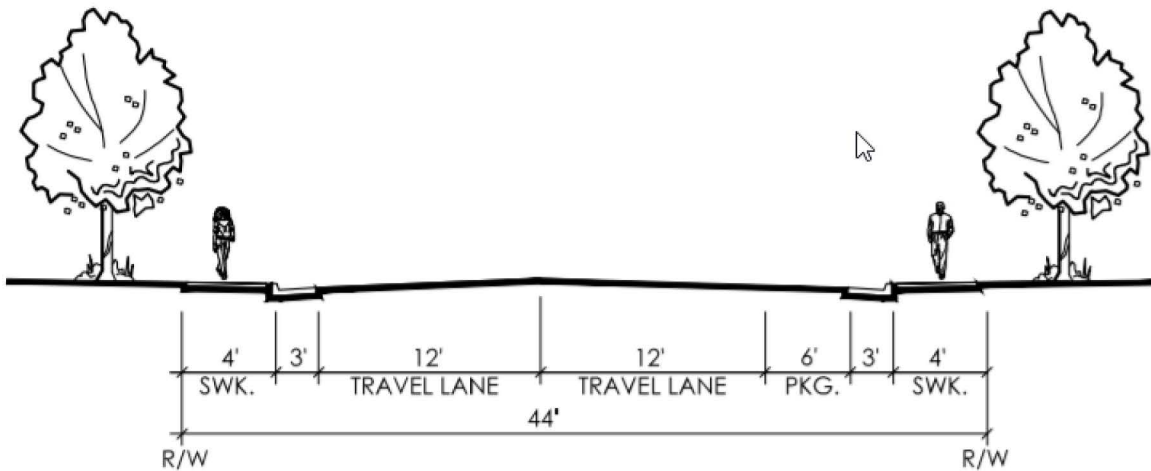
## Non-Standard Driveway Lengths

We oppose the Non-Standard Driveway Lengths being proposed. The City's current Zoning Code stipulates 20-feet as the **minimum** driveway length for all single-family residential uses (17.66.100). Perhaps other cities allow these types of modifications but the City of Rocklin should not set a precedence by allowing anything less than 20 feet. 20 feet is even cutting it close. Short driveways that barely fit an SUV vehicle (avg. 15' in length) are dangerous to pedestrian traffic and especially young children that are difficult to see when backing out.

## Non-Standard Street Widths

We oppose any modifications or reduction in size of the standard 50' residential collector street or that does not allow for parking on both sides of the street as well as having sidewalks especially in the North Village site given the housing density and high probability that these residential units will be purchased by investors who use them as rental properties creating a higher than normal number of cars and pedestrians in the area.

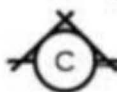
We want to see two 18' travel lanes (with 14 feet for gutters and sidewalks) or 50' collector streets in the College Park subdivisions like those currently in our neighborhoods and that do not pose a safety hazard.



## RESIDENTIAL STREET

44' STREET SECTION - NO PARKING ON NORTH SIDE  
STANDARD MODIFICATION #2  
NOT TO SCALE

46' foot design



## RESIDENTIAL STREET

46' STREET SECTION  
NOT TO SCALE

*Non-Standard Street Elbows*

We oppose any non-standard street elbows especially in the North Village site where buildings over two-stories are being proposed that could potentially require fire or other emergency equipment that could be affected by non-standard street elbows.

We believe none of these exceptions or modifications to acceptable standards meet the Goals and Policies of the City’s General Plan. These types of modifications will impact the health, safety and welfare of the public, and creates hazardous conditions.

*Protection of Wildlife Corridor and Biological Resources*

Continued encroachment into the Wildlife corridor in East Rocklin will continue to displace wildlife that traverse this area.

February 24, 2019 – 100-pound mountain lion captured in North Natomas neighborhood (due to development encroachment into neighboring wildlife habitat).



*Rocklin General Plan - Action Plan Document – Open Space, Conservation and Recreation Element*

We feel the following General Plan Action Plan should be followed.

**Action Plan: Table A-2**

**General Plan Policy Action Steps – Open Space, Conservation and Recreation Element**

Action Step #	Description	Applies to Policy(s)	Responsible Dept.	Decision Maker	Timing Target	Funding Source
OCRA-6	Require CEQA documents prepared for development projects to address impacts in the following subject areas when identified in the projects’ Initial Study:	OCR-5 OCR-11 OCR-6 OCR-39 OCR-40 OCR-43	Planning	Planning Commission  City Council	Ongoing	EIRs – Developer Funded  Other CEQA documents



	<ul style="list-style-type: none"> <li>a. Open space and other resources including riparian and wetland areas</li> <li>b. Water quality</li> <li>c. Groundwater recharge areas</li> <li>d. Vernal pools</li> <li>e. Special-status species</li> <li>f. Cultural /historic resources</li> <li>g. Visual resources</li> <li>h. Air quality</li> <li>i. Rock quarries</li> <li>j. Major rock outcroppings/geologic features</li> <li>k. Park development and maintenance</li> </ul>	<p>OCR-49 OCR-55 OCR-58 OCR-62</p>				prepared by staff - Application Fees /General Fund
OCRA-7	<p>Take advantage of opportunities to link open space, natural resource areas and/or parks through dedications, acquisition of easements and as development projects are approved and by seeking funding from local, state, federal or private entities for purchases of land or easements including small areas along creeks for public use.</p>	<p>OCR-6 OCR-14 OCR-16 OCR-23 OCR-24</p>	<p>Planning  Parks</p>	<p>City Council</p>	<p>Ongoing</p>	<p>Grants  Park Development and Impact Fees  State Park Bonds  Donations  Oak Tree Mitigation Fund</p>
OCRA-8	<p>Consult with other jurisdictions regarding open space planning and pedestrian/bicycle trail connections in general and especially when public or private development projects are processed for properties adjacent to City limit boundaries.</p>	<p>OCR-6 OCR-7 OCR-15 LU-71 LU-74 LU-75</p>	<p>Planning  Engineering  Public Works</p>	<p>Planning Commission  City Council</p>	<p>Ongoing  Entitlement Review Process</p>	<p>Application Fees General Fund</p>
OCRA-10	<p>Utilize the project entitlement process to:</p> <ul style="list-style-type: none"> <li>a. Encourage development patterns that avoid or minimize impacts to natural resources including but not limited to: hilltops, hillsides, creeks, riparian areas, wetlands, heritage oak trees, quarries, major rock outcroppings and historically significant or geologically unique areas.</li> </ul>	<p>OCR-1 OCR-2 OCR-3 OCR-4 OCR-11 OCR-39 OCR-41 OCR-42 OCR-45 OCR-55 OCR-57 OCR-62 OCR-63</p>	<p>Planning</p>	<p>Planning Commission  City Council</p>	<p>Ongoing  Entitlement Review Process</p>	<p>Application Fees General Fund</p>
OCRA-11	<p><b>Apply open space easements to all lands located within 50 feet from the edge of the bank of all</b></p>					

	<p><b>perennial and intermittent streams and creeks providing natural drainage. The easement will also extend to include associated riparian habitat.</b> In addition, <b>the City may designate an easement greater than 50 feet for perennial streams when it is determined such a buffer is necessary to adequately protect drainage and habitat areas.</b> In designating these areas as open space, the City is preserving natural resources and protecting these areas from development. However, features which may be considered acceptable within the 50 foot setback, buffer area and/or open space easements include, but are not limited to, de minimis (too trivial or minor to merit consideration) encroachments of a public thoroughfare, bridges, trails, drainage facilities, utilities, and fencing intended to delineate or protect a specific resource. Installation and maintenance of those features shall minimize impacts to resources to the extent feasible. The above setbacks and buffers shall apply to residential and non-residential development unless the land owner can demonstrate that literal application of this Action Plan item would preclude all economically viable use of the land under existing zoning.</p>					
OCRA-12	<p>Require that a restricted easement be recorded over any property that contains areas designated for preservation (reference 45' slope easement), including wetlands, vernal pools, groundwater recharge areas, oak woodlands and special-status species habitat for which a development application is approved. Such easement shall restrict the use and types of structures located within them, when such action does not</p>	OCR-11 OCR-42 OCR-45 OCR-57	Planning	Planning Commission  City Council	Ongoing  Entitlement Review Process	Developer Cost

	conflict with the permitting requirements of other agencies.					
OCRA-27	In consultation with the Placer County Flood Control and Water Conservation District (PCFCWCD) and/or appropriate resource agencies, implement guidelines for creek maintenance practices that ensure native vegetation is not removed unnecessarily; that restrict grading in sensitive areas; and that <b>prohibit the placement of fill or trash within designated creek buffer areas</b> . As part of the project entitlement process, and/or separate consultations with the PCFCWCD, consider opportunities for joint use of creeks for flood control, open space, conservation of natural resources, and limited recreation activities, where appropriate	OCR-46 OCR-48	Public Works  Engineering	Public Works Department Director	Ongoing  Entitlement Review Process	General Fund  Application Fees
OCRA-32	Encourage developers to establish Class I bikeways along public roadways, where feasible, when the roads are adjacent to open space or parkland.	OCR-27 LU-71 LU-74	Planning  Public Works  Engineering	Planning Commission  City Council	Ongoing  Entitlement Review Process	Developer Cost
OCRA-33	Consider and pursue funding for new Class I bikeways within existing City owned open space, as funding sources become available and appropriate locations are identified.	OCR-27 LU-71 LU-74	Planning  Public Works  Engineering	Planning Commission  City Council	Ongoing	PCTPA Funding Sources and <b>Grants</b>
OCRA-36	Refer to the principals and guidance provided in the <b>City's Urban Forest Management Plan</b> when initiating new plantings within public rights-of-way or private development projects and conducting ongoing maintenance activities.	OCR-44				
OCRA-41	To offset possible losses of sensitive wildlife and plant habitat (e.g., wetland habitat, riparian habitat, and oak woodlands) due to development projects, developers shall be responsible for mitigation. Such mitigation measures may include providing and permanently maintaining similar quality and quantity of replacement habitat, enhancing existing habitat areas, or paying	OCR-39 OCR-40 OCR-41 OCR-43				

	fees towards an approved habitat mitigation bank. Replacement habitat may occur either on-site or at approved off-site locations.					
OCRA-42	For those areas in which special-status species are found or are likely to occur, the City shall require feasible mitigation of impacts to those species that ensure that the activity does not contribute to the decline of the affected species such that their decline would impact the viability of the species. Mitigation shall be determined by the City after the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Game (CDFG) are provided an opportunity to comment.	OCR-39 OCR-40 OCR-41 OCR-43	Planning	<b>Community Development Department Director</b>  Planning Commission  City Council		

## TRAFFIC CIRCULATION

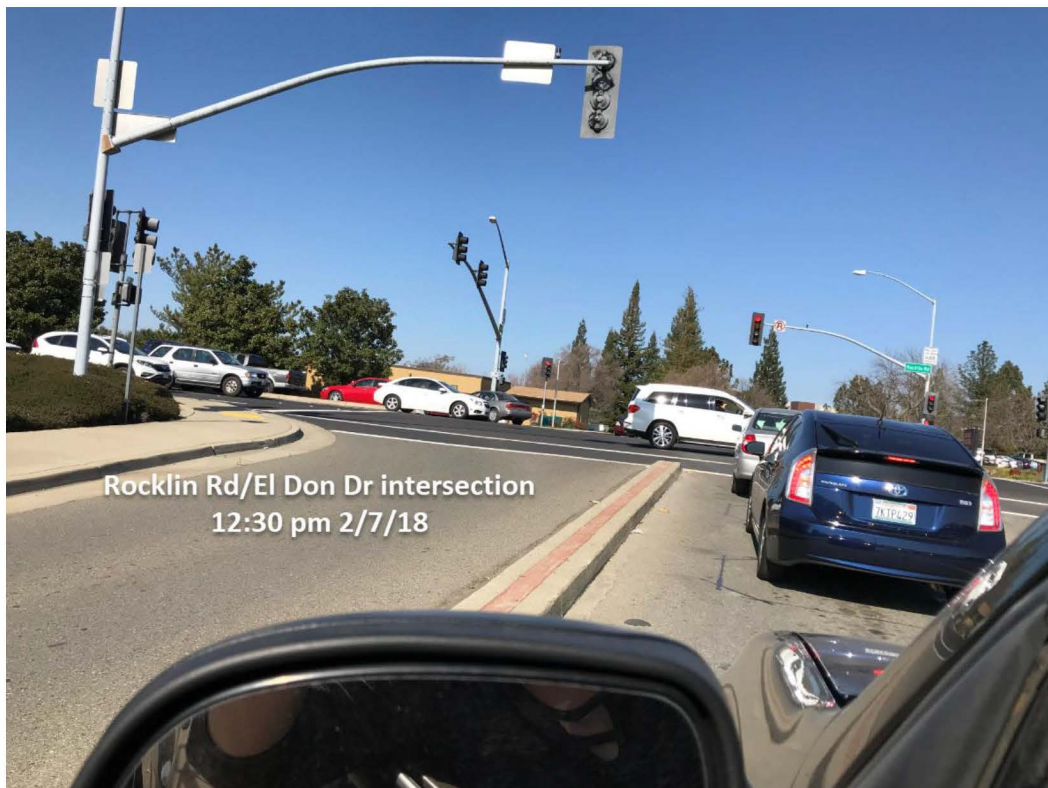
Most roadways in the College Park Project vicinity are currently substantially impacted with the amount of cars using them and with the new vehicles generated from this project projected at over 7,000 new daily vehicle trips based on ITE generation rates this project will create significant traffic impacts. Add that to daily vehicle trips pending from surrounding development, the cumulative number of NEW daily vehicle trips on our local east Rocklin Road will be over 56,000 vehicles **causing significant traffic and greenhouse gas emissions impacts**. Refer to [Traffic Analysis](#) for calculated vehicle numbers.

### Rocklin Road

Rocklin Road east of the I-80 interchange is and will be the most significantly impacted of all the local streets due to current and projected densities. The College Park development sits on 107+ acres in two locations off Rocklin Road east of the Rocklin Road/I-80 interchange. Additionally, the Sierra Community College Rocklin campus sits on the north side of Rocklin Road between the I-80 interchange and Sierra College Blvd. It is a well-known fact by all parties involved that the traffic generated by the College students and staff significantly impacts Rocklin Road today when school is in session. Between Sierra College Blvd. and the I-80 interchange, traffic is at capacity and continually “bottlenecks” on Rocklin Road. Traffic is impeded and causes delays.

### Rocklin Road and El Don Drive & Aguilar Road intersections

These two signalized intersections are currently operating at well below a LOS C and due to the amount of vehicles on Rocklin Road today and coupled with pending development vehicle traffic is/will be at grid-lock and will impede pedestrian traffic. These two intersections are ranked by Rocklin Police Dept. at being in the top 5 vehicle accident intersections in the City. This will only worsen with the College Park development and pending cumulative traffic. This will also adversely affect pedestrian traffic and increase pedestrian hazards.



Looking WB Rocklin Rd after turning from  
El Don Drive - traffic stopped  
12:30 pm 2/7/18



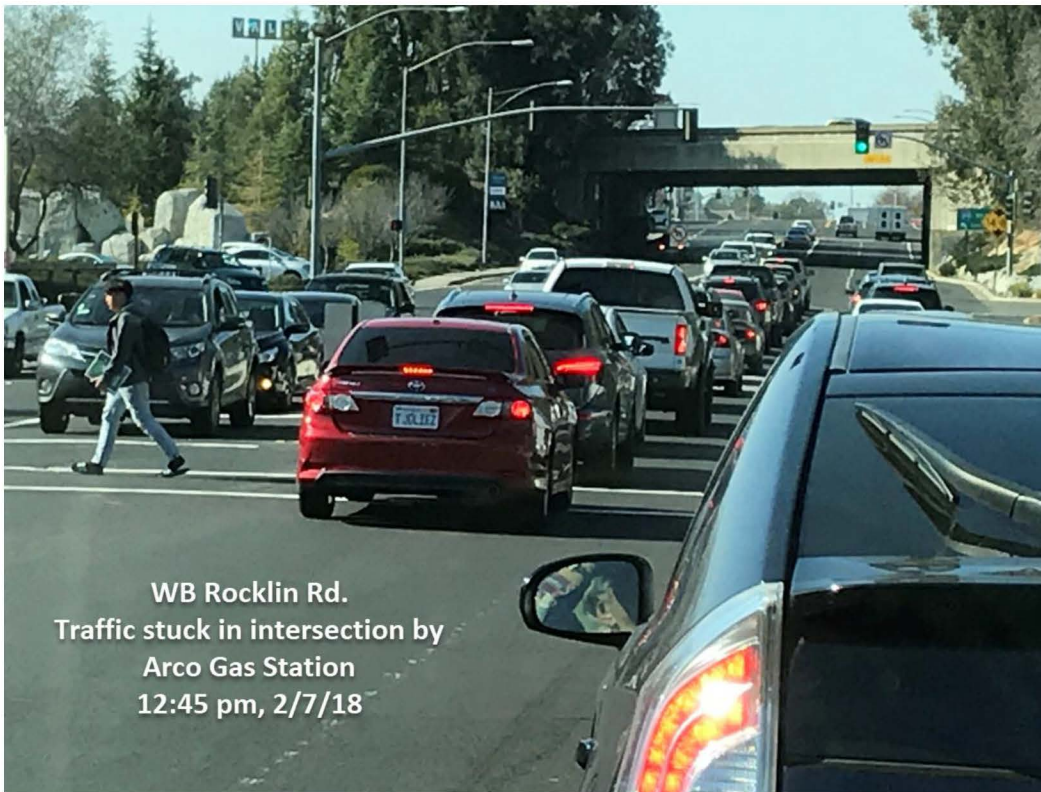
12:30 pm, 2/7/18

WB Rocklin Rd. nearing Aguilar Rd  
intersection. Traffic stopped.  
12:30 pm, Wednesday, 2/7/18



12:45 pm, 2/7/18  
WB Rocklin Rd near I-80  
interchange





WB Rocklin Rd.  
Traffic stuck in intersection by  
Arco Gas Station  
12:45 pm, 2/7/18



WB Rocklin Rd. west side I-80  
12:50 pm, 2/7/19

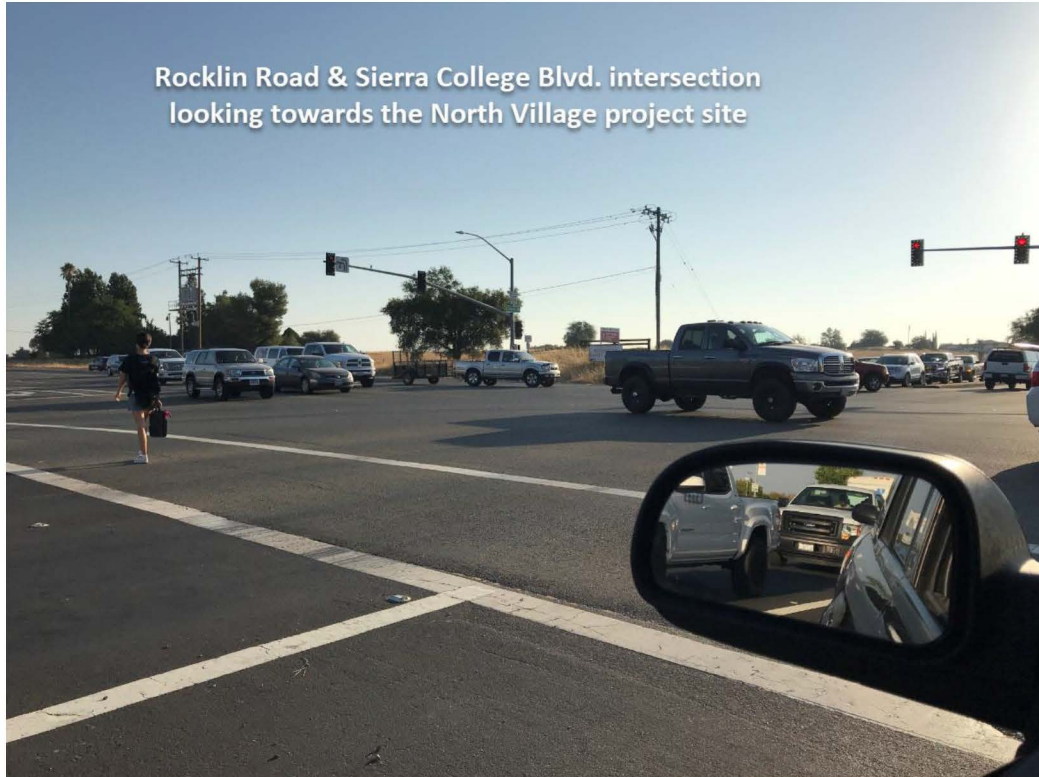
### **I-80 / Rocklin Road Interchange**

The recent Final EIR on the Sierra Gateway Apts. located across the street from the Village North 72-acre site identified the I-80 / Rocklin Road interchange as “significantly impacted”. No mitigation measures were deployed. This “significant” impact cannot continue to be ignored.



**Rocklin Road and Sierra College Blvd. Intersection**

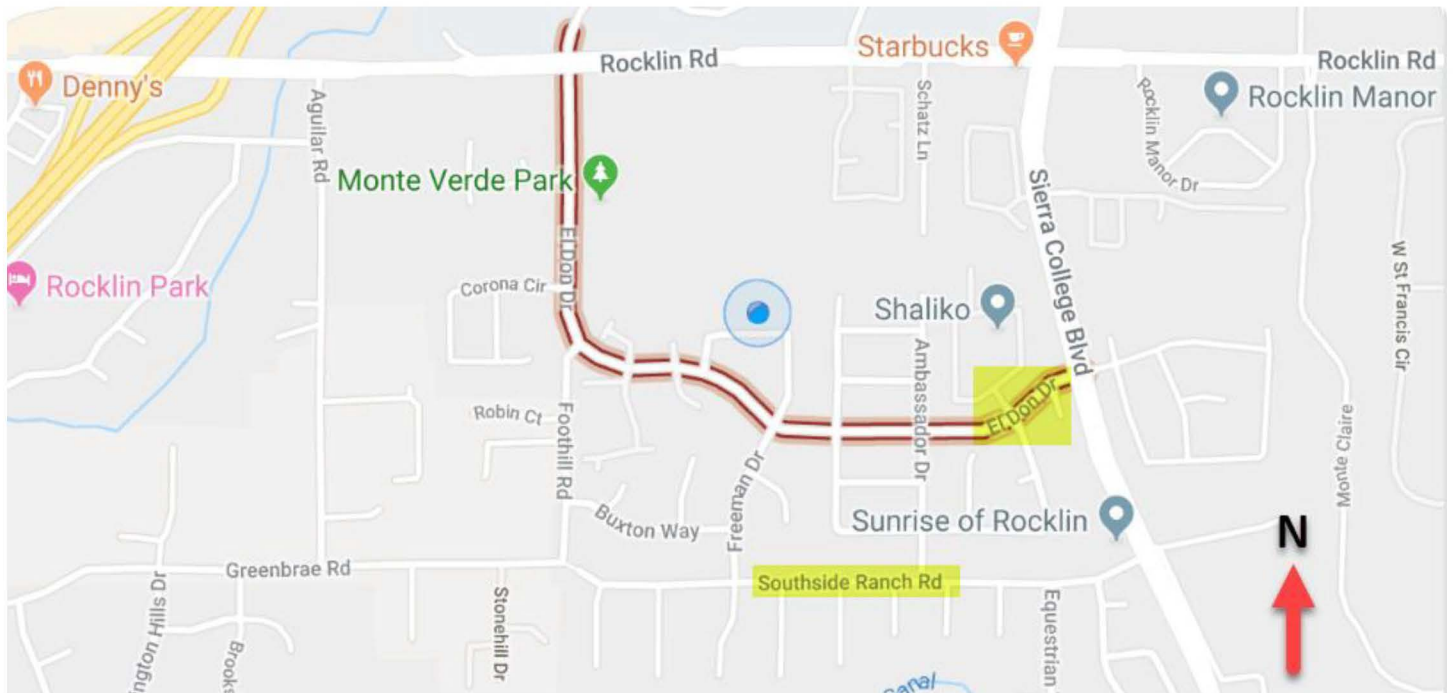
This major intersection is impacted by vehicle and pedestrian traffic today and will only worsen and create increased risk factors for both vehicle and pedestrian accidents with new development in the area.



**El Don Drive/Southside Ranch Road**

These two surface streets have increased subdivision traffic and speeding from Rocklin Road/SC Blvd. traffic using these

two cut through streets to divert from traffic congestion on Rocklin Road, SC Blvd. and the Rocklin Rd/SC Blvd. intersection.



The City and the Project Proponents (Sierra College) should adhere to the following General Plan Goals, Policies and Action Plans related to Traffic and Roadways.

**GOAL FOR CITY AND REGIONAL STREET SYSTEM:** To provide a safe and well maintained system of streets that meets community needs.

#### **Policies for City and Regional Street System**

C-7 Monitor traffic on City streets to determine improvements needed to maintain an acceptable Level of Service.

C-8 Update the Capital Improvement Program (CIP) and traffic impact fees at least every five years, or as determined necessary **with the approval of major new developments or major general plan amendments** not considered in the adopted Capital Improvement Program.

C-9 Provide for an annual inflationary adjustment to the City's traffic impact fee to ensure that the fee is adequate for the future construction of roads.

C-10

A. **Maintain a minimum traffic Level of Service "C" for all signalized intersections** during the p.m. peak hour on an average weekday, except in the circumstances described in C-10.B and C. below.

B. Recognizing that some signalized intersections within the City serve and are impacted by development located in adjacent jurisdictions, and that these impacts are outside the control of the City, a development project which is determined to result in a Level of Service worse than "C" may be approved, if the approving body finds

(1) the diminished level of service is an interim situation which will be alleviated by the implementation of planned improvements or

(2) based on the specific circumstances described in Section C. below, there are no feasible street improvements that will improve the Level of Service to "C" or better as set forward in the Action Plan for the

## Circulation Element.

C. All development in another jurisdiction outside of Rocklin's control which creates traffic impacts in Rocklin should be required to construct all mitigation necessary in order to maintain a LOS C in Rocklin unless the mitigation is determined to be infeasible by the Rocklin City Council. The standard for determining the feasibility of the mitigation would be whether or not the improvements create unusual economic, legal, social, technological, physical or other similar burdens and considerations.

C-11 Continue to participate with adjacent jurisdictions toward the completion and improvement of streets that extend into other communities through individual cooperation and/or use of the Placer County Transportation Planning Agency (PCTPA), joint powers authorities, and similar entities.

C-12 Encourage improvements to the existing Federal Interstate and State highway system, and the addition of new routes that would benefit the City of Rocklin. (E.g. Caltrans I-80/Rocklin Rd. interchange)

C-13 Consider a variety of funding mechanisms, either independently or with other government agencies, to fund needed regional improvements.

C-14 Prohibit residential driveways along collector or arterial streets within newly developing residential areas. This policy does not apply to multi-family residential uses, or where past decisions have created existing lots with residential frontages on collector or arterial streets.

- *Arterial Street: a high-capacity urban road whose primary function is to deliver traffic from Collector Streets to freeways or urban centers.*
- *Collector Street: a low to moderate capacity road which serves to move traffic from local streets to arterial roads.*

C-15 **Reduce the potential for the use of local residential streets as shortcuts for through traffic on streets that are not improved to full City standards.**

C-16 Provide each new elementary school site with a minimum of two full street frontages.

C-17 Keep truck traffic away from residential areas and streets not structurally designed for truck traffic by designating truck routes.

C-18 Designate truck routes that can be used for the hauling of hazardous materials.

C-19 Maintain existing streets in a safe condition and require that new streets be built to City standards.

C-20 Maintain street design standards for arterials, collectors and local streets.

C-21 Apply appropriate street design standards for private streets.

C-22 Interconnect traffic signals and/or consider the use of roundabouts where financially feasible and warranted to provide flexibility in controlling traffic movements at intersections.

C-23 Require street designs where appropriate to connect neighborhoods. These connections allow for vehicular and pedestrian use and for the efficient movement of service and emergency vehicles.

C-24 Require landscaping and tree planting along major new streets, properties abutting highways/freeways and along existing streets as appropriate.

C-25 Minimize the impact of road construction on the natural terrain and the character of existing neighborhoods.

C-26 Minimize the impact of road construction on creek corridors and related floodplain and riparian areas.

C-27 Design and phase construction of road improvements to minimize disruption to local residents and traffic, to the extent feasible.

C-28 Design new street alignments to minimize the number of creek crossings and adverse impacts to existing wildlife habitats.

C-29 Conduct a comprehensive inventory of the vegetative structure of riparian corridors prior to specific siting of new road alignments and creek crossings. This inventory will be used as a factor in the selection of an alignment which minimizes impacts to mature riparian vegetation, while still meeting the alignment or access and engineering requirements of siting the alignment or crossing.

C-30 Restore streambed and bank contours as near as possible to pre-project conditions following construction of creek crossings.

C-31 Design road improvements and new road alignments to avoid or minimize disturbance to identified cultural resources, where feasible.

### **SPECIAL STREET IMPROVEMENT POLICIES**

C-34 **Provide for the extension of Dominguez Road over I-80 as a future improvement to relieve the Sierra College Boulevard/I-80 and Rocklin Road/I-80 interchanges** and create access to the southeast quadrant of the Sierra College Boulevard/I-80 interchange.

C-35 **Increase traffic capacity at Rocklin Road and I-80**, as traffic conditions require, by widening, overcrossings, or other design features, **to allow for more efficient traffic movement and pedestrian and bike facilities.**

C-43 Minimize the need to sever existing developed parcels for new roads designed to serve the Southeast Rocklin area.

C-49 **Encourage use of a free span bridge design** over Secret Ravine Creek as the environmentally preferred option whenever feasible, to minimize the fragmenting effects of any bridge crossing on riparian habitat. Pre-cast concrete bridge joists should be used, whenever possible, to avoid prolonged construction and reduce construction disturbances in riparian corridors.

For the Village South residential development south of the creek off El Don Drive, the developer is attempting to cross-over or go through a waterway and riparian habitat to access the land-locked piece of property on the southeast side of the College property. Only a free span bridge design would be acceptable. Refer to below 3 photographs of bridges.



Decorative siding like what is shown in below photograph is preferred.



NO drainage pipes to be used beneath the bridge like shown below.



The current College Park design does not incorporate bikeways.

**GOAL FOR TRAILS, BIKEWAYS, NEIGHBORHOOD ELECTRIC VEHICLES (NEVs) AND PEDESTRIAN WAYS:** To provide a safe, comprehensive and integrated system of trails, bikeways, pedestrian ways and accommodations for NEVs that encourage the use of alternative modes for commuting, recreation and other trips.

**Policies for Trails, Bikeways, Neighborhood Electric Vehicles (NEVs) and Pedestrian Ways**

C-55 Require Class II bike lanes in the design and construction of major new streets and to establish bike lanes on those City streets wide enough to accommodate bicycles safely.

C-56 Improve bicyclist and pedestrian safety through such methods as signage, lighting, traffic controls, and crosswalks.

C-57 Maintain the Rocklin Bikeway Diagram and update it as necessary with the approval of major new developments and/or general plan amendments not considered in the adopted Diagram.

C-58 Consult with adjacent jurisdictions regarding the development of regional bikeway and NEV links.

C-59 Promote pedestrian convenience and recreational opportunities through development conditions requiring sidewalks, walking paths, or hiking trails connecting various land uses including residential areas, commercial areas, schools, parks, employment centers and open space.

## **COMMUNITY SAFETY ELEMENT GOALS AND POLICIES**

GOAL: To minimize danger from hazards and to protect residents and visitors from earthquake, fire, flood, other natural disasters, and human-created hazards such as train derailment, industrial accidents, acts of war or terrorism, and accidental release of harmful materials.

S-5 Maintain appropriate standards for minimum road widths and turnarounds.

### **Flooding Policies**

S-8 Maintain and implement the City’s Ordinance regarding “Flood Hazard Areas.”

S-9 Ensure that the City’s Regulatory Floodplain, based upon the most current information, both upstream and downstream, is not adversely affected by new development.

S-10 Require that new development detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels, except where detention is not recommended in plans and policies adopted by the Placer County Flood Control and Water Conservation District (PCFCWCD), and to require coordination with other projects’ master plans to ensure no adverse cumulative effects. In lieu of detention, the City may require retention and/or off-site drainage improvements that are more beneficial to the community’s overall drainage system.

S-11 Ensure that new development does not result in on-site flooding or increase flooding of off-site properties.

## **NOISE ELEMENT GOALS AND POLICIES**

GOAL 1: To protect City residents from the harmful and annoying effects of exposure to excessive noise.

## **SCHOOLS**

Loomis schools will be significantly impacted by increased students from the North Village high-density residential development along with other pending residential developments that lie east of Sierra College Blvd. and within the Rocklin City Limits. The project should adhere to the following General Plan Goals and Policies.

### **PUBLIC FACILITIES AND SERVICES ELEMENT GOALS AND POLICIES**

#### **Policies for Schools**

PF-26 Evaluate all residential development project applications for their 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/or participation in a community facilities district to fund school facilities.

PF-27 Require applications for annexations into the City which are outside of the Rocklin Unified School District to apply for inclusion into the Rocklin Unified School District.

PF-28 Coordinate with school districts serving the City regarding locations for new school sites, and review proposed school sites for General Plan conformity, associated environmental impacts and compatibility with adjacent land uses.

## PUBLIC SERVICES

The project proponents indicate that senior housing may be built in the Mixed Use areas directly off Rocklin Road. This will create impacts on the Rocklin Fire Dept. due high-volume emergency service calls. Increased emergency calls and response by emergency vehicles will only add to traffic impacts on Rocklin Road.

The project should adhere to the following General Plan Goals and Policies.

### **PUBLIC FACILITIES AND SERVICES ELEMENT GOALS AND POLICIES**

#### **General Policies for Public Facilities and Services**

PF-2 **Require** a study of infrastructure needs, public facility needs and a financing plan for newly annexing areas.

PF-4 **Disapprove** development proposals that would negatively impact City-provided public services, unless the negative impact is mitigated.

PF-5 **Require** that construction of private development projects be coordinated with the construction of public facilities and services that are needed to serve the project.

#### **Policies for Law Enforcement, Fire Protection and Emergency Response**

PF-11 **Ensure** that new development will not create a significant negative impact on the existing level of police and fire protection services.

PF-12 Identify certain types of development, such as **assisted living facilities** and group homes, **that may generate higher demand or special needs for emergency services and require developer participation to mitigate the needs/demands.**

PF-13 **Analyze the cost of fire protection, police services and emergency medical response** for annexations and major project developments and require a funding mechanism to offset any shortfall.

PF-14 **Require** that projects be designed with adequate access for emergency services and general circulation. Such design should typically include the provision of multiple points of access.

PF-15 **Require** City-approved automated entry access to gated communities for emergency vehicles.

PF-20 Provide fire apparatus access in new development consistent with Rocklin Fire Department requirements, including appropriate access into open space and undeveloped portions of properties.

PF-23 **Require** special fire suppression mitigation (such as sprinklering) **for any new residential development located more than two road miles from a fire station** and for any new commercial development located



more than one and one-half road miles from a fire station.

PF-25 **Require** new development to meet fire flow requirements based on standards codified in the International Fire Code.

## STORM DRAINAGE

The College Park project, especially the South Village area south of the creek, should adhere to the following General Plan Policies.

### **Policies for Storm Drainage**

PF-43 Require that new development proposals include Drainage Master Plans unless waived by the City Engineer.

PF-44 Acquire easements to creeks and waterways to allow for maintenance, inspection, and construction of storm drainage facilities.

**Kent Zenobia, PE, BCEE**  
**4741 Corona Circle Rocklin, CA 95677**  
Email: [ZenobiaConsulting@gmail.com](mailto:ZenobiaConsulting@gmail.com) Phone: 916.425.0749

David Mohlenbrok  
Community Development Director  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

March 02, 2019

RE: Comments in Response to College Park Notice of Preparation (NOP) – Sent via Email and Hard-Copy by First Class Mail

Dear Mr. Mohlenbrok and City of Rocklin Managers,

Thank you for the opportunity to comment on the College Park "Notice of Preparation" (NOP). My neighbors and I attended several meetings in 2018 and 2019 with the College Park Developer's staff and attended the City's NOP public meeting last week. We appreciated your openness and candid responses. We also wish to be candid and open.

I present these comments as a Professional Engineer in CA (and 4 other States), as an Advisor to the El Don Neighborhood Advisory Committee, as a Board Certified Environmental Engineer certified by the American Academy of Environmental Engineers, a Fellow Member of the American Society of Civil Engineering, a Dad, and local neighbor. The accompanying comments are presented with many conceptual ideas to improve the City of Rocklin, our local community, Sierra College, and the North/South Village concepts.

The North and South Village properties are part of the Sierra College Facilities Master Plan except, the Facilities Master Plan was published for the public two months earlier. In fact, many Rocklin neighbors and I submitted responses to Sierra College Draft Environmental Impact Report on January 2, 2019. Nearly one month later this College Park NOP was published with significant development on the Sierra College properties immediately adjacent to the College's proposed \$700 Million Facilities development. This timing of these two large projects on the east and west side of Sierra College Boulevard plus the lack of detail in the NOP does not allow us to evaluate the many complex, cumulative impacts to our neighborhood. In fact, there is another large apartment development on the southeast corner of Sierra College Boulevard that was recently approved by the City. **The three large construction projects on three of the four corners of Sierra College Boulevard and Rocklin Road intersection will total about One Billion Dollars over the next 2 to 8 years.** That is an incredible impact that deserves a lot of consideration.

We understand the City, the Developer, and Sierra College are planning for future growth, so are the Rocklin families in this area. We also believe the College is a valued feature in the local community. The Rocklin neighbors want to plan for this growth together with the City, Sierra College leaders, and any Developers. We wish to participate in the process to help achieve a better overall Plan that fits with the local community and the City's needs. We believe the City, the Sierra College leaders, and the community need to all meet and work together. We believe this Team can better manage this growth and the tremendous construction impact of the nearly One Billion Dollars' worth of Projects and, of course the finished product for our community.

Kent Zenobia, PE, BCEE  
4741 Corona Circle Rocklin, CA 95677  
Email: [ZenobiaConsulting@gmail.com](mailto:ZenobiaConsulting@gmail.com) Phone: 916.425.0749

We look forward to seeing innovative sustainable concepts, enhancing the Sierra College properties and local community, improving the campus and local environment, and maintaining cohesion and unity with the surrounding community. Please give careful attention to our suggestions.

Thank you again for accepting my comments incorporated into two attachments.



Sincerely,

  
Kent Zenobia, PE, BCEE

Attachments:

- 1) Comments – College Park NOP
- 2) CA Department of Fish and Wildlife, CA Natural Diversity Data Base (CNDDDB) - Rocklin Quad Map - Threatened and Endangered Species List, September 2018

## Comments in Response to College Park Notice of Preparation (NOP) -

March 02, 2019

### GENERAL COMMENTS

1. The exhibits, especially the **maps**, need to be improved so reviewers can see more detail. For example:
  - a. The exhibits on the City of Rocklin website do not match the exhibits on the Developer's College Park web site. We've had numerous meetings with the Developer's Attorney and Staff and they state their web site exhibits are accurate. The community residents are confused. Please be sure the project exhibits displayed on the City Web site and the Developer's Drawings on their web site match one another.
  - b. Please provide more readable exhibits for technical evaluation. Our reviewers cannot assess many items on your exhibits. Basically, the exhibits are extremely crowded and incomplete. It was difficult for our reviewers to conduct an accurate and intelligent analyses. We are requesting that the City's writers include two or more pages (as needed) with at least a scale of 1 inch equaling 50 feet on the exhibits (1" = 50') with a minimum of 11-point font that adequately displays the details for clarity. Also, please include clearly legible legends for the many acronyms displayed and color key items.
  - c. Please separate the smaller figures on both Figures 6 and Figure 7 and include additional figures as needed. Kindly include additional reference points and intersections to aid and orientate the reader. The scale presented as 1" equals 2 miles is inadequate. Larger parcels like this are generally presented with multiple figures at a reasonable scale with "match lines". The dark brown background obscures the text and no legend is present. For example, what does "N.A.P.O.T.S." mean? Our reviewers cannot assess many items on this exhibit. Please provide more readable exhibits for technical evaluation.
  - d. We believe there are many existing details that are not displayed on some of these figures. Key features such as drainages, existing streams, wetlands, utility lines and rights-of-way, and large oaks should be displayed.
2. The South Villages parcel and the northern portion of the North Villages parcel have existing large oak woodlands and oak savannas. These historic trees offer significant habitat, shade, stormwater infiltration, and a wind break to this area of Rocklin. We recommend developing a Mitigation Plan for these tremendous oak woodlands and savannas resources. This mitigation is not discussed, and we cannot replace these resources. Simply paying a fee and planting other small oak trees are not adequate to replace or compensate for these trees and urban forest.
3. Sierra College recently released a Draft Environmental Impact Report for the College's Facility Master Plan and requested comments by January 2, 2019. Just about one month later this College Park Notice of Preparation (NOP) is published for these two very large parcels adjacent to Sierra College. In fact, the Rocklin College Park web site, <http://rocklincollegepark.com/> advertises:

**“Welcome to College Park, a multiple-use development project that is part of the Sierra College Area General Development Plan. It is important for neighbors to**

## Comments in Response to College Park Notice of Preparation (NOP) -

March 02, 2019

**know what is proposed, and how the surrounding neighborhoods benefit from its public amenities.”**

Sierra College recently gained approval from Placer County resident voters for a \$700 Million expansion. This North Village property is immediately across Sierra College Boulevard from Sierra College itself. In addition, the City of Rocklin recently approved a very large apartment complex on the southeast corner of Sierra College Boulevard and Rocklin Road. It's important to acknowledge and realize that these three very large construction projects are adjacent to one another by the shared Sierra College Boulevard and Rocklin Road intersection. **And these three simultaneous construction projects represent about \$1 Billion of construction over the next 2 to 8 years!** The impacts of earthwork and excavation, construction workers and related traffic, material supply deliveries, drainage, air quality, and then permanent new residents, students, and traffic will be an incredible jolt on the immediate Rocklin residents, and commuters.

**This project is directly related to the Sierra College Master Plan and advertised as such. It the opinion of this writer and many of the impacted residents that the Sierra College Facilities Master Plan and this Project NOP (which results in about \$1 Billion of construction) should be combined and re-released as a One Combined Project as the re-defined Sierra College Facilities Master Plan. Please decide with Sierra College Leaders to combine this College Park NOP Project with the Sierra College Facilities Master Plan and re-release the required notification and impact documents.**

4. The South Village property has many attractive and rare environmental features including Secret Ravine Creek (a documented salmon habitat), wetlands, oak woodlands, grasslands, and wonderful avian and wildlife creatures as displayed on the attached Figure titled "CA Department of Fish and Wildlife, CA Natural Diversity Data Base (CNDDDB) - Rocklin Quad Map - **Threatened and Endangered Species List**, September 2018". This exhibit lists the threatened and endangered species in this USGS quad map of Rocklin and Sierra College. We are concerned for all these species. We recommend immediate engagement with the CA Department of Fish and Wildlife experts to safeguard the sensitive habitat areas and species for these parcels described in the NOP. Please confirm this early engagement with this Agency will be accomplished.
5. We believe the NOP lacks sustainable options for environmental mitigation for disturbed surfaces, increased impervious areas, and oak tree removal. We believe there will be large areas of new impervious surfaces which will impair the creeks by dramatically increasing the volume and speed of stormwater runoff. This runoff will significantly alter the characteristics of Secret Ravine Creek and its salmon habitat and the feeder creek in the South Village parcel. This runoff will enter the stream much quicker, like a flash flood, and will carry a high sediment load thereby decreasing water quality and the stream habitat.

## Comments in Response to College Park Notice of Preparation (NOP) -

March 02, 2019

Therefore, we encourage the Developer and the City Staff to refer to the following terrific website on **adaptive management**:

<http://resources.ca.gov/ecorestore/ecorestore-adaptive-management-program/>

Adaptive Management is a key component of the California EcoRestore initiative which can be referred to and used as an excellent guidance principle in this NOP and the Sierra College's Master Planning. California EcoRestore is developing an adaptive management program to achieve its habitat restoration goals and increase restoration success for the benefit of the long-term health of native fish and wildlife species.

Although this Program refers to principles for adaptive management established in the Delta Plan and the Delta Science Plan it's very relevant to this NOP AND Sierra College's Facilities Master Plan. In the face of uncertainty, adaptive management is the preferred approach to implementing management actions. It emphasizes acquisition and use of new knowledge in management of natural resources under changing conditions. There is widespread support for using adaptive management for habitat restoration projects.

This Adaptive Management process will provide the guidance and a roadmap that will enable City of Rocklin Planners, Sierra College Planners, City Managers, the Developer's Designers, and the community residents to gain the knowledge and process for creating an enviable and award-winning Projects. This process can be planned and executed with contemporary principles consistent with a lower impact on the environment and one which is more environmentally friendly and more sustainable. Please make this happen!

6. This Project described in the NOP, if developed as described or nearly as described, will likely produce "Unavoidable Significant Environmental Impacts". These Unavoidable Significant Environmental Impacts will likely include Cultural Resources, Greenhouse Gas Emissions, Transportation, and Traffic. **There actually are alternatives that could lessen these unavoidable significant environmental impacts** in two areas, transportation and traffic that should be considered in the early stages of this Project. This is an excellent time and opportunity for the Developer's Staff, the City of Rocklin Managers, Sierra College leaders, and the community to:
  - a. Create a partial Nature Preserve on the North and South Villages Project parcels coupled with Sierra College's acreage along Secret Ravine to mitigate for the unavoidable environmental impacts. The CA Natural Resources Agency stresses the importance of incorporating a sustainable plan that includes contemporary adaptive management and stormwater management features and,
  - b. Include a perimeter hiking/bike trail network around the North and South Parcels connected to the Sierra College. This bike trail network should be planned to connect to other Rocklin and Roseville bike trails working with these Cities to create alternate forms of transportation including biking/walking trails to the North Parcel and Sierra College.

## Comments in Response to College Park Notice of Preparation (NOP) -

March 02, 2019

The CA Natural Resources (CNR) Agency have numerous **Grant Opportunities** for planning and protecting the many attractive and rare environmental features in this area of Rocklin. A recent review of their list of Grants on the CNR Agency website shows over 5 directly applicable Grant Opportunities for over \$100 M of possible funds for habitat restoration, wetland enhancement, urban creek improvement, urban forests enhancement, museum planning and construction, property purchase, and many more opportunities.

This area of Rocklin has scarce and appreciated environmental resources such as urban forests, wetlands, salmon habitat, and more. Typical grants for available to protect and enhance these Rocklin environmental resources available from the CA Natural Resource Agency include:

- ✓ “Environmental Enhancement and Mitigation”, Annual \$6.7 Million appropriation
- ✓ “CA Trails and Greenway Investments”, Prop 68, \$27.7 Million available
- ✓ “Urban Stormwater and Waterways Improvement Program”, Prop 68, \$92.5 Million
- ✓ “Proposition 1 Watershed Restoration Grant Program”, Prop 1, \$122.9 Million

The North and especially the South College Park parcels are ripe for multi-beneficial grant programs with the local specialty resources of wetlands, a feeder stream to the secret Ravine Creek, urban forest, oak woodlands and savannas, and the restoration of important species and habitat. There are many other grant opportunities available too.

The City of Rocklin General Plan is an excellent document that includes the policies to create multi-beneficial award-winning innovation projects using the concepts described above. These policies include LU-9, LU-22, LU-68, LU-74, OCR-1, OCR-2, OCR-5, OCR-6, OCR-14 and many others. There are even more specific policies regarding the Developer's interaction and contribution, requirements to seek outside grant funding, and linkages of bike and hiking trails to adjacent jurisdictions as stated in OCR-17, OCR-23, and OCR-28.

We have Rocklin's environmental resources, the City's policies and staff experience, the local community desire, the potential grant-funding, to create an award-winning Project with multi-benefits where all parties win. Let's make this happen!

7. In summary the NOP lacks sustainability features, lacks stormwater management tools, is unfriendly to the environmental resources on both the North and South Village parcels and lacks creativity. The impacts of this development will exacerbate the already poor traffic level of service and air quality conditions. This Plan will remove open space with little thought to mitigation and the future of the community. There are a great many excellent **references** on facility planning with the goal of protecting California's and in this case Rocklin's natural resources and heritage. The CA Natural Resources Agency in concert with the CA Department of Food and Agriculture and the Governor's Office of Planning and Research published a key document on planning, diversity, and sustainability. The document is titled California Biodiversity Initiative – A Roadmap for Protecting the State's Natural Heritage, September 2018. The City Planners and the Developer's Designers should refer to the document for terrific, practical, and readily

## Comments in Response to College Park Notice of Preparation (NOP) -

March 02, 2019

implementable ideas and concepts of integrating sustainability and biodiversity into the proposed College Park development. We believe this NOP currently lacks these concepts and plans. Please help improve the Project Plans using these concepts.

### SPECIFIC COMMENTS

1. The NOP, "Figure 6: Proposed General Plan Land Use Designations" shows two brown-colored areas in the southern portion South Village 2.7 and 3.4 acres designated as "medium density residential" and Figure 7 displays these two parcels as "PD-MDR". It's important to note that there's a wetland/seep close to El Don that inhibits access to the 2.7-acre southwest portion of this parcel. In addition, the 3.4-acre portion in the southeast portion of this parcel is land locked and separated from El Don by a sensitive land area designated as open space with existing wetlands and oaks that completely inhibit access. The NOP does not explain how these sensitive portions of the parcel will be accessed or handled. Please help us understand how these issues will be handled.
2. The proposed residential development in the South Villages parcel is in an environmentally sensitive area and a wildlife corridor. This proposed development will have numerous unavoidable impacts on the wetlands, Secret Ravine feeder stream, oak woodlands, oak savannas, wildlife, and existing residential community.

In addition, The City of Rocklin's General Plan – **Open Space, Conservation and Recreation Element Action Plan - Action Step #OCRA-7** states, "Take advantage of opportunities to link open space, natural resource areas and/or parks through dedications, acquisition of easements and as development projects are approved and by seeking funding from local, state, federal or private entities for purchases of land or easements including small areas along creeks for public use."

We request that the City of Rocklin follow the action step described above in #ORCA-7 and assess ways to compensate the Developer and Sierra College to permanently designate this South Parcel as Open Space/Conservation.

3. These a great deal of uncertainty with the northern portion of the South Villages parcel with the "mixed use" designation and the proposed land use development there. The NOP completely lacks details on the 8.1 acre and the 3.3 portion of the South Village parcel. We have the same concern with the 3.3-acre parcel as the 3.4 acre parcel as discussed in number 1, above. We believe this land is land locked by existing residential homes and by a sensitive land area designated as open space. Please help us understand how these issues will be handled.

Thank You for accepting these comments.





# CA Department of Fish and Wildlife - CA Natural Diversity Data Base (CNDDDB)

## Rocklin Quad Map - Threatened and Endangered Species List, September 2018

https://map.dfg.ca.gov/bios/tools/cnddbQuick

File Edit View Favorites Tools Help

Google (2) Google CNN Money - Dow Jones, CVFPB SHARE POINT - 2018 Weather.COM CalATERS FERIX GEI Version Google Earth FERIX Home

CALIFORNIA DEPARTMENT OF FISH and WILDLIFE BIOS

Add Data: BIOS Filter by extent Map Tools CNDDDB QuickView

Hello guest Login v5.66.18 Help

Map Scale=1: 144,448 (Zoom level 12)

Rocklin, CA Quad Map

El Don Wildlife Corridor Approximate Location

I 80

CNDDDB QuickView Menu

User Guide | CNDDDB Home Page

--Zoom to a Quad--

Select a tool below and click on the map

- List CNDDDB Species for a Quad
- List CNDDDB Species for 9 Quads
- List CNDDDB Species for a County

View CNDDDB Quad Data by Species

--Type into the text box to search for species--

CNDDDB Quad Species List 14 records.

Field Descriptions Print Preview Export

Element_Type	Scientific_Name	Common_Name	Element_Code	Federal_Status	State_Status	CDFW_Status	CA_Rare_Plant_Rank	Quad_Code	Quad_Name	Data_Status	Taxonomic_Sort
1 Animals - Birds	Elanus leucurus	white-tailed kite	ABNKC06010	None	None	FP	-	3812172	Rocklin	Mapped	Animals - Birds - Accipitridae - Elanus leucurus
2 Animals - Birds	Pandion haliaetus	osprey	ABNKC01010	None	None	WL	-	3812172	Rocklin	Mapped	Animals - Birds - Accipitridae - Pandion haliaetus
3 Animals - Birds	Ardea herodias	great blue heron	ABNGA04010	None	None	-	-	3812172	Rocklin	Unprocessed	Animals - Birds - Ardeidae - Ardea herodias
4 Animals - Birds	Progne subis	purple martin	ABPAU01010	None	None	SSC	-	3812172	Rocklin	Mapped and Unprocessed	Animals - Birds - Hirundinidae - Progne subis
5 Animals - Birds	Laterallus jamaicensis coturniculus	California black rail	ABNME03041	None	Threatened	FP	-	3812172	Rocklin	Mapped	Animals - Birds - Rallidae - Laterallus jamaicensis coturniculus
6 Animals -	Branchinecta lynchi	vernal pool fairy shrimp	ICBRA03030	Threatened	None	-	-	3812172	Rocklin	Mapped	Animals - Crustaceans - Branchinectidae - Branchinecta

4:24 PM 9/19/2018

March 4, 2019

David Mohlenbrok  
Community Development Director  
Community Development Department  
3970 Rocklin Road  
Rocklin, CA 95677

Re: Notice of Preparation for the College Park Project

Dear Mr. Mohlenbrok,

As a resident of the City of Rocklin Granite Springs neighborhood (Freeman Circle) my property borders on the southern boundary of the proposed South Village College Park Project. I've resided in the neighborhood for the past eight years. One of the reasons for moving to Rocklin and particular to this location is the open space natural area comprising of a riparian zone with an unnamed tributary to Secret Ravine creek. This area is home to an abundance of wildlife; foxes, coyote, beaver, river otter and countless species of birds including waterfowl, raptors, and song birds. I visit this area every single day and based on my observations this area serves as a vital wildlife corridor and it brings myself as well as my neighbors much joy. We appreciate that we can enjoy such an area, an area which is being threatened by this proposed development. These types of open spaces serve a vital purpose, and we are losing these natural open areas within the city of Rocklin boundaries at a rapid pace. Other factors and concerns I have is that in its current state, the College Park Project NOP fails in a number of areas, specifically the NOP probable environmental effects is deficient as it does not fully represent the entire development project which in effect may be as much as 40% larger than what the current NOP contains. In closing I would like to state that as a former Tribal Historic Preservation Officer (THPO) and certified Tribal cultural monitor of a local Native American Tribe, the entire 107 acre area of the proposed College Park Project is likely to have a detrimental effect on Native American culturally sensitive areas which may include grave sites containing human remains and funerary objects, bedrock mortars, and Native American village sites which date back thousands of years. All applicable federal as well as state laws must be adhered to and addressed in the EIR for this project. I would urge the city of Rocklin to rewrite the NOP so as to provide a more detailed description of the College Park Project to allow its citizens the ability to provide a more concise response to the actual impacts this project poses.

Sincerely,

Robert Columbro  
Freeman Circle  
Rocklin, CA





## Central Valley Regional Water Quality Control Board

26 February 2019

David Mohlenbrok  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

**CERTIFIED MAIL**  
7014 2120 0001 4292 3174

### **COMMENTS TO REQUEST FOR REVIEW FOR THE NOTICE OF PREPARATION FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, COLLEGE PARK PROJECT, SCH#2019012056, PLACER COUNTY**

Pursuant to the State Clearinghouse's 1 February 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Notice of Preparation for the Draft Environmental Impact Report* for the College Park Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

#### **I. Regulatory Setting**

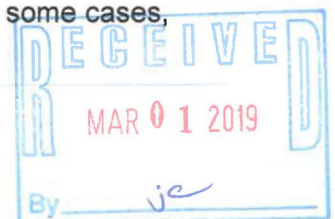
##### **Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases,

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | [www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)



the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/)

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/sacsjr\\_201805.pdf](https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan

(SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml)

#### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/)

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

#### **Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml)

#### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

**Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/water\\_quality\\_certification/](https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/)

**Waste Discharge Requirements – Discharges to Waters of the State**

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

[https://www.waterboards.ca.gov/centralvalley/water\\_issues/waste\\_to\\_surface\\_water/](https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/)

**Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2013-0145\\_res.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf)

### **Regulatory Compliance for Commercially Irrigated Agriculture**

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [https://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/regulatory\\_information/for\\_growers/coalition\\_groups/](https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/) or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

### **Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at: [https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

**NPDES Permit**

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:  
<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or [Jordan.Hensley@waterboards.ca.gov](mailto:Jordan.Hensley@waterboards.ca.gov).



Jordan Hensley  
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento



## **Janette Haley**

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**From:** Sherry Di Lulo <sdilulooo@gmail.com>  
**Sent:** Monday, March 04, 2019 2:36 PM  
**To:** David Mohlenbrok  
**Cc:** Janette Haley  
**Subject:** Sierra Villages NOP Response

I moved to the eastern portion of Rocklin because of the less developed rural atmosphere, privacy, and a feeling of being in safe secure surroundings.

So much has changed and rather than listening to nature and the chirping birds, I now listen to sirens and mega speakers from overhead helicopters announcing to take cover in your house – “we are looking for armed suspects!”; and we now get calls from the police announcing there are armed suspects in your immediate surroundings.

### **Need for Transparency:**

At the February 27, 2019 scoping meeting, by accident, I learned and was shocked that 100+ pages of information had been given to the city in January and was not forwarded to the public. Upon requesting this information from the City the next day, I was refused again and again until finally pressing and pressing the issue. I was also told this information has nothing to do with the EIR.

Cresleigh said they were under the understanding the 100 pages plus were already given to the public.

This information contains pertinent information in order to respond to the NOP deadline on March 4, 2019 as it contains grading, excavation, drainage, dimensions, architecture/home model plans, landscaping and fencing plans, parking plans, width of roads, addressing some parking issues, etc.

In addition, I just learned that night the project has taken on a completely different name without notice to the public – giving this more difficulty to research. Please clarify the name of this project and identify the specific locations so we can be on the same page.

### **CONCERNS**

I have listed below, some of my concerns regarding the Sierra Villages Project, now aka College Park:

## **Traffic:**

1. Because of the continuous growth, I am requesting the City keep improving upon the congested traffic and surrounding issues in the I/80, Rocklin Rd and Sierra College vicinity and throughout the city.

a. The fly-over bridge was approved several years ago and would help elevate some of the congestion.

b. Often, going east on El Don, turning north onto Sierra college to get anywhere feels like five-star traffic; and adding 425 units exiting directly onto Sierra College will significantly impact that traffic.

c. Exiting El Don onto Rocklin Rd. and getting a green light often means nothing because so often there is already so much traffic stopped in the intersection – it is complete gridlock.

d. The same occurs again at several red lights at Aguilar Rd., at the freeway, and right down through Rocklin Rd. going west; as well as the traffic turning north onto the freeway - continues to block through traffic.

e. There are fewer and fewer times to be in these areas without getting stuck in traffic jams.

2. It appears El Don neighbors will be blocked from turning left off El Don going north onto Wildflower and into the shopping on the corner of El Don and Rocklin rd., which I do not see the need for and am requesting we still have that option.

## **ARMY CORPS OF ENGINEER'S FINDINGS:**

1. I am requesting the inclusion and identification of the AMENDED Army Corps of Engineer's map showing two additional perennial creeks and additional wetlands in the most south/eastern portion of the southern portion of Sierra Villages, map attached. Two perennial creeks have been noted by a bold blue wishbone shape lines and wet lands in pink areas.

This is the third specific time I have pointed out this portion which has been entirely left out nor identified.

I am requesting this area to be included and identified as "RC/PD-OS (Open space preserve/detention) as defined in the developer's "Land Use Summary" 'Tentative Subdivision College Park South" map .

2.I have discussed with the developer and confirmed language in the development specification is to include verbiage noting that “no build zone, no structures – of any kind, no patio furniture, children’s play equipment, ect., only foliage, are to be in 45 ft set back and / or southern – most south/eastern corner which has been designated by Army Corps ‘amended” delineation map showing two perennial creeks and wetlands.

I am requesting this verbiage be clear and explicit effective from now and throughout the future.

### **Zoning:**

Changing the current R1-10 to R-6 is a concern because the compact developments with less setbacks, more and more buildings on top of each other, with shorter garages and driveways cause more congested parking on the street.

The Freeman Circle development are semi-custom homes and no cars are to be parked on the street past 24 hours – keeping this aesthetic throughout the neighborhood.

Realtors set appraisals by the latest sales in surrounding neighbor hoods, and these new homes do not reflect the value of our current homes – bringing our property value “down.”

If and when this rezoning process happens will neighbors be notified by mail?

### **Drainage/flooding -Southern Portion Project:**

I have concerns about a 7.5 foot retaining wall going up in the creek area, and a 4 foot retaining wall in the eastern portion. Not only does it concern me regarding drainage – it is taking away the natural ambience of the protected nature reserve area with a wall hovering over you and raises the two-story homes to a level close to three story; this takes away from the natural terrain of this protected area. I am requesting some mature plantings to block out these tall buildings and 7.5 foot retaining wall. This is not what we have been lead to believe would be going in behind our homes.

### **Drainage/Flooding my yard:**

I am requesting the city maintain pipe openings running through my yard ending past my yard into Sierra College property and maintain grading downward towards the larger creek to prevent water backing up into my yard – there are two I currently know of. The larger pipe is draining from the street and runs in my north/east corner.

I have major issues with surrounding neighbors' water and dirt draining into my pool and yard. Cresleigh's subdivision to the east of me is higher and I am at the lower end of the street. I am asking Cresleigh and or the City to help address and resolve these drainage issues. When I go to the City they put it back on the developer, Cresleigh who developed after my home was build, is at a slightly higher elevation, thereby the lower development receiving their runoff.

Hopefully if some of these drainage issues are resolved I will have fewer mosquito issues, because now it is a race into the house between me and the mosquitos.

Maintain blackberries and other foliage from damaging neighboring fences and property.

**SECUIETY**: Crime on the rise in this area.

This public road will bring the public right up into our backyard area. A fence, concrete preferable, at the end on the main road adjacent to the front of the single-story house to set a boundary would be helpful.

### **Noise issues**

This has become of concern most noticeably since the commercial growth at I 80 and Sierra College. There is now constant ongoing noise in a once peaceful area.

How many trees will be cut down, and what trees and area will be left as is for now and the future?

### **Gate Reconstructed**

Sierra College needed to replace a portion of my fence and gate as a result of damage, but refused to replace my gate. I am asking a gate be installed as before so I may remain to have access to this southern portion of the project.

### **Environmental Information Sheet**

I have seen no completed explanation regarding several pages of this form; page 12 of the application I would expanded explanations for the following questions :

3.,

4.,

6.,

7. There are two perennial creeks and more wet lands than noted on current description.

Please refer to the Army Corps "AMENDED" delineation findings.

8. It appears some of the major drainage is absorbed by a major amount of land mass on the southern portion and this building proposal puts concrete in that area causing more drainage to occur. How will the drainage issues be resolved?

9.,

10.,

11. What will be stated in writing how this area may be used now and in the future?,

12.,

13.,

14., The public street and added homes will bring added noise to the environment. How will this be addressed?

24.,

26.,

27.,

30.,

32. I AM REQUESTION TRAFFIC ANALYSIS BE DONE WHILE COLLEGE IS IN FULL SESSION. 33.,

38. **ABSOULETLY YES!**, Previous studies were while College was closes.

**Formatting and Minimum Information Requirements To Be Completed by Applicant:**

When may we expect to have completed answers regarding this Form, (page 17-23 of the Universal Application)?

**Sierra Villages North**

For the first time I am seeing a four-story building on the developer's plans. We have been told there will be some three-story buildings, but never a four story. I am against this and feel it does not blend in with the existing surroundings in residential development.

Thank you for this opportunity to be heard,





**Title:** Scale: 1 inch = 120 feet  
 Contract System: SMO 1981 State River Channel II  
 Basin: US011  
 Program: Stormwater  
 Local Area: US011  
 Aerial Base Frame: July 22, 2014  
 Data Map Project: 5 January 2017  
 Data Map Update: 22 February 2021  
 Map Prepared by: N. Vera  
 Delimitation Prepared by: S. Soper

**Delimitation:**  
 SMO - North American Drain  
 MWD - North American Water of Drain  
 UGA - United States Department of Agriculture

**Prepared For:**  
 Sierra College  
 60 The Langelier Complex  
 2779 Galena, Oak Grove, CA 95121  
 Sacramento, California 95811

**Aquatic Resources (B. Mazoni) Wetlands:**  
 Wetland 1: 107 acres  
 Wetland 2: 107 acres  
 Other Wetland: 1150 acres

**Other Features:**  
 Daily High Water (DHW)  
 Culvert  
 Dam/Pond  
 Refinery Burn  
 Ground Surface Elevation  
 1 foot contour

**Aquatic Resource Delineation**  
 Sierra Village Site C  
 City of Berkeley  
 Alameda County, California  
**MADRONE**  
 ECOLOGICAL  
 CONSULTING

**AQUATIC RESOURCE FEATURES**

**WETLANDS**

Wetland Type	Area (Acres)
Wetland 1	107
Wetland 2	107
Other Wetland	1150
<b>Total</b>	<b>1364</b>

**OTHER FEATURES**

Feature Type	Area (Acres)
Daily High Water (DHW)	107
Culvert	107
Dam/Pond	107
Refinery Burn	1150
Ground Surface Elevation	1150
<b>Total</b>	<b>1364</b>

Aquatic Resource Total: 0.144 acres







## David Mohlenbrok

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**From:** Denise Gaddis <denise@wavecable.com>  
**Sent:** Friday, March 01, 2019 3:28 PM  
**To:** David Mohlenbrok  
**Subject:** Comments on Notice of Preparation of an Environmental Impact Report for the Proposed College Park Project

**Importance:** High

To: David Mohlenbrok  
Community Development Director  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677  
[David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us)

From: Denise Gaddis  
5521 Freeman Circle  
Rocklin, CA 95677  
[denise@wavecable.com](mailto:denise@wavecable.com)

### Re: **Written Comments in response to the Notice of Preparation of an Environmental Impact Report for the Proposed College Park Project**

Dear Mr. Mohlenbrok,

I am part of a Neighborhood Advisory Committee in the El Don Drive neighborhood, formed to address the proposed Sierra College Planned Development (College Park) – Mixed Use Project proposed by the Evergreen Company on behalf of Sierra College, which consists of over 100 acres off Rocklin Road in two locations across the street from the Sierra College Rocklin Campus. I am enclosing comments on the College Park Project and request this email and all its contents be made part of the public record and used in the drafting of the project's DEIR. I would like to ask for confirmation of receipt of this email.

The El Don Neighborhood Advisory Committee (Save East Rocklin) envisions that an EIR will be prepared for the Planned Development with Mixed Uses that will provide sufficient detail to allow future projects on the College sites to proceed without additional environmental review since all development will not happen in one phase. The first development phase is expected to include close to 500 residential units, wastewater treatment facility, storm water detention, municipal water system, roads, parks, and other associated infrastructure and amenities.

The following Neighborhood Advisory Committee comments, and the information requested is necessary to: 1) more fully understand the project, 2) assess whether the General Plan Amendments and Zone Changes for the project will be constructed and operated in compliance with applicable regulations, 3) assess whether the project will result in significant environmental impacts, 4) assess the most appropriate CEQA document (CE, IS/ND, IS/MND, EIR) which should be prepared to fully disclose the impacts of the proposed project and effects on Sierra College existing operations and

long range planning for the College and El Don Neighborhood, 5) assess mitigation measures and overriding consideration of significant impacts, if necessary.

The El Don Neighborhood Advisory Committee requested the City prepare a comprehensive EIR that will adequately review and analyze all potential environmental impacts associated with the development of the Sierra College and Evergreen Development Planned Development Area consistent with the CEQA and other local ordinances, including the County of Placer, and the Sierra Community College District Facilities Master Plan.

The El Don Neighborhood Advisory Committee/Save East Rocklin requests an EIR that will address the number of potential environmental impacts that may be deemed significant, including aesthetics, light, and glare; air quality; biological resources; cultural and historic resources; energy; hazards and hazardous materials; hydrology and water quality; noise; public services and public utilities; recreation; seismicity, soils, and geology; fiscal impact, college campus education services, and transportation and circulation. Additionally, we request that the DEIR address impacts in the following subject areas:

- a. Open space and other resources including riparian and wetland areas
- b. Preservation of the existing wildlife corridor, its habitat and wildlife, on the South Village property
- c. Special-status species
- d. Pedestrian traffic
- e. Bike paths
- f. Major rock outcroppings/geologic features
- g. Natural park development and maintenance

The following paragraphs are organized by each section addressed in the CEQA Guidelines and comments on the data adequacy required of these sections to meet the data and the analysis to support the City's environmental documentation for the proposed project. The El Don Neighborhood Advisory Committee now called Save East Rocklin would request the following analysis to provide the Advisory Committee with the necessary information to ensure the project is compatible with the El Don and surrounding neighborhoods and achieves the environmental performance expectations adopted by Rocklin and Sierra Community College District:

## **Site Background Information & Technical Reports**

Preparation of the following technical reports are requested by the Save East Rocklin Advisory Committee to support the CEQA environmental evaluation:

- Phase I Site Assessment
- Geotechnical Reports
- Fiscal Analysis
- Biological Reports and follow-up protocol biological surveys as may be required
- Cultural Resources Study
- Infrastructure Studies
- Circulation Plan and Traffic Analysis
- Water Supply Assessment
- Water Wastewater Infrastructure Master Plans
- Recycled Water Infrastructure Study
- Storm water Drainage Master Plan
- Hydrology Study (Pre-project floodplain)

The Save East Rocklin Advisory Committee will want to review each of these studies and plans for consistency of assumptions, currency of data, and CEQA adequacy. It is assumed that the technical

analyses will be provided to Save East Rocklin in an electronic format (Microsoft Word or Adobe PDF) so that the analysis can be summarized efficiently and in a cost-effective manner.

Save East Rocklin assumes that these analyses will include existing conditions, impacts, and mitigation measures or recommendations. The Save East Rocklin Advisory Committee will provide one set of comments on the adequacy of the technical studies. If the analyses are determined to be inadequate, the Save East Rocklin Advisory Committee may request the City and Evergreen project team to revise the analyses.

## **CEQA EIR Environmental Analysis**

**Environmental Analysis Sections.** Save East Rocklin requests that the City prepare a Programmatic EIR and each technical analysis in the EIR should include sections for existing setting, thresholds of significance used to determine the level of significance of any given impact, and impacts and mitigation measures. The analyses of impacts should consider the entire Planned Development Area and any areas of disturbance due to the expansion, extension, or installation of infrastructure for the project. Save East Rocklin will evaluate the necessary information with respect to the existing conditions, the potential adverse effects of project implementation, and measures to mitigate such effects. The environmental topics Save East Rocklin requests to be addressed in the EIR are described below.

**Aesthetics/Light and Glare.** Save East Rocklin requests the City evaluate the proposed project's aesthetics, light, and glare impacts on surrounding areas. Project aesthetic impacts should be evaluated through a reconnaissance-level survey of the project site and surrounding areas that includes the use of photographs to document existing conditions. Future conditions should be documented with architectural elevations, renderings, and plans provided by Evergreen Development and, if available, visual simulations or other computer-generated images of the proposed project. In addition, the proposed project's aesthetics characteristics should be assessed in relation to General Plan policies, Zoning Ordinance requirements, and the City's design standards for commercial retail developments. Since the plan area is currently undeveloped and consists of woodlands, pasture lands, and wetlands for the most part, lighting of the night sky may be an issue of concern for current residents. Mitigation measures should be recommended, if necessary, to reduce any significant impacts.

Save East Rocklin would like to request the City to work with Save East Rocklin in identifying key observations points (KOPs) of the project and determine the sensitivity of the viewers from these KOPs to provide supporting record for their conclusion. To assess the projects potential impacts on visual resources the view areas most sensitive to the project's potential visual impacts must be identified. KOP's are usually along commonly traveled routes or at other likely observation points (residential homes, users of the trail along the creek). Factors that should be considered in selection of key observation points are: angle of observation, number of viewers, and length of time the project is in view, relative project size, season of use, light conditions, and distance from the project. KOP's should also be discussed regarding potential mitigation measures and how KOP's geography will affect the ability to mitigate to a less than significant level.

Save East Rocklin recommends the City make an analysis of the visual impacts based on evaluation of the "after" views provided by a computer-generated visual simulation, and their comparison to the existing visual environment. In making a determination of the extent and implications of the visual changes, consideration should be given to:

- The changes in the affected visual environment's composition, character, and any specially valued qualities

- The affected visual environment's context
- The extent to which the affected environment contains places or features that have been designated in plans and policies for protection or special consideration
- The numbers of viewers, their activities, and the extent to which these activities are related to the aesthetic qualities affected by the likely changes

Save East Rocklin recommends the City apply the basic principles of design in the resolution of visual impacts concerning the Planned Development Project. The basic philosophy underlying visual quality of a landscape depends on the visual contrast created between a project and the existing landscape. The contrast should be measured by comparing the project features with the major features in the existing landscape. The basic design elements of form, line, color, and texture should be used to make this comparison and to describe the visual contrast created by the project. The assessment process recommended by Save East Rocklin provides a means for determining visual impacts and for identifying measures to mitigate these impacts and meets the "substantial evidence" rule of subdivision (e) Section 21080 of the Public Resources Code.

**Agricultural Resources.** Save East Rocklin requests the City prepare a soil conservation analyses and focus on the removal of vegetation, disturbance of the soil, and attendant wind and/or water-caused erosion. CEQA guidelines specify that substantial flooding, erosion, or siltation must be considered a significant effect, and that the conversion of "prime agricultural land to non-agricultural use or impairment of the agricultural productivity of prime agricultural land" must also be considered a significant impact. Save East Rocklin also requests the City analyses also address the agronomic, ecologic, and economic impacts to soil through water and wind erosion.

Save East Rocklin requests the City document the existing environment and perform the following analysis on agricultural resources:

- Determine if the project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- Determine if the project would conflict with existing zoning for agricultural use or a Williamson Act contract.
- Determine if the project would involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use
- Provide a map of soil series, inclusive of the site, surrounding land, and other facilities connected to or affected by the project.
- Physical and chemical characteristics of site and vicinity soils readily available including topography, parent material, depth, horizons, structure, texture, color, pH, bulk density, organic matter, drainage and permeability characteristics, land use, vegetation cover.

Characterization of agricultural impacts should include the following:

- Use of the Universal Soil Loss Equation (USLE) as explained in U.S. Department of Agriculture (USDA) Handbook 573 to calculate the anticipated soil loss (in tons/acre/year) during project construction and associated infrastructure. Identification of the impact on soils, both on and off the site, because of runoff and compaction during construction.
- California Department of Food and Agriculture (CDFA) analysis criteria for significant impacts to agricultural soils will be followed in accordance to CDFA's CEQA Guidelines.
- Discussion of potential cumulative soil impacts from existing and future land uses that the proposed project and related infrastructure may experience or contribute to, along with other planned and near future projects.
- Identification of proposed mitigation measures and the effectiveness of each; discussion of avoidance of sensitive areas, timing of construction activities, minimizing removal of

- vegetation, soil stabilization, revegetation, runoff retention, drainage diversions, sediment types, soil amendments, orientation to prevailing wind, windbreaks, dust control
- Proposed monitoring and compliance verification measures to ensure that the objectives are met.

**Air Quality.** Save East Rocklin requests the City address air quality issues which include the potential impacts from the construction and vehicle emissions generated by the proposed project and the cumulative impacts from other air emission sources nearby. The City should compare these impacts to the national and state ambient air quality standards with special emphasis on sensitive populations (e.g., school, nursing homes) in the impact area. The City should also assess if the proposed project complies with applicable air quality emission regulations and the goal of the City of Rocklin General Plan regarding reduction in adverse air quality emissions for the project.

Save East Rocklin recommends the City's approach to development of this section of the EIR should include the following in documenting the existing environment:

- Emissions from the various project elements would be subject to the rules and regulations of the Placer County Air Pollution Control District depending upon the type of emissions activities and development components.
- Local and regional climate data (temperatures, precipitation, wind speeds and wind direction, relative humidity, etc.).
- Attainment status for both state and federal air quality standards for pollutants such as PM10, NO2, CO, Ozone, and SO2.
- A summary of the current background air quality based upon existing monitoring data in the project area.
- A summary of applicable air quality regulations, and a regulatory compliance analysis indicating how compliance will be achieved for each identified rule or regulation and existing permits may be analyzed in the development process.
- Climatology and meteorology in the project area.
- The project location using a 1:24,000 topographic map.
- The area's attainment status and the most recent three (3) years of ambient air quality data.
- Emissions of concern as they relate to this project would be primarily classified as follows: (1) vehicle-related emissions associated with mobile sources on nearby roadways; (2) construction-related fugitive emissions (dust) during expanded development activities and equipment exhaust emissions; and (3) stationary source emissions.
- Save East Rocklin recommends the City should model the air quality impacts of the proposed project to determine the ambient air quality impacts of the proposed project. These impacts should be presented as text, in tabular form, and on a 1: 24,000 topographic map with concentration contours. The impacts should be compared to ambient air quality significance levels and ambient air quality standards. The City should ensure Evergreen Development submitted models and modeling procedures are approved by the Placer County APCD.
- Identification of the direct and cumulative ambient air quality impacts of the proposed project and any air emission sources within six miles of the project. The cumulative impacts should be added to representative ambient air background concentrations and compared to the ambient air quality standards to determine if the project causes or contributes to violations of these standards. The impacts should be presented as text, in tabular form, and on a 1: 24,000 topographic map with concentration contours.

**Biological Resources.** Save East Rocklin requests the City prepare a wetlands Inventory within the Planned Development Area being considered for the General Plan Amendment and Zone Change (100 plus acres), as a component of the Planned Development planning process and preservation strategy of natural resources and wetlands within the Planning Area. The inventory should consist of two key components: a database of existing information compiled for individual

wetlands sites located within the Planning Area, and an evaluation of the significance of individual wetlands sites or wetlands complexes. The inventory should provide input to the selection of key conservation sites for the proposed Planned Development Plan and should also act as a source of information on which resource managers, planners and project managers can make more informed decisions. After important sites have been identified and protected, it will be necessary to ensure that appropriate management measures are implemented for these sites within the Planned Development Plan or as mitigation measures within the EIR. A range of different options to achieve this end should be developed. The Wetlands Inventory should provide a useful and comprehensive database and resource inventory to the management and planning of resources in the Planning Area.

Wetlands can be associated with a suite of functions and values which they perform in a natural landscape setting. These functions vary in importance depending upon their position in the landscape and the surrounding land use. For land use decisions contemplated with the proposed Planned Development Mixed Use Plan, it is critical that individual wetlands be characterized with respect to their values, and targeted for preservation if necessary.

Save East Rocklin requests the City utilize a Geographic Information Systems (GIS) application with a set of preservation protocols to model the relative importance and opportunity for a wetland to perform any one of five different functions in the landscape. Functions should be limited to: sediment control, bank stability, water quality improvements, habitat, and flood control. The GIS application should combine land use/land cover data with National Wetlands Inventory information. A set of criteria should define a suite of possible rankings based on wetland type, adjacent land use or proposed land use within the Planned Development Mixed Use Plan, position in the watershed, and external factors within the region which may influence the ability of a wetland to perform a function (wetlands functions include water quality improvement, habitat quality, flood buffering, bank stability, and sediment control). These criteria should be determined with simple GIS techniques. The GIS model output should create a database suitable for land use planners and managers to assist in their planning activities associated with the Planned Development Mixed Use Plan. The goal of the GIS Wetlands Preservation Targeting Model is to develop a tool for the assessment of wetlands, and the identification of the most important wetlands for restoration or preservation.

Save East Rocklin recommends the City's analysis of the biological resources within the Planned Development Mixed Use Plan Study Area considers potential significant impacts to plant and animal species and their habitats. Of primary importance in this analysis are impacts to Federal and state endangered, threatened, and rare plant and animal species; fully protected species; species of special concern as designated by various organizations; other species meeting the criteria for "rare" or "endangered" as defined by CEQA Guidelines (14 CCR 15380); areas of critical concern; and biological resources of commercial or recreational importance. In addition, this section should address the preservation of identified important wetlands within the Planned Development Mixed Use Plan Study Area.

Save East Rocklin requests the City's approach to development of this section of the EIR include the following:

- Description of the biotic communities of the study area including plant, aquatic, and wetland communities, and any man-made habitats. Lists will be prepared of plant and wildlife species occurring on-site. Prepare maps showing the distribution of biotic communities, special-status species, and areas of critical habitat, wetlands, and species of commercial or recreational importance.
- Discussion of sensitive plant communities as defined by U.S. Fish and Wildlife Service and/or California Department of Fish and Wildlife, and other communities of recognized regional importance.

- Identification of wetlands within the Planned Development Mixed Use Plan Study Area and discuss jurisdictional wetlands and waters of the United States, as defined by the Corps (Section 404 of Clean Water Act), and waters of the State (Porter Cologne Act) which include intermittent and permanent stream channels, natural and man-made ponds, vernal pools, seeps, and seasonal wetlands. Describe riparian habitats if present and map the location of any active raptor nest trees.
- Identification and discussion of special-status species and species of commercial or recreational importance including the following:
  - Plant, wildlife, or aquatic species occurring on state or federal special-status species lists as listed, proposed listed, or species of concern.
  - Plant species occurring on List 1B or List 2 of the California Native Plant Society Inventory (Skinner and Pavlik, eds. 1994).
  - Any other species believed to meet the criteria of rare, threatened, or endangered as defined by CEQA Guidelines (14 CCR 15380).
- A discussion of potential direct impacts to biological resources from the Planned Development Mixed Use Plan project during the construction and completion phases. Significant impact to special-status species and habitats of critical concern should be emphasized (14 CCR 15064(d) (2) and 15358).
- Identification and description of future developments that may result from adoption of the proposed General Plan Amendment, Zone Change, and Planned Development Mixed Use Plan and biological resources associated with these future developments.
- Identification and discussion of any indirect impacts to biological resources due to the proposed project as described in CEQA Guidelines (14 CCR 15064(d) (2) and 15358).
- Evaluation of past, present, and reasonably anticipated future projects in the region that may produce related or cumulative impacts to the biological resources of the project area (20 CCR 15130(b)).
- Evaluation of options for on-site versus off-site habitat preservation and monitoring.
- A detailed plan designed to mitigate direct, indirect, and cumulative impacts on both general and biological resources, including impacts to sensitive species and areas of critical concern.
- Save East Rocklin recommends the City consider participation in a Habitat Conservation Plan as part of a long-term mitigation plan, and/or explore other options with the CDFW and/or the USFWS to mitigate for habitat loss resulting from the proposed development.

**Cultural and Historic Resources.** Save East Rocklin requests the City prepare a cultural resources section of the EIR based on information from the cultural resources technical studies and the City's General Plan. This section should include a discussion of the applicable federal, state, and local policies and regulations; a summary of the prehistory and history of the project area; a summary of the methods used to evaluate cultural resources, as described in the technical report; a listing of the criteria for determining significance; and a list of all impacts and related mitigation measures, as required by CEQA. Save East Rocklin requests the City also evaluate the potential for paleontological resources to be adversely affected by the proposed project. This will include a review of available database resources and an assessment of the potential for the site's geology to contain paleontological resources. The impact discussion should consider the potential for buried resources to be exposed during construction activities. Save East Rocklin requests the City to comply with Senate Bill (SB) 18, which requires local governments to consult with the California Native American Heritage Commission (NAHC) and NAHC-listed Native American tribes regarding cultural resources prior to adopting or amending a General Plan or Zone Change and provide such consultation documentation to Save East Rocklin.

**Energy.** Save East Rocklin recommends the City conduct an Energy Conservation analysis consistent with the intent of Appendix F of the CEQA Guidelines. The City should rely on available existing information from the California Energy Commission, PG&E, the existing business operators, and the

County to conduct this analysis. In order to assure that energy implications are considered in project decisions, the CEQA requires that EIRs include a discussion of the potential energy impacts of proposed projects, with emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy. The section should describe the many energy conservation and sustainability features included in the Planned Development Mixed Use Plan that will reduce energy impacts.

Save East Rocklin requests the City evaluate energy systems and climate change mitigation programs for buildings, neighborhoods, and communities, and offer mitigation measures to optimize energy use, minimize costs, and reduce greenhouse gas emissions. The following analysis and evaluation should be made by the City in managing and accessing energy impacts:

- Quantitative evaluation of energy system design strategies and concepts, which includes analysis of relative cost, effectiveness, and energy efficiency.
- Assessment of various system options in relation to capital cost, operational costs, maintenance, and serviceability, expected lifetime and flexibility of energy systems, and client satisfaction
- Review and design of renewable and alternative energy systems such as photovoltaic, wind energy, micro hydro processes, fuel cell, geothermal, cogeneration, and district energy systems
- Evaluation of funding and incentive programs that support energy conservation and GHG reduction

***Fiscal Impacts.*** Save East Rocklin requests that the City evaluate the fiscal impacts of the proposed project. The primary focus of this fiscal impact analysis and report is to examine and ensure the Planned Development Mixed Use Plan's adherence to one of the key goals of the City's: fiscally sustainable growth. Therefore, this report should evaluate the impact of the proposed Planned Development Mixed Use Plan and associated projects on the City's General Fund and Sierra Community College District's General Fund during the development of the Planned Development Mixed Use Plan Area as well as at buildout, and present ways to mitigate any fiscal deficits that may be expected during various periods of the Sierra College development to ensure that the new neighborhood in Rocklin is fiscally self-sustaining. The secondary purpose of this fiscal impact analysis is to evaluate and compare the fiscal implications of jobs-to-housing concurrency scenarios. Save East Rocklin will collaborate with the City to develop concurrency scenarios to evaluate.

The fiscal impact analysis should be based on the fiscal characteristics of the City of Rocklin— e.g., revenues, expenditures, land values—and characteristics of the development or land use change— e.g., type of land use and distance from central facilities. The analysis should enable the City to estimate the difference between the costs of providing services to the Planned Development Mixed Use Plan Area and the revenues—taxes and user fees, for example—that will be generated by the developments planned by the proposed project.

The City should prepare a fiscal analysis of the proposed General Plan Amendment, Zone Change and Development Plan which will estimate the annual operating costs and revenues for all services provided to the Plan Area through the City and Special Districts. The analysis should reflect the developments planned in the proposed Planned Development Mixed Use Plan, and will project the fiscal performance of the developments for a period of ten years after completion. This projection reflects escalations in costs and revenues as the developments located within the Planned Development Mixed Use Plan planning area age, and will consequently be presented in future dollars.

The analysis should describe the fiscal impacts of the proposed actions in the planning area without the use of public financing. Subsequently in the Public Facilities Financing Plan (PFFP), the report



should outline public financing options for mitigating the Planned Development Mixed Use Plan's impacts on public services and facilities. The PFFP should assess the level of debt and assessments the Planned Development Mixed Use Plan projects can support to pay for backbone infrastructure, as well as budget shortfall costs that can be feasibly financed using public financing. The City should prepare a financing plan for the Plan area. The City should describe the availability and terms of funding sources such as Mello-Roos District, Infrastructure Financing Districts, and other bonding authorization codes that could be used for infrastructure and site development. The City should also provide an analysis for the use of Landscape and Lighting Act Districts for ongoing funding to service the planning area. The City should describe the financial criteria that will make the project area attractive for the desired development and identify a combination of financing sources to meet these goals.

The City should prepare a Fiscal Impact Analysis Report which will consist of seven chapters and three appendices. Following this introductory chapter, Chapter II should describe the development program to be outlined in the Planned Development Mixed Use Plan. Chapter III should discuss the overall approach and methodology used in the fiscal impact analysis. Chapter IV should present the analysis of General Fund revenues, while Chapter V should examine the General Fund expenditures. Chapter VI presents various fiscal mitigation mechanisms that may be used in the Planning Area for the Sierra College development. Finally, Chapter VII should discuss capital costs related to the public facilities needed to service the Mixed Use Development proposed. In addition, three appendices (Appendices A through C) should be attached to the report, each appendix showing detailed calculations and results for each of the three Concurrency Scenarios being evaluated.

**Geology and Soils.** Save East Rocklin requests the City assess the potential geology and soils impacts of the proposed Planned Development Mixed Use Plan area. Key issues to be evaluated include the seismicity of the local area, the presence of any nearby existing fault lines and their potential effect on site development, the erodibility of site soils, soil stability characteristics, and the expansive characteristics of site soil. Existing published information (soil reports and maps, Evergreen's geotechnical reports, other data) should be used. The geotechnical study should evaluate the stability of the soils and geology to support the project and its associated infrastructure. The study is expected to address the potential for lateral spreading, subsidence, liquefaction or collapse, seismic-related ground failure, including liquefaction, strong seismic ground shaking, expansive soils, and soil erosion. Geotechnical report should be summarized in the EIR and included in its entirety as an appendix to the document.

**Global Climate Change.** Save East Rocklin requests the City analyze potential impacts from the proposed Planned Development Mixed Use Plan project on greenhouse gases and global climate change. The analysis in this section should address the estimated emissions of greenhouse gases as a result of implementing the proposed Planned Development Mixed Use Plan, General Plan Amendment, and Zone Change project. Greenhouse gas emissions associated with the proposed Planned Development Mixed Use Plan project should be estimated using CO<sub>2</sub> emissions as a proxy for all greenhouse gas emissions. This is consistent with the current reporting protocol of the California Climate Action Registry (CCAR). Calculations of greenhouse gas emissions typically focus on CO<sub>2</sub> because it is the most commonly produced greenhouse gas in terms of both number of sources and volume generated, and because it is among the easiest greenhouse gases to measure.

Save East Rocklin requests the City analyze two aspects of climate change: The project's contribution to climate change through emissions of greenhouse gases (GHGs). The potential impact to the project through the environmental effects of climate change.

The climate change section would include a discussion of the environmental and regulatory setting for climate change, and discuss the project's potential contribution of greenhouse gas

emissions. The climate change section should utilize Placer County APCD's as quantitative threshold of significance for plan-level analysis. The City should prepare an emissions inventory of the major greenhouse gas sources for construction and operation of the project. The emissions inventory should use the most current version of URBEMIS and the Placer County APCD's Greenhouse Gas Model (BGM), or the newest version of CalEEMod, if recommended by the Placer County APCD at the time of document preparation. The emissions inventory should quantify emissions from relevant offsite project impacts, including emissions associated with offsite energy generation. The emissions analysis should also account for the trip generation, trip diversion, internal capture rates, and project-specific trip lengths, if provided in the project's traffic impact analysis.

**Hazards and Hazardous Materials.** Save East Rocklin recommends the City request Evergreen Development provide a Phase I Environmental Site Assessment of the Project Area to prepare this section of the EIR. Hazard to the public from the proposed project could result from decreased air quality, objectionable odors, contaminated soils, toxics from historical agricultural production, impacts to groundwater and drinking water maximum contaminant levels, and accidental releases of hazardous materials. Save East Rocklin recommends the City's approach to development of this section of the EIR should include the following:

- Reference to the air quality section in the EIR for worst-case meteorological conditions for the Planned Development Mixed Use Plan Study Area and surrounding area.
- A summary of environmental factors, such as flooding or seismic activity, that could contribute to upsetting conditions at the Planned Development Mixed Use Plan Study Area.
- A map, at a scale of 1: 24,000, depicting locations of schools, hospitals, day-care facilities, emergency response facilities, and long-term health care facilities within the area potentially affected by any release of hazardous materials.
- A discussion of the capabilities and capacities of emergency response and long-term health care facilities.
- Hazardous and acutely hazardous materials to be used or stored in Planned Development Mixed Use Plan areas. Under normal conditions, identify those hazardous materials continuously present within the Planned Development Mixed Use Plan areas. Provide a discussion of the acute and/or chronic toxicity of each material, or reference portions of the public health section.
- Proposed emergency and contingency plans for containment and cleanup of hazardous materials resulting from spills, leaks, and fires.
- Reference to the air quality section for procedures and results of modeling for potential consequences of accidental releases of hazardous materials leading to maximum exposures to off-site receptors.
- Fire and explosion risks and effects associated with the Planned Development Mixed Use Plan Study Area.
- Hazards and compatibility analysis with rail road operations through Rocklin as well as tank farm operations off Taylor Road.
- Potential cumulative impacts from the on-site use and storage of hazardous materials by the proposed Planned Development Mixed Use Plan project.

**Hydrology and Water Quality.** Save East Rocklin recommends the City address the water resources issues to include the following: water supply, water discharge, water quality degradation, and flooding/drainage hazards. Water detention issues related to the proposed project should be evaluated.

#### *Water Supply*

The impact analysis should center on the availability and environmental consequences of using the preferred water supply. Save East Rocklin requests the City prepare a Water Supply Assessment Study

to meet the requirements of the California Water Code Sections 10910 to 10915. Save East Rocklin intends the Water Supply Assessment Study to also meet the requirements for technical studies necessary for CEQA review and support for preparation of an EIR.

A significant impact on water supplies may result from the following:

- Depletion of water supplies to a point that limits the expansion of local community development.
- Pumping of groundwater at a rate that lowers water levels and causes increased pumping costs to local users.
- Diversion of surface water in quantities that may cause the loss of a downstream beneficial water use
- Use of groundwater quantities that exceeds the safe annual yield of the aquifer.

#### *Water Quality*

Evaluation of adverse water quality impacts is site-specific in nature and is dependent upon the background water quality, the existing beneficial uses of the water, and the number of downstream water users. Save East Rocklin requests the City prepare preliminary drainage studies by qualified engineers or hydrologists using standard protocols (e.g., HEC-1, HECRAS) to determine the effects of increased runoff on downstream flooding and whether mitigation (e.g., on-site detention) is needed.

#### *Flood Hazard*

Save East Rocklin requests the City prepare flood hazard and drainage analysis addressing the following issues, relative to the 100-year flood plain:

- Incorporation of proper Plan Area drainage controls to accommodate runoff from a 100-year recurrence storm.
- Construction of impervious surfaces that may cause an increase in runoff and the flood hazard to downstream properties.
- A narrative discussion and graphic identification of surface and groundwater bodies near project including known beneficial uses.
- Representative stream flow data.
- Hydro geologic information such as water-bearing formations, confining beds, depth to groundwater, direction of groundwater flow, groundwater extractions, recharge areas, and safe annual yield.
- Identification of present and future competing uses of water in the vicinity.
- Identification of local and regional drainage characteristics, including representative flood studies and FEMA Flood Insurance Maps.
- Evaluation of the potential for fill of waters of the United States, streambed alternatives, and water-quality changes resulting from construction and building siting.
- The Planning Area water demand (in gallons per minute and acre-feet per year) and the impact associated with obtaining the water from a local source.
- Evaluation of the potential for channel erosion or stream sedimentation.
- Procedures for treatment and discharge of storm water runoff and evaluation of the potential for water-quality degradation.
- Potential cumulative impacts on water supplies, water quality, or flood hazards due to other planned or future projects in the vicinity.

**Land Use.** In evaluating land use issues, Save East Rocklin recommends the City evaluate the consistency/compliance of the project with Federal, state, regional, and local land use plans, and regulations, as well as consider the Planned Development Mixed Use Plan's compatibility with the existing and planned land uses in the vicinity. Specifically, the land use analysis will focus on the land use issues outlined in the CEQA Guidelines Appendix G checklist.

The City should fully understand all aspects of the proposed project affecting the use of land, including required easements, existing prescriptive easements or other agreements affecting private property. The existing residents residing adjacent to the Planned Development Mixed Use Planning Area have established a right to a prescriptive easement along the creeks, water features, and woodlands of the project site. The rationale behind prescriptive easements is that long-time users of property can acquire a legal interest at the expense of property owners who have slept on their rights. Elements of a Prescriptive Easement in California, a user of land may establish a prescriptive easement by proving that his or her use of another's land was: (1) continuous and uninterrupted for five years; (2) open and notorious; and (3) hostile.

The first requirement is relatively straightforward. "Continuous" use means that the use occurred over a five-year period on occasions necessary for the convenience of the user. The residents surrounding the proposed project site have been using the walking paths on the project site property for both vehicle and pedestrian access to the wetlands, creeks, and woodlands, for the past 20 plus years. The residents use of this access has been continuous and year around. The proposed project site, property owners, (Sierra Community College District) have failed to post the necessary signage under Civil Code Section 1008, stating "Right to Pass by Permission, and subject to Control, of Owner" prior to the residents use of this land ripening into a prescriptive easement (5 year period).

The second requirement "open and notorious" This means only that the use of the land is sufficiently visible that anyone who bothered to view it would be able to discover it. Generally, the use will be considered "open and notorious" as long as it is not hidden or concealed from the property owner. The easements along the creeks, wetlands, and woodlands of the proposed project site is noticeable to all the general public as it is worn into a pathway which is large and distinctive from the grass and vegetation growing elsewhere on the proposed project site. The pathway is visible from El Don Road, Rocklin Road, and Sierra College Boulevard.

The final requirement is the use of the land qualifies as "hostile". Meaning the residents surrounding the proposed project site have used the land on the project site without the expressed permission of the project site property owner. Hostility is reflected in the fact that the property owners (Sierra Community College District) have proposed a site plan for the Planned Development Mixed-Use Project, General Plan Amendment, and Zone Change that would re-take the land by adverse possession (by easement by prescription). In addition, in interviewing existing residents who use the easement it was stated that no permission was ever granted, it simply has always been that way.

The proposed Sierra College Mixed-Use Project has provided a site plan that does not allow pedestrian nor vehicle access on the existing pathways within the project site. The proposed improvements within the prescriptive easement area within the planning project area under the site plan as submitted, would be in jeopardy, until five years has passed, and the residents surrounding the project site (Easement Owners) failed to enforce their easement right in court.

If Sierra College and Evergreen Development proposes to use this prescriptive easement as shown in the Site Plan, it must be taken back in the same manner as it was taken, which is an open, notorious, continuous, manner for five (5) years or more. Such self-help is tantamount to re-taking the land by adverse possession (by easement by prescription), and you have to take the land back in the same manner as it was taken from you, which is in an open, notorious, continuous manner for five years or more. "It is settled law that an easement, whether acquired through a grant, adverse use, or as an abutter's right, may be extinguished by the owner of the servient tenement by acts adverse to the exercise of the easement for the period required to give title to the land by adverse possession." Popovich v. O'Neal, 219 Cal. App. 2d 553, 556 (Cal. App. 5th Dist. 1963). See also, Glatts v. Henson, 31 Cal.2d 368, 370 [188 P.2d 745]; Rest., Property, § 506, p. 3090; 17 Cal.Jur.2d § 40, p. 149.). "Generally, a prescriptive easement once acquired can be extinguished by actions of the

servient tenement which satisfy the same elements required for the creation of the easement." Zimmer v. Dykstra, 39 Cal. App. 3d 422, 435 (Cal. App. 2d Dist. 1974).

If the proposed site plan and planning action is not modified to rectify the above identified issue it would constitute a significant impact to land use regarding the division of a community. This significant impact if not mitigated would require an Environmental Impact Report be prepared and overriding considerations adopted to allow the proposed plan to divide a community and allow adverse possession of the easement. Furthermore, the future disruption of the property having to demolish the pathways within the prescriptive easement, assuming the Easement Owners prevailed in court, would impact the character, design, and efficient use of the proposed project site. City approval of the current site plan also will pit the existing residents against the property owner and applicant for the requested planning approval of Sierra College Planned Development Mixed-Use Project, making the city potentially a party in the Easement Owners lawsuit to enforce their easement rights. The city may be held liable for legal costs and damages of the Easement Owners in enforcing their easement rights because of the city's decision in the matter to approve the site plan, Planned Development Mixed Use Plan, General Plan Amendment, and Zone Change as proposed.

Save East Rocklin would recommend the Land Use section address the prescriptive easements issues by ensuring the plan has been incorporated to diminish any potentially significant impacts related to dividing a community or interfere unreasonably with the easement along the creeks, wetlands, and woodlands of the proposed project site.

**Mineral Resources.** Based on historical mineral resources information for the City of Rocklin and Placer County, the proposed Planned Development Mixed Use Plan Study Area may contain known mineral resources. Save East Rocklin recommends the City's approach to development of this section of the EIR should include the following:

- An inventory of existing mineral resources and exploration operations in the Planned Development Mixed Use Plan area, including mapping of existing and historical mining and granite quarry operations on and around the planning area.
- The California Surface Mining and Reclamation Act (SMARA) of 1975 requires classification of land into Mineral Resources Zones (MRZs), according to the known or inferred mineral potential of that area (SMARA is part of California Public Resources Code (PRC), Division 2, Chapter 9, Sections 2710, et seq).
- Perform an analysis of potential impacts from the proposed project on mineral resources, utilizing the following CEQA guidelines:
  - Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
  - Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?
- Identification of other present or reasonably expected projects, as well as any planned changes in mineral resources mining or extraction in the project area, with a brief assessment of what the combined effects of these projects and the proposed project would be.

**Noise.** Save East Rocklin requests the City address potential noise impacts and include potential impacts from construction and cumulative impacts from other projects and activities associated with the buildout of the Planned Development Mixed Use Plan. The City should compare estimated project noise in areas to be occupied by workers and at sensitive noise receptors to local, state, and Federal standards. The noise analysis should utilize information and maps developed for the EIR land use analysis, including information on future developments in the study area, information from discussions with Sierra College staff, and the results of an early reconnaissance of the study area. The City should use models that have been successfully employed on similar projects to estimate noise levels and predict changes in noise levels in the study area.

Save East Rocklin recommends the City's approach to development of this section of the EIR should include the following:

- Identification of land uses in the planning study area, including sensitive receptors (residences, schools, parks, hospitals, etc.). Conduct noise monitoring information.
- Identification of future land uses in the study area, and potential future projects in the study area.
- Identification of expected noise-producing construction equipment and noise-producing equipment during build out of the Planned Development Mixed Use Plan Area.
- Identification of expected noise levels from each piece of construction and operating equipment; near-field data is required for employee exposure assessments and far-field data is required for community noise exposure assessments.
- Identification of noise levels that employees will be exposed to.
- Identification of expected composite noise levels (ambient plus project activity) at the site boundary and at the nearest noise-sensitive receptors resulting from construction, as well as discussion of changes in noise levels caused by the project.
- Discussion of potential cumulative impacts on existing and future land uses from the proposed Planned Development Mixed Use Plan, related infrastructure and other planned and foreseeable future projects in the vicinity that could produce noise; the logarithmic nature of decibel addition must be taken into consideration in assessing cumulative noise impacts.

### **Population and Housing.**

Save East Rocklin recommends that the emphasis of the City's analysis should be on determining environmental consequences to the City and Placer County. The proposed Planned Development Mixed Use Plan project will cause an impact in the population and housing growth in the surrounding areas since new residential housing will be constructed at densities to support student housing and the mission of Sierra College to create an educational oriented residential neighborhood surrounding the campus. Save East Rocklin requests the City analyze the population and housing situation in the surrounding area, as well as projected growth plans in the City and the City of Rocklin General Plan.

Save East Rocklin would recommend the City prepare a Market Analysis and Report to support this section of the EIR and include in a Technical appendix. A Market Analysis and Report should define a multi-county study area and analyze trends in the new housing market. The City should identify both market opportunities and market demand for residential and commercial campus oriented potential. The information should be shown separately for each county in the area, and correlated with more current data to show trends in the immediate vicinity of the Sierra College campus and proposed village development.

The foundation of the market analysis should be based on the fact that, on average, between 16 and 20 percent of California households move each year, primarily because of changes in lifestyle, economics, or family status. Although household mobility rates vary depending on location, by housing type (renters move more than owners), and by age (the young move more than the old), those moving households represent the broad potential market for housing, both existing units and new construction.

After an evaluation of the site, the City should determine where the potential buyers and renters will move from (draw areas), who currently lives in those draw areas (target household groups), how many of those households are likely to move to the site (market potential), what their housing preferences (tenure and housing type) are, and what their alternatives (other housing properties) are. Field investigation and taxpayer migration data, obtained from the Internal Revenue Service, should provide the framework for the delineation of the draw areas. U.S. Bureau of the Census data

should be used to determine the number of households in each target market group that will move from one residence to another within a specific jurisdiction in a given year.

The City should prepare an inventory of competing residential development and business centers in the region. The data should include land and home sales, available acreage and housing stock, absorption history where available, and availability of services and any other amenities. The data should be analyzed for use in later tasks to correlate employment growth and land absorption for the land demand projections, and to help plan for the optimal land use and financial characteristics of the properties.

The City should prepare an analysis of the retail and service center sector. The City should review the market potential for commercial and service centers to provide amenities for the community and the Sierra College campus. Based on this analysis, the City should prepare recommendations on locations, size and desirable tenants for such retail and service amenities. The City should prepare land demand projections for the residential and commercial development. The projections should estimate the job growth potential and the demand for sites in the Sierra College campus planning area. The outcome of this market analysis will intersect with the land use and infrastructure planning and evaluation in the EIR in terms of an overall land use pattern, parcelization of key sites and phasing of development. The market research should be conducted in a regional context that considers not just real estate indicators of supply and demand, but also the business networks that form the economic base of the region.

The City should utilize cluster analysis to identify specific economic development opportunities for small communities based on an understanding of how firms migrate to fill market niches, and to meet cost requirements for various kinds of facilities. The market analysis should result in a recommended land use pattern and phasing projections, and an economic development strategy with guidelines for developing new business opportunities in the Planned Development Mixed Use Plan area.

Potentially significant project impacts in the areas of land use, socioeconomics, and public services should be reviewed to determine the environmental consequences on housing within the Planned Development Mixed Use Plan Study Area. Housing should also be reviewed to ensure compliance within the Regional Housing Allocation Plan and the Placer County Housing Element.

This section should include analysis of environmental consequences on population and housing within the Placer County region as it pertains to the regional housing allocation. Since the proposed Planned Development Mixed Use Plan Project includes development of additional housing, and high density housing to accommodate the Sierra College student housing needs, the project will have a direct impact on population and housing that will need to be carefully evaluated.

The City should describe the existing socioeconomic setting of the area potentially affected by the proposed Project Development Mixed Use Plan project. The description should include the following elements of the area or community:

- Population and demographic characteristics and trends.
- Economic base and fiscal resources.
- Location of labor pool and workforce availability.
- Temporary and permanent housing availability.
- In presenting the following socioeconomic information, the City should describe assumptions, methods, and analyses used to reach any conclusions.
- Discussion of the project-specific socioeconomic impacts attributable to the construction and build-out of the Planned Development Mixed Use Plan.
- Estimation of the number of workers (by craft) to be employed each quarter during the implementation of the Planned Development Mixed Use Plan.

- Estimation of the labor pool or the source per craft from which the construction workers will be obtained, the number of workers in that pool, existing and projected unemployment rates, and any needed craft workers potentially in short supply to implement the growth and development called for within the Planned Development Mixed Use Plan.
- Discussion of the cumulative population and housing impacts attributable to the Planned Development Mixed Use Plan at build out. In addition, identification of the increased property taxes resulting from the build out of the Planned Development Mixed Use Plan.

**Public Services.** Save East Rocklin requests the City evaluate the proposed project's impacts on the public services in collaboration with the Rocklin Police and Fire Departments and the school district(s) namely Loomis Union School District and Placer Union High School District. Since very limited services are currently provided or needed for the City, the EIR should analyze the services proposed for the plan area in comparison to City and District standards. The analysis should focus on physical impacts that would result if the Planned Development Mixed Use Plan results in the need for new or altered services related to fire and police protection and schools.

Save East Rocklin requests that the City prepare a School Needs Assessment for both Rocklin Unified School District and Sierra Community College District as well as the previously noted Loomis School Districts. The proposed Planned Development Mixed Use Plan, General Plan Amendment, and Zone Change, will call for higher residential densities to support commercial development which will increase the demand on school facilities within the Planning Area. The purpose and focus of this School Needs Assessment is to confirm the assumption that a new school is not required within the Planning Area and/or identify required expansion and improvements necessary at existing schools (as confirmed by the City) to meet the educational service demands of the future student populations in the Planning Area.

The City should identify how the Planned Development Mixed Use Plan will change the environment within the Planning Area, and then formulate appropriate strategies to respond to these changes. The City should perform a School Needs Assessment which will include the following Tasks:

(1) Demographic Trend Analysis of Districts. The City should review the demographic trends of the Districts and surrounding area, and target populations; an analysis of residential permitting and pipeline development; a neighborhood study to gain a "snapshot" view of comparable educational institutions.

(2) Data Resources. The City should utilize many available data resources for the analysis including the U.S. Census Bureau and the California Department of Finance Population Projections, City of Rocklin Community Development Department for housing permit data, the District's Management Systems database for school data, school enrollment data for neighborhood School and Sierra College enrollment trends and retention rates, and the Districts Schools Master Facilities Plans.

(3) Facility Condition Survey. The City should conduct a facilities condition survey of the impacted Schools, which may service the Planning Area. Faculty and staff should be interviewed and the schools should be toured as part of an inventory. The following components should be assessed for the school facilities:

- Visual survey of building exterior
- Visual survey of building interior finishes
- Visual survey of building systems
- Visual survey of building accessibility
- Visual survey of site conditions
- Building and site limitations



(4) Educational Space. The City should identify educational specifications to reflect current educational programs. The educational specifications should be utilized to establish educational space standards to determine space needs. The educational space standards will be utilized to provide a benchmark to assess the existing school spaces. The educational space assessment identifies space deficiencies based on use, size (square feet), configuration, location within the building, and overcrowding. Key indicators such as net square feet per pupil, classroom quantity and size, and size of libraries, gymnasiums, and auditoriums, should be used to establish the overall condition of the educational spaces for each building.

(5) Enrollment Growth. The school's current student capacity should be determined by comparing current use, space size and program needs to the educational specifications standard developed. The presence of modular additions will be taken into account if requested by the City. The City should review Districts enrollment projections for all Schools. In addition to the current student capacity, the school's projected growth should be identified as a percentage change in student population between the current school year (2016/17) and five years from now (2021/22) based on growth projections allowed by the proposed Planned Development Mixed Use Plan.

**Public Utilities.** Save East Rocklin requests that the City evaluate the proposed project's impacts on the public utility systems. Many of the utilities are already at capacity and addition of more demand may create a regional significant impact on sewage treatment, electricity generating, fiber optic communications, etc.... The EIR should include a summary of existing conditions in a designated base year as provided by the utility providers. The EIR should provide a cost figure for upgrading each utility. Save East Rocklin suggests the City prepares a summary of existing conditions in the designated base year by contacting utility providers. Collect information related to infrastructure capacity as it relates to water treatment, potable (and recycled, if available) water supply, water conveyance, wastewater conveyance and treatment, and solid waste disposal. The City should obtain generation rates for each utility and project future demands based on the proposed projects in the Planned Development Mixed Use Plan. The City should determine utility demand factors appropriate for the plan area using either residential or commercial demand factors or standard project utility requirements associated with the proposed projects in the Planned Development Mixed Use Plan.

The Utilities section of the EIR should explain the overall provision and distribution of the utilities used by the planning area. These include electricity, natural gas, water, wastewater, solid waste, fiber optic, internet, and telecommunications. The EIR must then evaluate whether there is adequate capacity for all utilities, including water and wastewater, based on future demands using projected demands of potential planned facilities and-specific or generic generation rates provided by service providers (e.g., a water district). The EIR should consider supply, transmission, or conveyance, and where applicable, treatment facilities.

**Recreation.** Open space, whether public or private, is one of the El Don and Sierra College neighborhoods most precious commodities. Once an opportunity to acquire parks and open space is lost, a second chance is seldom possible. Open Space in this area of Rocklin is tied to existing easements, and protection of woodlands, and wetlands. The proposed plan will include parks and recreation facilities to serve the plan area that will meet or exceed City standards. The City should provide a discussion of project's recreational impact's and verify that the City's requirements for open-space easements and park dedications are in compliance with the City's Open Space and Recreation element of the General Plan.

**Transportation and Circulation.** Save East Rocklin requests the City prepare a traffic study. **Save East Rocklin would like to work closely with the Traffic Consultant and the City in developing appropriate assumptions for the project.** In addition to the roadway network impacts, the traffic analysis is assumed that the Traffic Consultant will include an assessment of internal circulation issues and

constraints for the Plan area. Save East Rocklin would like to review the traffic study for environmental adequacy.

Save East Rocklin requests the City address traffic and transportation issues that include potential impacts from build out of the proposed Plan, together with cumulative impacts from other development projects. The build out of the Plan can result in an increase in vehicle and equipment movement on the existing transportation network serving the planning area. The CEQA Guidelines define a significant environmental effect as occurring when the proposed project will "...cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system."

Save East Rocklin requests the City to prepare a traffic model for the Planning Area to reflect the proposed mixed use development to base the traffic impact analysis upon. The City should evaluate the length of time necessary for development of the proposed facilities, and analyze the workforce generated by development activities and future business employment. Considerations should include the number of round trips associated with the construction workforce and what impacts the additional workforce will have on the area, as well as traffic impacts resulting from new workers and residents in the proposed planning Area. Public transportation and congestion management agencies should be consulted about expansion impacts, if any, on transportation systems. The evaluation will also include analysis of applicable laws, ordinances, regulations, and standards that will be relevant to the Planned Development Mixed Use Plan. The traffic impact analysis should quantify the existing and future (20 year) traffic impacts associated with the proposed project.

Project trip generation volumes should be estimated for weekday and peak-hour conditions.

- Trip Distribution and Assignment—Based on an analysis of the trip making characteristics of the proposed Plan, existing and future traffic flow patterns, origin/destination data obtained from the project applicant, area demographics of the trip distribution of project-generated traffic should be estimated. Traffic should be assigned to the existing street system based on logical travel patterns associated with this directional distribution.
- Existing Plus Approved/Pending Projects Plus Project Conditions Analysis—The proposed Plan generated peak hour and daily trip volumes should be added to the derived Existing Plus Approved/Pending proposed Plan volumes, to obtain the Existing Plus Approved/Pending proposed Plan plus project traffic conditions. The potential LOS impacts of the proposed Plan should be quantified, by comparison of existing plus approved/pending proposed Plan conditions to existing plus approved/pending proposed Plan plus proposed Plan conditions at all study area critical intersections and roadways.
- Project Access and On-Site Circulation—Proposed and potential Planned Development Mixed Use Plan/access roadways should be evaluated to determine appropriate configuration, location, and traffic control. Spacing with other intersections and roadways, and vehicle stacking requirements should be evaluated. In addition, Planning Area pedestrian/bicycle safety concerns should be evaluated.
- Description of any new transportation systems/facilities including access roads and any significant improvements to existing transportation needed for construction and operation of the proposed Plan Project.
- Discussion of how the construction and development of the proposed Plan project would affect the transportation facilities described in the setting; estimated changes.

**Growth Inducement.** Pursuant to Section 15126(g) of the CEQA Guidelines, the City should discuss any potential growth-inducing impacts of the proposed projects. Potential sources of growth inducement and their corresponding impacts, such as removal of obstacles to growth (i.e., extension of infrastructure), new employment generation, or major economic influences, will be qualitatively analyzed, to the extent they are applicable.

**Cumulative Projects to be Considered.** The Sierra College Planned Development Mixed Use Plan is considered a long-term development plan. The City should describe the reasonably foreseeable projects within a City-approved defined study area that may result in cumulative impacts associated with the planned development. Given the currently "rural" nature of the Sierra College neighborhood Save East Rocklin will work with the City to develop the appropriate study area for cumulative projects. Often times they are defined as projects constructed, but not occupied; projects approved, but not constructed; pending projects for which pre-filing or filing of an application. However, the evaluation area for cumulative impacts would vary dependent upon the technical issue to be addressed. Findings of recent court cases will be used to address all pertinent issues. Cumulative projects should be discussed for each technical issue. The potential for impacts and levels of significance are contingent upon the radius or area of interaction with the proposed development.

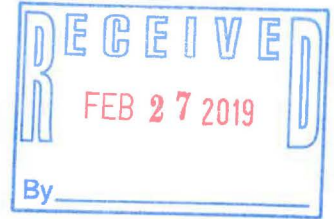
**Alternatives to the Proposed Action.** Pursuant to the CEQA Guidelines Section 15126.6, and direction from the City, an analysis of up to five alternatives, including an analysis of the A 'No Project' Alternative, a No Project/No Build Alternative and three modified land use scenario alternatives should be developed. This will provide a sufficient level of detail to allow decision makers to gain a greater understanding of all alternatives should a determination be rendered to support an alternative development scenario. This alternatives section should culminate with the selection of the environmentally superior alternative in accordance with CEQA requirements. All impacts should be considered at a qualitative level, with the exception of traffic, noise, and air quality, which will be considered quantitatively.

**Additional Sections.** The City should provide additional sections in the EIR to meet the State CEQA Guidelines and City requirements including the following: Significant Unavoidable Adverse Impacts, Effects Found Not to be Significant, and Organizations and Persons Consulted/ Bibliography.

Our approach to the City, Sierra Community College District, and Evergreen Development is to work with the design and planning teams to minimize environmental impacts from the beginning rather than trying to come up with mitigation for aspects that might have been avoided altogether. By participating in the design and planning of the project area, through the CEQA process we can key into the most sensitive site features early on and avoid or minimize the impact on these parts of the site.

Sincerely,

Denise Gaddis  
5521 Freeman Circle  
Rocklin, CA 95677  
Cell: 916-532-9927  
Email: [denise@wavecable.com](mailto:denise@wavecable.com)



COLLEGE PARK PROJECT  
EIR SCOPING MEETING AGENDA  
WEDNESDAY, FEBRUARY 27, 2019 - 5:30 PM  
ROCKLIN CITY COUNCIL CHAMBERS

- Registration:** Attendees will sign in and give his/her name/association, address, phone number, and email. This information will be put on a mailing list for future mailings.
- Format:** The scoping meeting is in an open house format with stations displaying project exhibits and information about the CEQA process.
- Questions/Comments:** The City of Rocklin staff and consultants will accept questions and comments concerning the project and scope of the EIR. The intent is to record comments/concerns so they can be addressed within the Draft EIR.

Please write any comments and/or concerns regarding this project below (also use the back of the sheet, if needed).

- ① Southside building next EIDON how are springs in that area going to be handled?
- ② Ron Woral homes - owners sue the development because spring damaged all the homes in this development, Hillside has a lots of natural springs how is this going to be handled to prevent future Flood Issues?
- ③ Wild Life - who takes care of nature?  
→ it's everyone's responsibility
- ④ Develop area to be a Nature wild life area
- ⑤ traffic - currently during college hours, takes 20-30 mins to travel 3/4 mile to free way
- ⑥ Building a strip mall for office for 10-15 spaces is not needed.. Currently two sites on Rocklin Rd. are 20-30% occupied - for 10 yrs

Bill Gandara or gandara.bill@aha.com  
916-624-4993



COLLEGE PARK PROJECT  
EIR SCOPING MEETING AGENDA  
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Please write any comments and/or concerns regarding this project below (also use the back of the sheet, if needed).

I strongly oppose the proposed South Site Development. The site is rich with native animals, floods frequently & is not suited to development. After talking with the experts at the meeting, it is clear that the costs to mitigate issues with the property would make the proposed homes prohibitively expensive. The area would be better used as a nature preserve for the local animals. There are funds of money available to purchase the property so it could remain in its' natural state with the possibility of trails that could connect bicyclist to Roseville.

Further, in reviewing the north site plan I see the density as a problem for quality of life. I don't see nearly enough parking for the number of home proposed. Traffic in the area is already extremely heavy. Adding more homes, combined with an increase student enrollment will make traffic in the area horrendous. This will lead to strains in law enforcement & pollution.

This project is poorly designed for quality of life. →

South Site

Consider a nature preserve with access to the public. The property could also be used by the college for education.

Finally, I am extremely disappointed that I was not notified by mail. I am impacted by the proposed development and only found out from a neighbor who was notified. I am sure that there are numerous neighbors who would have serious concerns if they were aware of the project.

Kathi Gandara

5609 Montero Ct

Rocklin, CA

95677

916 316-4621

kathigandara@yahoo.com.

## David Mohlenbrok

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**From:** Michael Garabedian <michaelgarabedian@earthlink.net>  
**Sent:** Saturday, March 02, 2019 11:08 AM  
**To:** Rocklin College Park; smcmurtry@denovoplanning.com; David Mohlenbrok  
**Subject:** Re: Number of College Park Housing Units Decreased CERQA comment (College Park Project/Sierra Village)

The first question that needs and answer is, why is the district closing the option of using these properties for college expansion in general?

The second question is, what is the reason that the district is proposing to foreclose further use of the sites for student learning purposes at the same time it is proposing to expand its facilities by sprawling into a vast undeveloped area of Placer county covered with vernal pools where the the County is committed to more vehicle highway congestion (see transportation policy brief link), increased vehicle miles traveled, great growth in greenhouse gas emissions, and Climate Change without plans for what may be the only solution for facility congestion, namely fixed rail transit with development nodes around transit stops that is part of an and up to date plan?

The third question is why is Sierra College expanding in a location dependent on two interchanges of Phase 1 of Placer Parkway, a project that has been called by a past president of the Environmental Council of Sacramento the biggest sprawl project in the history of the region?

Our related position at this time is our opposition to Placer Parkway and to adding lanes to SR 65. Other transportation methods than expanding SR 65 need to be considered for development of the area instead of decades outmoded transportation and development concepts.

Thank you for this opportunity address these points,

Mike Garabedian  
Chair, Placer Group Sierra Club  
916-719-7296

[http://www.dot.ca.gov/newtech/researchreports/reports/2015/10-12-2015-NCST\\_Brief\\_InducedTravel\\_CS6\\_v3.pdf](http://www.dot.ca.gov/newtech/researchreports/reports/2015/10-12-2015-NCST_Brief_InducedTravel_CS6_v3.pdf)

On Mar 2, 2019, at 9:59 AM, Rocklin College Park <[info@rocklincollegepark.com](mailto:info@rocklincollegepark.com)> wrote:

[View this email in your browser](#)



## College Park Mixed Use Project Update



If you are among our neighbors who live near El Don Drive, the number of proposed single-family homes has declined from 37 to 25 homes.

In addition, neighboring homeowners will be pleased to know that over time Sierra College intends to move its offsite parking lot, on the corner of El Don Drive and Rocklin Road, onto the Sierra College Boulevard side of its main campus within the next few years. Then the former public offsite parking lot may be converted to uses that provide public/private partnership opportunities for the college, i.e., office, institutional or senior uses.

To view the project's application, site plans, architecture and more,



visit [www.RocklinCollegePark.com](http://www.RocklinCollegePark.com)'s "**Project Documents**" page. And lastly, if you are interested in a personal presentation or desire timely project updates, visit the website's "**Contact**" page.

Thank you for visiting and sharing the project's website with your neighbors. We welcome your feedback and participation in the planning process.

PS: For project updates, follow College Park on [Facebook](#) too.

**Question of the Day: Are apartments proposed?  
No apartments. Just single-family homes, parks and trails.**



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Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe from this list](#).

## David Mohlenbrok

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**From:** Gary Grewal <garygrewal88@gmail.com>  
**Sent:** Wednesday, February 27, 2019 8:56 PM  
**To:** David Mohlenbrok  
**Subject:** Comments on Sierra College - "College Park" proposal

David,

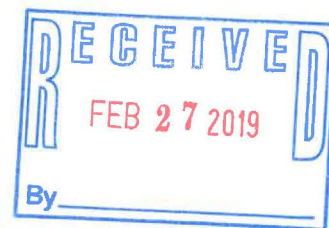
As a lifelong Rocklin resident, I would like to share with you my reasoned and candid stance strongly opposing the proposed development of College Park in Rocklin.

- As you already may know, traffic has been increasingly a problem on both Sierra College and Rocklin road, and had only been exacerbated by the developments of Rocklin Crossings and Rocklin Commons, among other developments. This is impeding on resident well being, productivity, and the economic viability of our region. This housing development is too much
- This is in the direct vicinity of the college, thus a heavy pedestrian traffic area as well. More cars and congestion leads to more aggravated drivers and chance for a pedestrian accident. We can't take this chance, the roads are already over capacity. This can also prevent emergency services from efficiently navigating the city.
- We've already experienced a detrimental effect to our communities wildlife, water quality, tree canopy, and open space enjoyment. This project further diminishes our natural resources and open spaces for other uses. The creek, the trees, the native species will all be affected and thus affect everything else in our life (vegetation, water quality).

I urge you to listen to your citizens and help bring Rocklin back from the brink of just another poorly planned bedroom community.

Thank you,

Gary Grewal



## David Mohlenbrok

---

**From:** Gregory Hawkins <gregoryhawkins@att.net>  
**Sent:** Sunday, March 03, 2019 6:19 PM  
**To:** David Mohlenbrok  
**Subject:** College Park Project

To: David Mohlenbrok  
Regarding College Park Project

Good Day

My name is Bernadette Hawkins and I am a resident with property facing the riparian wetlands on the College Park Project's South Village. Getting the obvious out of the way, we chose this site for its view and natural setting. I have two children who enjoyed the area throughout the years and saw many other kids doing the same. My son and I even caught, and borrowed, a bullfrog tadpole to show the teacher at Open House night! We witnessed a beaver at leisure, have seen fox, deer, rabbits, hawks with snakes, and a variety of birds. The frogs sing every season. The creek itself claimed a shoe or two as the kids grew and explored. So memories and nature are precious and important, but I have more concerns about the rapid growth proposed for this enclosed area called College Park Project.

College Park is a large development that will have a major impact on the area physically and environmentally. Along with this proposal there are two to three smaller developments (apartments, homes) being built. As the infrastructure is presently, it is a concern if this 'tight' area is enough room for traffic and services such as garbage, utility trucks, fire, police and ambulance, to safely and efficiently respond. There was also mention of safe travels for bike and pedestrian traffic. Are we thinking the existing walkways and bike paths will be safe enough with the influx of traffic? I also wonder if the sewer and water systems will need to be dug up and replaced to meet demand of the increased population.

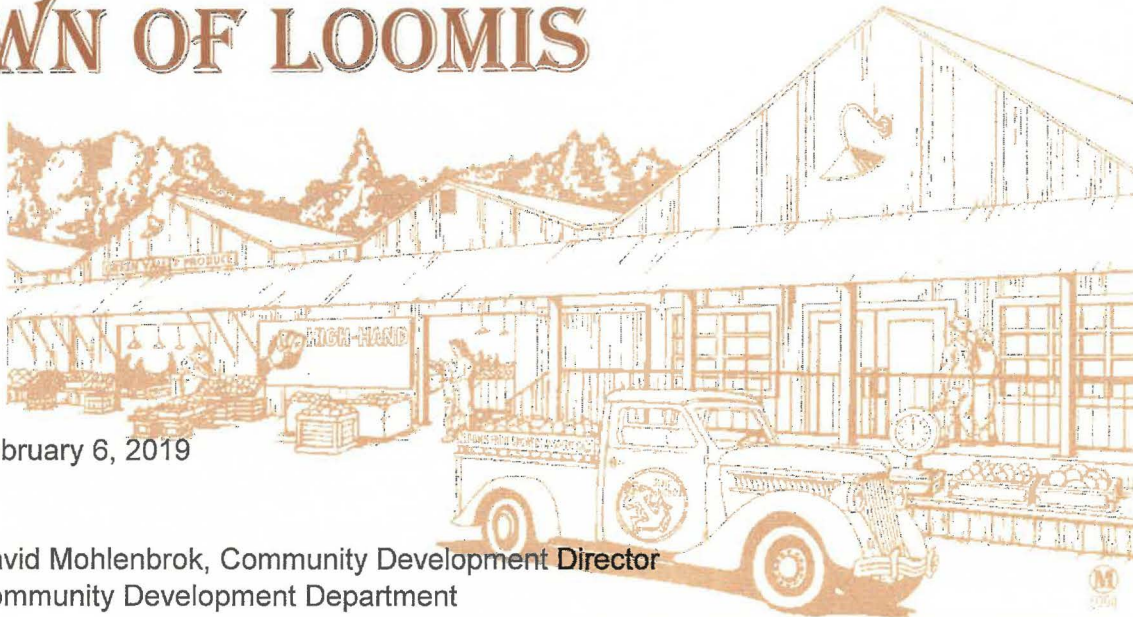
The creek behind my house has a sewer access road. If the system needs replacing because of building demand, what does that do to the protected area. The creek banks are overflowed which makes a building setback of 100 feet questionable, along with, where could a trail survive all seasons. Proposing that the setback from creek be larger suggests that housing be cutback. I was happy to see that only one story homes were allowed in riparian areas (pg.11 GDP amendment).

In closing, I would like to suggest a decrease in dwelling units on the North side. Along with the new apartments, homes behind Walmart and the proposed building still to come, there will be plenty of traffic and demand on our resources. Also, as a resource and/or 'place of quiet', I would highly agree to leaving the south west section of creek and riparian wetlands without building. Make it a destination spot or something unique for the neighborhood, which is about to explode with asphalt and concrete. We are a great part of Rocklin. Let's keep it that way.

Thank you for your consideration. I look forward to keeping up with your thoughtful modifications of the College Park Project.

Regards,  
Bernadette Hawkins  
5509 Freeman Circle

# TOWN OF LOOMIS



February 6, 2019

David Mohlenbrok, Community Development Director  
Community Development Department  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

RE: COLLEGE PARK PROJECT (FORMERLY KNOWN AS SIERRA VILLAGES)  
NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Dear Mr. Mohlenbok,

Please accept the following comments from the Town of Loomis on the February 1, 2019 Notice of Preparation of an Environmental Impact Report for the Proposed College Park Project (formerly known as Sierra Villages) in the City of Rocklin.

We understand that all environmental topics identified in Appendix F and G of the State CEQA Guidelines require analysis within the Environmental Impact Report (EIR) and that the Draft EIR will examine many topics including Transportation/Traffic and Land Use/Planning.

The Town of Loomis requests the inclusion of the following locations in the Transportation and Traffic analysis that will be prepared for this project with respect to future impacts on the Town of Loomis:

1. Sierra College Boulevard and Taylor Road
2. Sierra College Boulevard and Brace Road
3. Rocklin Road and Barton Road

We also request analysis of the impacts to the Town of Loomis Residential Estate parcels to the east of the 71.4 acre North Village site, including the equestrian center.

Thank you for your consideration of our comments and for continuing to send us any referrals that may have any impact on Sierra College Boulevard and other roadways within the Town of Loomis.

Sincerely,

Mary Beth Van Voorhis  
Planning Director





# KINGSLEYBOGARD

ATTORNEYS

E-mail: [rkingsley@kblegal.us](mailto:rkingsley@kblegal.us)

February 27, 2019

**VIA EMAIL AND U.S. MAIL**

David Mohlenbrok  
Community Development Director  
Community Development Department  
3970 Rocklin Road  
Rocklin, CA 95677  
Email: [David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us)

**Re: Notice of Preparation of an Environmental Impact Report for the Proposed College Park Project ("Project") Issued February 1, 2019**

Dear Mr. Mohlenbrok,

On behalf of our client, the Loomis Union School District ("School District"), we express our appreciation for this opportunity to present these comments to the City of Rocklin in response to its Notice of Preparation and Notice of Scoping for an Environmental Impact Report ("NOP") for the Proposed College Park Project.

At the outset, we would like to note two things:

- The NOP fails to identify the School District as an agency that will require mitigation.
- The South Village portion of the Project is not located within the School District's boundaries. As a result, our comments relate solely to the North Village portion of the Project.

We will keep our comments brief and will respond in greater detail to the Draft Environmental Impact Report when it is completed.

## COMMENTS

1. **No School Site:** Despite a plan with a potential for up to 620 dwelling units (432 plus 168 acres discussed at #2 below), there is no designated elementary school site within the North Village portion of the Project.



- a. The closest School District school for students generated from the North Village portion of the Project to attend is Franklin Elementary School (“Franklin”). Franklin has *no capacity to accommodate additional students* at this time.
  - b. This *overcrowding* will require that the School District acquire another school site to accommodate students generated by the Project plus students from other development in the area.
2. **Dwelling Units:** The Background and Project Description at the top of page 7 of the NOP lists the total number of Housing Units within the North Village portion of the Project being developed by Cresleigh Homes as approximately 432 Housing Units.
- a. The Land Use Plan (page 10, Table 4 of the NOP), however, lists the total number of Housing Units within the North Village portion of the Project to be 620 Housing Units.
  - b. The difference is the potential for up to one hundred sixty-eight (168) Housing Units to be built on the 15.6-acre site identified in Figure 4 (Conceptual Plan – in pink) for the North Village Project (page 21 of the NOP).
  - c. Since there is no description of product type or square footage for the additional 168 Housing Units, it is difficult for the School District to assess the impact on its overcrowded schools.

3. **Uncertainty:**

Because the School District has only limited classroom space, it will be impacted by any new development in the area. As a result, the uncertainty created by the NOP’s lack of definition in describing the Land Use Plan for the 15.6-acre portion of the Project raises additional questions associated with the absence of any identified school site in the Project.

For example, if the 168 (or more) dwelling units in the unplanned portion of North Village are all small one-bedroom units designed solely for students, the outcome is different than if the units are two to three-bedroom units in a four-story apartment complex.

The lack of a specific Land Use Plan regarding housing units in the 15.6-acre portion of the North Village portion of the Project makes meaningful comment difficult on that element of the NOP.



KINGSLEY BOGARD LLP

David Mohlenbrok  
February 27, 2019  
Page 3 of 3

4. **Mitigation of Impact on Schools:**

- a. **Cresleigh Homes.** While the School District does not yet have a School Mitigation Agreement with Cresleigh Homes for the 432 Housing Units Cresleigh is proposing within the North Village portion of the Project, we have engaged in very productive discussions with Cresleigh and believe that an agreement can be reached prior to adoption of the Environmental Impact Report.
- b. The unplanned nature of the 15.6 acres is a concern for the School District. For example, if the NOP identified the 168 Housing Units as high density, multi-family residential, that could impact our ability to reach agreement with Cresleigh Homes regarding options to mitigate the impact of Cresleigh's development.

Thank you.

Very truly yours,

KINGSLEY BOGARD LLP

A handwritten signature in blue ink, appearing to read 'R. E. Kingsley', written over a horizontal line.

ROBERT E. KINGSLEY

REK:ma

cc: Gordon Medd, Superintendent  
Deana Ellis, V.P.  
George Phillips, Esq.  
William Duncan, Superintendent/President

## David Mohlenbrok

---

**From:** Davinder Mahal <davinder@mahal.org>  
**Sent:** Monday, March 04, 2019 4:35 PM  
**To:** David Mohlenbrok  
**Subject:** College Park NOP

Good afternoon,

I moved to Rocklin a few years ago. My family moved here to the east part of Rocklin because we love the openness and natural beauty of this area. We hope to spend many years in this beautiful area.

I have attended some of the meetings regarding College Park and the expansion of houses around Sierra College and I'm saddened to see what could be coming to this area. While I would prefer to have no further development in this area, I understand that some development can take place. I would like to ask the city of Rocklin to develop responsibly that would allow the beauty to remain and to allow the new neighborhoods to match that of the existing homes here.

I live on off Southside Ranch Road and enjoy our beautiful neighborhood, including the El Don Drive. The homes here are older with larger property sizes that create a beautiful and friendly neighborhood. I'd like to see it remain this way.

There are so many problems with the current plans for these new developments that will have severe impacts on our neighborhood, our community, our wildlife and our way of life.

Firstly, the proposed homes are tiny, condensed housing that would look terrible in our neighborhood that consists of larger property sizes. Condensed housing looks horrible, especially in our neighborhood where we have larger property sizes. There is no room for greenery or wildlife. You can see this when visiting the homes behind Target on Commons Drive. That condensed housing does not look good at all, in fact it looks very totalitarian.

When we moved to this area, we stayed away from these types of homes for a reason and it's terrible to hear the city is thinking about allowing this type of housing in our neighborhood.

The wildlife in the corridor will be destroyed. That area is a creek run off and has a lot of natural wildlife that deserve to survive. Sandwiching 30+ homes in that area just doesn't make any sense to me. For the sake of a few homes, why not just leave this area alone. Please, just leave it be. Allow the residents of the area to enjoy their backyards, allow the wildlife to live in their natural habitat. Please do not interfere with the flood plane.

The development on Sierra College Blvd and Rocklin Road is also a terrible idea. Towers of condominiums and compressed housing will make that area look horrible and completely ruin the area. We do not need to have towering buildings in that area nor highly compressed housing. If housing is to be developed there, then please match our community. Please provide larger homes with decent property sizes and homes that look the part of this area.

There are just far too many condensed housing projects. We do not need that here. This only serves the developers who wish to come in, build and make as much money before leaving the area and letting it be ruined. I have seen far too many developments where developers build homes in area piece of land they can find and we end up with a collection of mix-matched housing communities that ruin the existing neighborhoods. This is not the look and feel the city of Rocklin wants to convey.

The developers have often talked about wanting to add parks, etc to these areas but they are in fact destroying the natural parks that are here. I do not believe that the "parks" planned will have any benefit to our community. We have parks and we do not need to destroy the natural walk paths to have an artificial park.



Traffic is also a major concern. With all these new homes, traffic will become unbearable. Rocklin Road is already terrible during the weekday. It takes nearly 20 minutes to get from the El Don estate out to 80 intersection on Rocklin Road. Adding all these homes will add to a lot more traffic on these roads as well as our neighboring roads such as El Don Drive and Southside Ranch Road. These are neighborhood roads that are for families to walk upon and to feel safe. I am certain that adding homes in this area will cause so much more additional traffic it will make these roads unbearable to drive upon. It will make it unsafe for my family to walk or play on the street as we will also be in fear of cars speeding down our road and through our neighborhood.

I believe the housing project in the El Don wildlife corridor should not be developed. It is a flood zone and is full of nature. It is a small area that does not need to be developed. Please just leave that area as it is.

The area of Rocklin Road and Sierra College, that development should not have condensed housing and tall towers. If you have to develop, this area should be larger single family homes that match our existing neighborhood.

The promised "commercial" value of these properties are also a terrible idea. The existing stores and restaurants at this corner are often empty as people travel to Rocklin Commons for food, etc. We do not need more commercial development here only to sit empty.

Please, I ask the city of the Rocklin to allow the residents of east Rocklin to enjoy our neighborhood without excessive development. There are other areas of Rocklin, such as the west side with all the open fields of burnt out grass that can be developed. Please leave the oak trees and nature alone here. Please leave this area of Rocklin alone. If you must develop, reduce the amount of development, and develop responsibly.

The City of Rocklin is often voted to be a wonderful place to live and to raise families. Please, let's keep it this way. Please do not allow the wonderful place of Rocklin to be over developed and to be ruined. Let Rocklin be a place for families to grow up in nice roomy communities. Let the people of Rocklin continue to be proud of their city.

Thank you.

**Davinder Mahal**

## NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department

1550 Harbor Blvd., Suite 100

West Sacramento, CA 95691 Phone (916) 373-3710

Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)Website: <http://www.nahc.ca.gov>

Twitter: @CA\_NAHC



February 12, 2019

David Mohlenbrok  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677

RE: SCH# 2019012056 College Park Project, Placer County

Dear Mr. Mohlenbrok:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

**Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**



## AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
  - a. A brief description of the project.
  - b. The lead agency contact information.
  - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
  - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
  - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
  - a. Alternatives to the project.
  - b. Recommended mitigation measures.
  - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
  - a. Type of environmental review necessary.
  - b. Significance of the tribal cultural resources.
  - c. Significance of the project's impacts on tribal cultural resources.
  - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
  - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
  - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
  - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
  - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
  - a. Avoidance and preservation of the resources in place, including, but not limited to:
    - i. Planning and construction to avoid the resources and protect the cultural and natural context.
    - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
  - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
    - i. Protecting the cultural character and integrity of the resource.
    - ii. Protecting the traditional use of the resource.
    - iii. Protecting the confidentiality of the resource.
  - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
  - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
  - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
  - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
  - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
  - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
  - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: [http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation\\_CalEPAPDF.pdf](http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf)

## SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: [https://www.opr.ca.gov/docs/09\\_14\\_05\\_Updated\\_Guidelines\\_922.pdf](https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf)

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
  - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
  - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

### NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](http://ohp.parks.ca.gov/?page_id=1068)) for an archaeological records search. The records search will determine:
  - a. If part or all of the APE has been previously surveyed for cultural resources.
  - b. If any known cultural resources have already been recorded on or adjacent to the APE.
  - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
  - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
  - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
  - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
  - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
  - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
  - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
  - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
  - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address:

Sharaya.Souza@nahc.ca.gov.

Sincerely,



for  
Sharaya Souza  
Staff Services Analyst

cc: State Clearinghouse



March 4, 2019

City of Rocklin  
Community Development Department  
ATTN: David Mohlenbrok, Community Development Director  
3970 Rocklin Road  
Rocklin, CA 95677

via email: [david.mohlenbrok@rocklin.ca.us](mailto:david.mohlenbrok@rocklin.ca.us)

Subject: Notice of Preparation of an Environmental Impact Report for the Proposed College Park Project

Dear Mr. Mohlenbrok:

Placer County appreciates the opportunity to engage at this stage in the process. After reviewing the submitted information, the County offers the following comments for the City's consideration regarding the proposed project:

*Placer County Flood Control and Water Conservation District*

The proposed project has the potential to create the following impacts:

1. Increases in peak flow runoff downstream of the project areas;
2. overloading of the actual or designed capacity of existing stormwater and flood-carrying facilities;
3. potential to place structures and/or improvements within a 100-year flood hazard area as mapped on federal Flood Insurance Rate Maps (FIRMs); and
4. potential to modify a 100-year flood hazard area as mapped on federal FIRMs. Please have the applicant note that modifications to these flood hazard areas may require approval from the Federal Emergency Management Agency (FEMA) and should be listed in Section 7.A of the NOP under the section heading 'Other Governmental Agency Approvals'.

Future EIRs must specifically quantify the incremental effect of the above impacts due to this project, and propose mitigation measures where appropriate.

*Health & Human Services Environmental Health Division*

1. The Environmental Impact Report (EIR) should evaluate the capacity and availability of public treated domestic water for the proposed project. The project shall connect to public treated domestic water.
2. The EIR should evaluate the capacity and availability of public sewer for the proposed project. The project shall connect to public sewer.

3. The EIR should evaluate the capacity and availability of solid waste collection for the proposed project. The project shall subscribe with the franchise refuse collector for weekly or more frequent refuse collection service.
4. The EIR should describe and evaluate any proposed storage of hazardous materials in reportable amounts, associated with the proposed project. "Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations.
5. A Phase 1 Environmental Site Assessment performed to ASTM Standard E 1527-13 should be required for the project, and utilized within the EIR discussions. This will need to be reviewed by Placer County Health & Human Services - Environmental Health Division to determine if potential environmental concerns occur on site. If so, Phase 2 limited soil investigation should be completed in accordance with the California EPA, Department of Toxic Substances Control (DTSC).

Thank you again for the opportunity to comment on the Notice of Preparation for the proposed College Park project.

Should you have any questions, please contact Leigh Chavez, Environmental Coordinator at [lchavez@placer.ca.gov](mailto:lchavez@placer.ca.gov) or 530-745-3077.

Sincerely,



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LEIGH CHAVEZ, PRINCIPAL PLANNER  
ENVIRONMENTAL COORDINATOR





Second page info here.

Comments and  
concerns of the  
Proposed "North Village"  
of the College Park Project.



Feb 26, 2019

To: Mr. David Mohlenbrock  
Community Development Director

From: Margo Rabin  
Resident of Rocklin  
For 25 years

How ~~long~~ Frightening for the  
citizens of Rocklin.

In reading the "Notice of Preparation"  
for the proposed College Park Project,  
we are witness to Sierra College and  
the developer having no regard or respect  
for those who live near Sierra College

The "Notice of Preparation" although  
not extremely detailed and very general  
in nature, states that 432 dual-line  
units will be built on the 71.4 acres  
(North Village) constituting a massive  
development of mostly "very tiny lot  
~~size~~ size homes. This would be a  
disaster.

Here are some of the reasons  
for my conclusion.

- Huge impact on vehicle traffic  
and traffic circulation

In mid December, when Sierra  
College was not in session,  
I witnessed a back up on  
Sierra College Blvd, from  
Rocklin Road to El Dorado Drive.  
The time of the day was 3pm  
on Thursday.

My neighbors told me that  
they have seen traffic backed  
up worse than this.

- The amount of cars from  
the 432 dwelling units is  
significant. This is a very high  
density project

- The huge ~~traffic~~ traffic increase  
cannot be handled by our  
current roads

The ~~end~~ result would be  
gridlock pollution, stressed  
~~drivers~~ ~~drivers~~ drivers, ~~many~~  
unhappy Rocklin Residents. Oh yes,  
road rage incidences likely.

We ALL know that Sierra College plans to build a 4 story parking garage off of Sierra College Blvd. The goal, or should I say, one of the goals is to divert the massive stream of college students driving their cars down Rocklin Road. This will NOT change after the ~~garage~~ garage is built. Rocklin Road is the closer off ramp going east on Highway 80. The students will continue to use it.

So, the corridor starting at the Freeway off ramp on Rocklin Road and continuing thru the intersection of Sierra

College Blvd would be a  
Living nightmare.

The cumulative impact from  
the North Village massive  
development and other developments  
would put the LOS at  
AN F-.

The residence that create  
this part of Rocklin, do not  
support the proposed 432  
dwelling units on very tiny lots.  
Nothing good can come from this  
awful proposed development.

Sierra College attorney  
made the comment that many  
of these home buyers would  
use Uber and not have cars.  
That is a stupid thing to say.

The SACRAMENTO region has many kinds of employees, a large percentage comprise of STATE WORKERS. There are many OFFICES IN downtown SACRAMENTO with VARIOUS other parts of our region AS WELL.

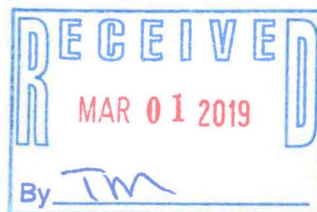
I also think the North Village will have AN impact on our schools, public services such as POLICE AND FIRE. ALL IN A negative way.

IN closing, IF you look at the city of Rocklin organizational chart, it is "CITIZENS" that ARE AT the top. As it should be.

This development needs to be terminated. It would have A NEGATIVE AFFECT on our quality of life.  
Thank you.

Pgs 5 of 5

Comments and concerns  
of the proposed  
South Village of  
the College Park  
Project





Feb 26, 19

I am going to begin with a quote from the recent movie called "The Zookeepers Wife". It is based on a true story after the Nazis invaded Poland. The Warsaw Zoo caretaker, Antonia Zabinski, says "ANIMALS ARE SPECIAL AND EQUAL". I agree with her.

My late husband, Hank, and I built our home twenty five years ago. We sit on a protected wetlands across from the wetlands / water corridor where Sierra College wants to build 27 houses.

We are very blessed to live in this special niche in Rocklin. We all moved here because of its rural nature. It is defined by the unique sense of place of the preserved

wetlands, creek ~~and~~ corridors  
and oak groves.

We have a front row to  
nature and the glorious animals  
that share our planet.

The area where the 27  
houses are being proposed  
is a beautiful nature area.  
It is composed of rolling  
terrains. A branch of Secret  
Ravine Creek runs from east  
to west through the site and  
is bordered on both sides  
by a riparian wetland that  
occupies the creek's floodplain.  
The site south of the floodplain  
is occupied by patches of  
non-native annual grassland  
and oak woodland dominated  
by interior live oaks, blue oak  
and valley oak. Granitic outcroppings  
are scattered throughout

I have the honor and  
Privilege of walking the  
spectacular area from ~~the~~ EL Dor  
Drive along the SPMUD easement  
road. The natural beauty that  
surrounds me provides a deep  
~~and~~ spiritual nourishment for  
ourselves and future generations.  
Now is when nature is majestically  
in full glory for all to enjoy,  
respect and appreciate the  
abundance & diversity of wildlife  
that call this home.

I have seen many deer  
(including an albino deer),  
Jack rabbits, egrets, herons, turtles,  
a large variety of birds and so  
much more.

Two houses down from me,  
on the right, beavers have  
built a hut (it is their house)

My cat alerts me in the morning to the beavers leaving to the area where the 27 houses are to be built. My cat alerts me when the beavers are coming into their hat at night. I Am in awe of the glory of Animals.

I have witnessed a turtle crossing El Don Drive from my side of the wetlands to get to the other side of the wetlands where the 27 houses are being proposed.

This beautiful variety of fragile eco systems must not be destroyed by unnecessary housing development.

One bulldozer will shatter the peace, harmony and tranquility forever.

We must protect our  
wildlife and their habitat.  
They cannot speak. They cannot  
defend themselves they  
deserve to be left alone.

Sierra College claims that  
they will be protecting nature  
and open space. If their  
bulldozers are destroying beautiful  
nature areas and various  
animal habitat to build houses,  
how can their statement be true,  
IT IS A LIE.

Sierra College development  
will cause destruction.

Sierra College should  
not be allowed to build a  
house in this spectacular  
nature - animal sanctuary.  
~~Protect your.~~

Page 5 of 6

To be clear, this area is  
a 100 year Flood zone.

Where is all the water  
run off going to go if  
grading and building are  
done in the meadow area,  
the area closest to EL  
Don before EL Don Estates.

The questions are endless.  
There is nothing good about  
destroying this sensitive eco-system.  
The resulting significant  
negative impacts make it clear  
to me. Not 1 house  
should be built.

Thank you.

Regards,

Maryjo Rabini

Pg 6 of 6

Margo Rabin Additional Comments on College Park NOP (3/2/2019)

I forgot something really important on the area by the wetlands, there is a flooding and drainage problem over there. The neighbors on Freeman Circle have talked about the problems they have had, and it is a bad situation that is there today and will only get worse with the project.

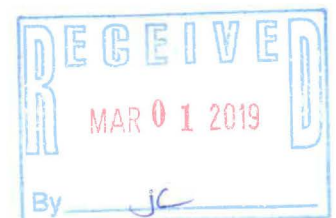
Attn: David Mohlenbrok,  
Community Development Director at the City of Rocklin,  
3970 Rocklin Road,  
Rocklin, California, 95677  
(916) 625-5162  
[David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us)

Laurie & Sharon Rindell  
5032 St. Francis Way  
Rocklin, CA 95677

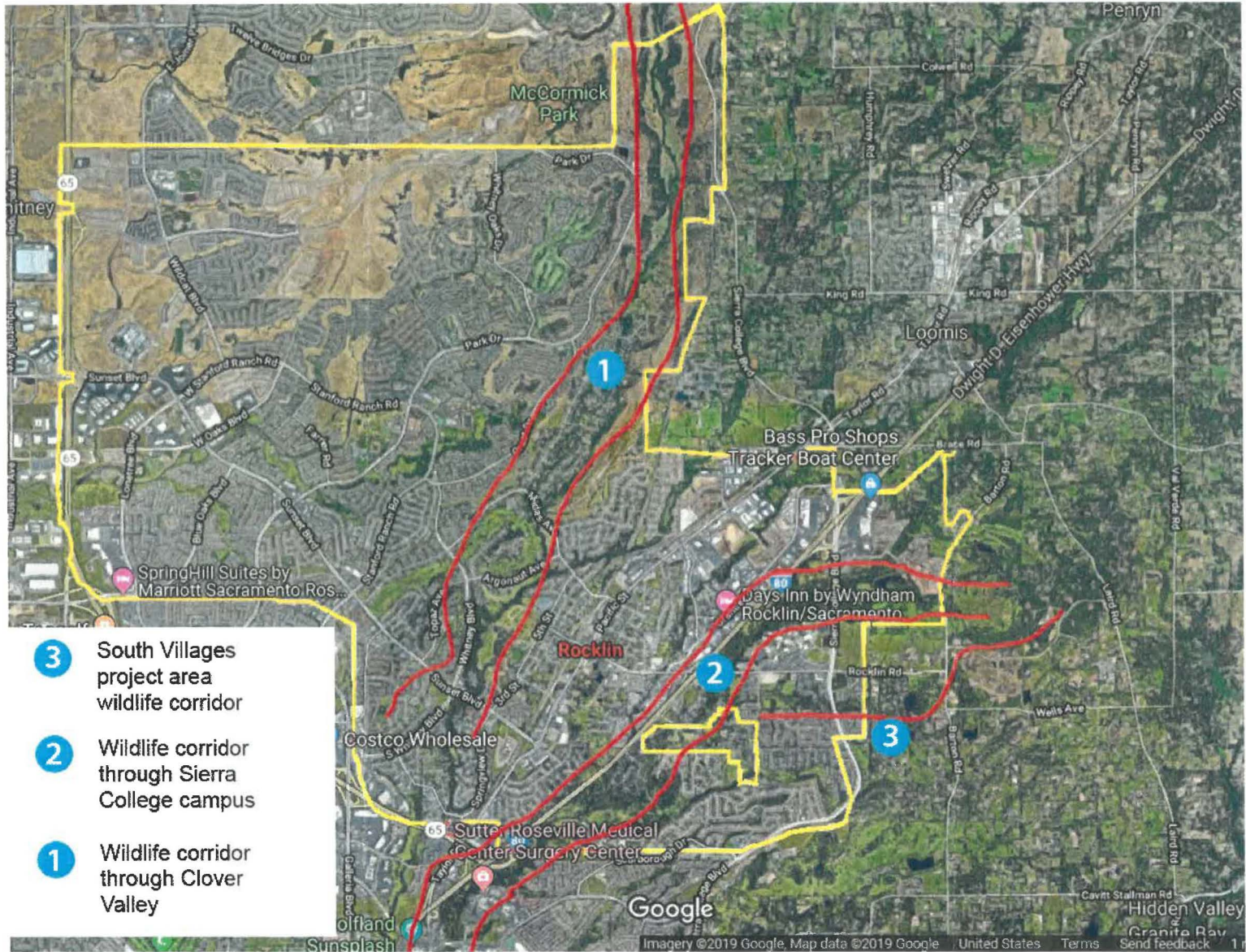
**Comments in regards to the College Park Project N.O.P.**  
**submitted to the City of Rocklin on February 1, 2019**

Although outside interest and draw to Rocklin may be a factor in booming development at this point in time, it would be very short-sighted not to consider the future of the city on a greater time-scale -- if we pave over all its green open spaces, create traffic, noise, and pollution traps who will come here and what will our future look like?

Watersheds serve as corridors for wildlife to move along, provide water in dry times to vegetation & trees (which is immensely important during drought, thereby also helping to prevent fire) and lastly give the land the aesthetics which draws people to our community to begin with. Zooming out and looking at the wide green areas in Google satellite images of Rocklin it can be noted there are 2 major branches of watershed running northeast to southwest across the city. One runs through Clover Valley (1) and the other (2) alongside I-80 behind Sierra College through to Secret Ravine. The corridor that runs behind Sierra College continues northeast slightly above the North Villages project area specified in the College Park NOP document. Secondary waterways that connect with the major branches include the creek that runs besides the South Villages Project area (3) which is a branch of the Secret Ravine waterway.







- 3** South Villages project area wildlife corridor
- 2** Wildlife corridor through Sierra College campus
- 1** Wildlife corridor through Clover Valley

These precious water sources connects corridors of vegetation and wildlife coming from higher elevations of Loomis, Lincoln, or Granite Bay and beyond. If we bottleneck any of these not only do we affect flooding, land erosion, and natural habitat in our own city we also have effects on our neighboring cities & towns.

We are concerned about the wildlife corridor within the South Villages area for several reasons. The first being that in comparison to the corridor that runs behind the Sierra College campus, adjacent to the I-80 freeway, noise levels are lower. This may be the reason so much wildlife is seen to pass through the South Villages corridor. The other could be that development in other areas is pushing out wildlife to the South Villages location. Among the wildlife that pass through the area we have seen several times and taken photos of an all white deer (with leucistic or less likely albino genetics). White deer are extremely rare in nature. The life that these corridors supports may be the most invisible and under valued part of Rocklin. In the South Villages area besides Monte Verde Park we have seen and photographed over 50 bird species that make use of the space during different seasons. Environmental damage to these corridors should be considered a significant cost to Rocklin and should be minimized as much as possible.



**Comments in regards to the plans for development in the South Village:**

We foresee significant issues in the layout of lots/road in the NOP Figure 5: Conceptual Plan South Village that will affect future environmental quality of the adjoining sites, including downstream areas. The proposed road crosses an area of water run-off from the El Don estates ponds that are at a higher elevation to the south. Since this area connects and drains into the main east to west creek (branch of the Secret Ravine watershed) anything that drains off of a traveled road (oil, chemicals, pesticides, etc.) will have potential to pollute these water sources which would be compounded by the numbers residents and visiting incomers to the development's location. Old growth of Valley Elderberry can be found along and within the vegetated run-off area. The threatened Valley Elderberry Longhorn Beetle relies on this shrub for its life-cycle and it may be difficult to identify it's population numbers in just one season of examination.

Another problem in regards to the NOP South Village Figure 5: Conceptual Plan is the size of the buffer zone area between development lots to the south and the Secret Ravine branch of the creek to the north. A gravel fire road runs through this buffer zone (along the area marked trail on the map). The fire road alone is not a sufficiently large enough buffer alongside the creek to accommodate animals that utilize the natural habitat and to accommodate flooding in the rainy season. Species in the area such as the Western Pond turtle (listed as vulnerable)

require areas on land to dig nests and lay their eggs. It has been observed that turtle nest sites can be found within a 300 ft distance from creek waters which extends beyond the width of the fire road. The north bank of the creek besides Monte Verde Park is steep and provides little out-cropping areas for turtles or other animals to leave the waterway making the south bank the side more likely to be utilized. It is important to note that the strip of natural open space land on the north side between Monte Verde Park and the creek remains wet seep land for long periods around the rainy season. Since it cannot serve as dry spots for wildlife many species utilize the south banks of the creek for habitat dwelling and movement.

Erosion of the creek bed sediment is an issue especially if the South Village development tries to solve the problems of flooding along the south side of the creek by adding fill soil to elevate low areas. Concerns include scenarios where the width of the meandering creek bed is narrowed thus concentrating flow to a single deep canal during rainy seasons and in dry times decreasing water retained in the surrounding soil that would normally keep trees and vegetation alive, especially through drought years. Wildlife that requires a less intense flow in wet seasons may be negatively affected by a straight-line narrow deeper creek bed. Water turbidity and aeration are also parameters that would be affected by changes in how the creek is allowed to flow. Currently during the rainy season much of the precipitation in the open field areas of the South Villages project sinks down into the soil hopefully contributing to groundwater reserves used by vegetation in the dry season. With much of this open soil area covered with asphalt, sidewalks, and driveways more of the precipitation will run off into the creek and areas will be warmer and drier in the summer. More water runoff into the creek also could contribute to more total water in the creek increasing the chance of flooding beyond the banks. Neighboring residents at low points adjacent to the east areas of the South Villages project would be affected by the excess runoff. It is also important to consider the downstream areas of land where development construction is currently taking place. It is unknown if the Granite Bluffs Subdivision that lies downstream to the west of the South Village area is designed to consider increased water flow in the creek. That project will also likely add precipitation runoff that otherwise would be absorbed by soil once streets, sidewalks, and driveways are built.

The location of the South Village project is situated in a valley low-point in the landscape. This causes sound to bounce off of the landscape and amplify it along the corridor. Walking along the creekside trail /fire road one can hear not only traffic noise from Rocklin Rd & Sierra College Blvd but also sounds generated from the development construction taking place at Granite Bluffs subdivision adjacent to Aguilar Road and Wildflower Lane. Even sound coming from Sierra College campus and stadium can be heard. More traffic brought to the area by approved nearby developments, both the North & South Village project (including that generated by a high density of South Village residents) will effect the soundscape for local residents, visitors to Monte Verde Park, and the wildlife habitat of the creek that runs through the space. Observations of how greater sound volumes deter wildlife can be seen along the wild space of Sierra College Campus where it runs adjacent to I-80 freeway in the west. Wildlife that traverses the corridor along the creek at this point in time do not face the noise levels of such volume.

If development absolutely must take place within the South Village location it would be a much more sustainable alternative to restrict it just to the area west of the south to north water

run-off from the El Don Estates ponds. We suggest the area east of this be left as natural open space (perhaps a continued area of Monte Verde park) where mitigation plantings etc. could occur to alleviate the environmental effects of multiple developments in other locations. It would seem that Rocklin is in short supply of areas designated to mitigate the effects of loss of wildlife habitat and natural land that has occurred as the city has grown.

**Comments in regards to the overall North & South College Park plans :**

In the College Park NOP descriptions of areas of both North and South Villages list vegetation as non-native annual grassland. This is an incomplete description as we have seen a variety of native plants in the area. To name just a few natives seen; *Chlorogalum pomeridianum* ("Soap plant"), *Amsinckia intermedia* ("Common fiddleneck"), and *Brodiaea elegans* ("Harvest brodiaea"). While it is true that non-native plants tend to be more numerous in spots and out-compete many of the native species, that does not mean that native vegetation has been eliminated from the habitat and that no environmental loss will occur if development proceeds. We suggest that community areas of landscaping planned for the North Villages project (and the South Villages if plans include such areas) include plantings of native vegetation that can help mitigate their loss and the effects it has on pollinators (native bees, butterflies, and birds) that depend on some of them for survival. A link is included here to the Xerces Society website where listings of suggested pollinator plant species for the area can be found (<https://xerces.org/pollinator-conservation/plant-lists/pollinator-plants-california/>).

With an increase of 432 dwelling units in the North project and 26 dwelling units in the South project there will be a total of 458 new residents to the area. Since it is unlikely that the majority of these residents will, or within reason can, choose transportation methods other than driving their own vehicle this would bring at minimum 458 more vehicles to the local roads. This is a large number. Needless to say that traffic, air quality, noise, and pollution will increase as a result of this development. We residents do not believe that the current major roads (which are Rocklin Road and Sierra College Blvd) can support this increase judging by our experiences dealing with travel along these roads at the current time. It must be considered that the rate of all development projects in Rocklin has actually taken place faster than projected in the City's General Plan. Possible future city projects to widen Rocklin Road and Sierra College Blvd in the immediate location of the proposed North & South Village development could occur at a date too late to mitigate traffic congestion issues. The North and South Village project would also affect traffic along El Don which cannot be mitigated by widening road boundaries into residential properties. One of the comments listed in Sierra College's Facilities Master Plan Draft EIR recommended that evacuation time be evaluated in that traffic impact study. Due to its proximity to the campus, traffic studies for the College Park project should also take into consideration what impact would occur in the event that Sierra College need to be evacuated due to an emergency or disaster.

An up to date long term measurement of traffic circulation data (that takes place during the busiest student attendance hours at Sierra College) is necessary to fully understand the effects that added traffic could have on current roads. As things stand other developments in the

nearby area that have been approved already by the City of Rocklin (Granite Bluffs and Sierra Gateway Apartments to name a few) are in the process of construction and have yet to add to the total traffic numbers. It is a big gamble to speculate on the additive effects of future traffic. The most up to date and long-term study with actual measurements is more likely to be the better predictor of future conditions. From our understanding the 2012 Rocklin citywide traffic study is in the process of being redone by Jan. 1, 2020 with improved set of technology that will provide a more realistic set of data. New methods used to analyze traffic impacts on the environment must have real data to support their claim of accurate predictions. Traffic studies quantify human travel habits influenced by the necessity and popularity of the destinations traveled to. It is important to note that studies are at best a guess since there is no way of telling for how popular a destination may be, what actual human habits take place, or what obstacles like road construction will do to actual numbers. We must consider what the margins of error are for these studies. Those appointed to do the study should be unbiased in their reporting.

If the College Park Project is to proceed without substantially reducing residential density or waiting for more accurate traffic studies to determine what traffic current roads can support then it would make more practical sense only to do so after the construction to widen Rocklin Rd & Sierra College Blvd as specified in the City's General Plan takes place. It must be recognized that at some tipping point a large density of traffic generated by greater population/development can neither be mitigated by synchronized traffic signal methods and or street widening. There must be limits to city growth such that a sustainable quality of life for the residents, land, and wildlife can provide a positive outlook for the future of this unique space.

Leonard Robison  
5515 Freeman Circle  
Rocklin, CA 95677

page 1

March 4, 2019

David Mohlenbrok  
Community Development Director  
Community Development Department  
3970 Rocklin Road,  
Rocklin, CA 95677  
E-Mail: David.Mohlenbrok@rocklin.ca.us

Delivered Via Email

Re: Notice of Preparation for the College Park Project

Dear Mr. Mohlenbrok:

As a resident of Rocklin living at 5515 Freeman Circle I am concerned about the new proposed building of the College Park Projects both North and South. My residence shares a fence with the proposed College Park South.

**College Park South:**

First of all, I understand that the new development must not and will not cause any impact to the 45' easement deeded to our Freeman Circle properties as part of the original Granite Springs Development.

Upon reviewing the Tentative Land Use Summary maps for the College Park South it appears that lots 17, 18, 22, 23 and Court B, all impact the 100 year flood plain and riparian areas. How can this be allowed for planning purposes? It will negatively impact this protected area and its wildlife inhabitants. How can you say that it will not? Rocklin City should be more environmentally conscious as to set a standard for its citizens. There are precious few special areas left in today's growing communities. Rocklin has a chance to stand out by protecting and leaving natural some of its lands. It is not the same to make a city park versus leaving natural land. How natural do you think this area will be in 5 years if all the planned development is allowed as tentatively planned? Runoff and pollutants will destroy this riparian area.

As you are aware, this flood plain floods on an annual basis. Last year there was 12 – 18" of water covering the utility road that runs along the creek. How can this type of saturation be mitigated enough to allow residences to be built in this area? Not only will the rising water pickup pollutants from the residence properties draining the pollutants back into the stream bed but the very likely occurrences of mold at residential properties is high. Is this all environmentally acceptable?

- a. How will the developer address containment of the creek banks without damaging the creek?
- b. What steps are being considered to protect the watershed and all the foliage from contamination?
- c. What steps are being taken to protect the wildlife that depend on the creek habitat for cover, food, and water?

I have concerns from a visual perspective as well. Our homes on the north side of Freeman Circle are all single-story. We purchased these homes partially due to the view we have from our backyards looking into the open area (college property). Many of us paid a premium for our homes to have this view. I suppose two-story homes out my back window will reduce my property value. I would find it very offensive, a form of visual pollution, to look out my back window at a two-story home. If homes are allowed to be built in the College Park South they should be restricted to single-story to be compatible with our existing homes. A multi-story home would also generate light pollution and glare into our existing homes.

I've noticed recently that zoning for lot sizes in College Park South have changed from 10k to 5k square feet. This leads me to believe that multi story homes are being planned. How can you approve changing the lot sizes? The smallest lot on Freeman Circle is over 7,500 sq. ft. with the average lot at 9,277 sq. ft.

#### **College Park North:**

A couple weeks ago I attended the traffic study meeting at city hall. It was a very interesting meeting with excellent input from your hired engineering consultation team. One key point that continued throughout the meeting is how to resolve the already impacted traffic on Rocklin Road between Sierra College Blvd and I-80 interchange. Being a resident of this area and a frequent user of this stretch of road I can tell you this is a huge problem now let alone once the new Sierra Gardens apartments are built. If this is left unchecked or with minimum correction this will become a source of overwhelming consumption to the city council for years to come. The city is already adding dozens of homes on Aguilar which must feed onto Rocklin Road. Adding hundreds of new apartments and homes on El Don, Sierra Gardens Apartments and College Park North. This will bring Rocklin Road to a complete halt, gridlocking intersections. Driver tempers will flare, and city hall will be the focus of ire.

Traffic planning had better be the focal point of all this large-scale development. Just think of Sierra College wanting to expand its facilities and increase its student population by 2000+ students. How will Rocklin Planning deal with all the traffic problems? You really need to look at peak times and not average car count over 24 hours. People need to get to where they are going all around the same times of work hours or classroom hours.

Leonard Robison  
5515 Freeman Circle  
Rocklin, CA 95677

page 3

Regarding the College Park North project itself. I think it is hideous that Rocklin is contemplating such expansion in such a relatively small footprint. Over 500 residences (numbers vary based on source) packed into this area is crazy. There will be significant problems with overcrowding, parking, emergency vehicles, maintenance, etc. What happens to a complex this size when a significant number of units are investor purchases and rented out to others. Do you think it will retain its appeal and appearance?

Student foot traffic I suppose will be impacting traffic on Sierra College Blvd. Since Rocklin Road will be ground to a halt more cars will be taking Sierra College Blvd. Not to mention all the truck traffic traveling to all the new business located at the Interstate junction.

At times I-80 has closed to through traffic and detoured on Rocklin Road and Sierra College Blvd. How do you think this additional traffic will impact these roads?

I'm starting to rant so I will close. Please consider what I feel are valid concerns as a citizen of your community.

Thank you,

Leonard Robison  
5515 Freeman Circle  
Rocklin, CA 95677  
530-906-4148

cc: Joe Patterson (via email: [Joe.Patterson@rocklin.ca.us](mailto:Joe.Patterson@rocklin.ca.us))

Ken Broadway (via email: [ken.broadway@rocklin.ca.us](mailto:ken.broadway@rocklin.ca.us))

Jill Gayaldo (via email: [Jill.gayaldo@rocklin.ca.us](mailto:Jill.gayaldo@rocklin.ca.us))

Bill Halldin (via email: [bill.halldin@rocklin.ca.us](mailto:bill.halldin@rocklin.ca.us))

Greg Janda (via email: [greg.janda@rocklin.ca.us](mailto:greg.janda@rocklin.ca.us))



## David Mohlenbrok

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**From:** Tom Roush <loomistr@yahoo.com>  
**Sent:** Friday, March 01, 2019 2:27 PM  
**To:** David Mohlenbrok  
**Subject:** College Park

David - As a 15 year resident on Corona Circle in Rocklin - I'm writing to encourage you to vote no or otherwise help in ending further development in the El Don / Rocklin Road area. Can you imagine a 20 minute wait just to get on the 80 only 1 mile away? The green space being harvested for this development has been one of the few pieces of green space left. Enough is enough. Please help.

Tom Roush  
4703 Corona Circle

Sent from my iPhone

SHUTE, MIHALY  
& WEINBERGER LLP

396 HAYES STREET, SAN FRANCISCO, CA 94102  
T: (415) 552-7272 F: (415) 552-5816  
www.smwlaw.com

SARA A. CLARK  
Attorney  
Clark@smwlaw.com

March 1, 2019

*Via E-Mail and U.S. Mail*

David Mohlenbrok  
Community Development Director  
Community Development Department  
3970 Rocklin Road,  
Rocklin, CA 95677  
E-Mail: David.Mohlenbrok@rocklin.ca.us

Re: Notice of Preparation (NOP) for the College Park Project

Dear Mr. Mohlenbrok:

This firm has been retained by Save East Rocklin regarding the City's review of the College Park Project ("Project"). We request to be added to the notice list for this Project.

Save East Rocklin, formerly known as the El Don Neighborhood Advisory Committee, is a group of concerned residents in the Sierra College Area of Rocklin. The organization seeks to protect local wildlife and maintain a manageable level of growth in the City of Rocklin and surrounding areas. Further, Save East Rocklin provides a forum for concerned citizens to share ideas regarding neighborhood preservation.

Save East Rocklin has identified a number of concerns regarding the recently released Notice of Preparation ("NOP"). The NOP is required to provide "sufficient information" regarding the Project and its potential environmental impacts to enable responsible agencies, trustee agencies, the Office of Planning and Research, and the public to make a meaningful response. California Environmental Quality Act ("CEQA") Guidelines § 15082(a)(1). The purpose of the NOP is to "solicit guidance from those agencies as to the scope and content of the environmental information to be included in the [Environmental Impact Report ("EIR")]." CEQA Guidelines § 15375.

As a preliminary matter, the CEQA Guidelines require that the NOP include information about the "probable environmental effects of the project" to enable reviewers to provide a meaningful response. CEQA Guidelines § 15082. The NOP,

however, provides *no* information beyond a list of general topic areas to be considered in the EIR. By providing no actual information about probable environmental effects, the NOP fails to meet CEQA's requirements. The public and the agencies are therefore unable to provide adequate input about the proper scope and content of the EIR.

The inadequate description of the Project's probable environmental effects is compounded by the NOP's inadequate description of the Project. The NOP designates 15.8 acres in the North Village and 11.7 acres in the South Village as Mixed-Use, with zoning designations that allow for a wide variety of conceivable uses, including office, retail, medium high density residential, assisted and/or senior living, and college facilities. For these areas, the NOP notes in fine print, the final design "has not yet been determined." NOP at p. 10. This omission is significant: while the NOP states that the Project will include a total of 458 new dwelling units (NOP at p. 7), development of the Mixed-Use areas means the Project could actually result in up to 646 units (NOP at p. 10). This is almost 200 more dwelling units than the NOP describes. The NOP's efforts to bury the fact that the Project could actually be *40% larger* than otherwise indicated makes an assessment of the Project's environmental impacts difficult. The EIR must be more forthcoming in its description of the Project. *San Joaquin Raptor/Wildlife Center v. Stanislaus County* (1994) 27 Cal.App.4th 713, 730 ("An accurate, stable and finite project description is the sine qua non of an informative and legally sufficient EIR.")

Additionally, though the NOP states that the EIR may be used for approvals from general plan amendments to building plans, NOP at p. 11, it does not actually describe the specific approvals that will be before the City. The EIR must disclose these approvals to the public, so that the public may understand the Project's full ramifications. Particularly, the EIR must disclose this information so that the public will know whether there will be additional environmental review of the mixed-use areas at some later date. Without this disclosure, it will not only be difficult for the public to assess the environmental effects of the Project at the NOP stage, but at the EIR stage, as well.

The NOP's shortcomings are also problematic in light of the significant environmental impacts the Project is likely to generate.

First, Save East Rocklin is concerned about the likely traffic impacts this Project will create. For example, the EIR for the nearby Sierra Gateway Apartment project acknowledged that traffic impacts at the Rocklin Road/I-80 interchange were cumulatively considerable and significant.<sup>1</sup> Considering its scale, the current Project

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<sup>1</sup> City of Rocklin, *Sierra Gateway Apartments Draft Environmental Impact Report*, SCH #2016032068 (April 2017), at p. 4.5-58, [https://www.rocklin.ca.us/sites/main/files/file-attachments/draft\\_eir\\_-\\_sierra\\_gateway\\_apartments\\_4.21.17.pdf](https://www.rocklin.ca.us/sites/main/files/file-attachments/draft_eir_-_sierra_gateway_apartments_4.21.17.pdf).

could bring tens of thousands of new vehicle trips to the area. Thus, between existing conditions and new development, this Project could result in significant traffic impacts that would further strain already overtaxed roadways.

Additionally, Save East Rocklin is concerned about the pedestrian traffic impacts that this Project is likely to create. Both properties that make up the proposed Project are across the street from the main campus of Sierra College. Given the residential and commercial uses proposed as part of the Project, we expect that college students and employees will cross Rocklin Road and Sierra College Boulevard to get to and from rental housing, commercial areas, and the college. This anticipated volume of foot traffic, combined with heavy vehicle traffic, could endanger pedestrians. Thus, Save East Rocklin suggests that the City require the developer to build a pedestrian bridge over Sierra College Boulevard to mitigate these dangerous conditions.

The Project could also have significant impacts on the wildlife corridor surrounding the creek in the South Village site. This area is home to threatened and endangered species, including Swainson's Hawk and Sierra Nevada Red Fox; a candidate endangered species, the Tricolored Blackbird; a California protected species, the White-Tailed Kite; and special status species, including the Western Pond Turtle, Great Egret, Great Blue Heron, Osprey, Cooper's Hawk, Sharp-Shinned Hawk, and Oak Titmouse. The EIR must consider the potential impacts to these species in its analysis of biological resources. Moreover, the wildlife corridor is located in a 100-year floodplain. To guard against flooding hazards, and to protect the wildlife corridor, the City should increase the required setback around the creek to at least 200 feet on either side of the creek.

Save East Rocklin is also concerned that the Project will have significant aesthetic impacts related to increased building heights. The greater building heights that the Project would allow in the North Village site would conflict with the character of existing development along Rocklin Boulevard, which is limited to two-story buildings, to the extent buildings are visible from the street at all.

Finally, the EIR should consider additional alternatives. An EIR must describe a range of alternatives that would feasibly achieve the Project's basic objectives while avoiding or decreasing significant impacts. Pub. Res. Code § 21100(b)(4); CEQA Guidelines § 15126.6(a). A proper analysis of alternatives is necessary to comply with CEQA's direction to avoid or decrease significant environmental impacts where feasible. Pub. Res. Code § 21002; CEQA Guidelines §§ 15002(a)(3), 15021(a)(2), 15126.6(a); *Citizens for Quality Growth v. City of Mount Shasta* (1988) 198 Cal.App.3d 433, 443-45.

Save East Rocklin recommends that the City include three additional alternatives in the EIR. First, the City should consider an alternative that includes, in the

David Mohlenbrok  
March 1, 2019  
Page 4

South Village site, no development south of the creek or within 200 feet of the north side of the creek. This alternative would involve creating a natural park for the community, which has been using the area as a de facto park for the last thirty years. This alternative would also avoid creating development that would be threatened by flooding hazards, and it would avoid significant impacts to wildlife and wildlife habitat.

Second, the City should consider an alternative that limits residential development in the area south of the creek (in the South Village site) to the current R1-10 zoning, and excludes all development within 200 feet of the north and south sides of the creek. This alternative would also limit development in the South Village site to single story houses, consistent with homes adjacent to the project site. This alternative would decrease or avoid potentially significant impacts to wildlife and aesthetics.

Finally, the City should consider an alternative that limits development in the North Village site. This alternative would increase lot sizes to the size required by R1-6 zoning and limit building heights to two stories. Aesthetic impacts and traffic impacts could be decreased or avoided by this alternative.

Thank you for the opportunity to comment on the College Park Project NOP. We request that this firm and Save East Rocklin receive a copy of any revised NOP and any draft EIR when it is released. We also request that the City keep us informed of all contracts, notices, hearings, staff reports, briefings, meetings, and any other events related to the Project.

Very truly yours,

SHUTE, MIHALY & WEINBERGER LLP



Sara A. Clark

cc: Joe Patterson (via email: [Joe.Patterson@rocklin.ca.us](mailto:Joe.Patterson@rocklin.ca.us))  
Ken Broadway (via email: [ken.broadway@rocklin.ca.us](mailto:ken.broadway@rocklin.ca.us))  
Jill Gayaldo (via email: [Jill.gayaldo@rocklin.ca.us](mailto:Jill.gayaldo@rocklin.ca.us))  
Bill Halldin (via email: [bill.halldin@rocklin.ca.us](mailto:bill.halldin@rocklin.ca.us))  
Greg Janda (via email: [greg.janda@rocklin.ca.us](mailto:greg.janda@rocklin.ca.us))

## David Mohlenbrok

---

**From:** Roger Smith <rdsmith2009@gmail.com>  
**Sent:** Friday, March 01, 2019 7:46 AM  
**To:** David Mohlenbrok  
**Cc:** Tim Onderko; trustees@sierracollege.edu; Britton Snipes  
**Subject:** Comments for Notice Of Preparation (NOP) for College Park proposed development

TO: City of Rocklin

The DEIR for the **College Park** proposed development in Rocklin must address the impacts on the adjacent Town of Loomis. Specific items that must be addressed include:

### 1. TRAFFIC

The impact of increased traffic on the roads of south Loomis, including Rocklin Rd., Barton Rd. and Wells Ave.. must be assessed. This traffic assessment must consider the anticipated traffic from Sierra Gateway Apartments, yet to be constructed at the SE corner of Rocklin rd. and Sierra College Blvd..

The DEIR must also assess the expected new traffic as a result of new development using Loomis schools (e.g. Franklin School).

Loomis's rural roads (2-lane, no shoulders) are also used extensively by bicycle groups. Traffic impacts (e.g. safety) to these road users must also be addressed .

The impact of heavy construction vehicles (for the project) on the safety and condition of Loomis roads must also be assessed.

### 2. SCHOOLS

Loomis schools are already crowded. This development would send more students into the Loomis system. This impact must be assessed.

### 3. NOISE

The additional noise from hundreds of new residences must be addressed. This must include both construction noise and long tern 'neighborhood' noise. Also, the impact of traffic noise from Loomis's rural roadways must be assessed.

### 4. LIGHT & GLARE

Loomis has a 'dark sky' goals in its building codes. How will this development impact that? What mitigation measures will be taken?

Sincerely,

Roger & Irene Smith  
6755 Wells Ave.  
Loomis, CA 95650



**South Placer Municipal Utility District**

5807 Springview Drive  
Rocklin, CA 95677  
(916) 786-8555

March 4, 2019

City of Rocklin  
Community Development Department  
3970 Rocklin Road  
Rocklin, CA 95677

Attention: David Mohlenbrok, Community Development Director

Subject: College Park – Notice of Preparation of Environmental Impact Report  
North Village: APNs 045-150-023, -048, and -052  
South Village: APNs 045-131-001 and -003

Dear Mr. Mohlenbrok,

Thank you for the opportunity to comment on the proposed College Park project which includes the 71.4-acre North Village site and the 35.8-acre South Village site.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the developer/owner. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval.

Following are comments to consider during the preparation of the environmental impact report:

- a. A sewer study is required.
- b. Minimum separation between utilities is required. The minimum separation between water and sewer is 10-feet from outside of pipe/structure to outside of pipe/structure. The minimum separation between sewer and all other utilities is 5-feet from outside of pipe/structure to outside of pipe/structure.
- c. Additional sewer easement is required adjacent to the District's existing sewer easements.
- d. Encroachment into the District's sewer easement is not allowed. Encroachments include, but are not limited to, structures, fencing, landscaping, parking or other limiting improvements.
- e. All weather drivable access to and over District facilities is required and is not to be obstructed by permanent structures, fencing, landscaping, parking or other limiting

improvements. The District's Standards and Specifications define all-weather access as 3-inches of AC over 8-inches of AB.

- f. Gates or bollards are required to restrict access over the District's facilities.
- g. Reinforced curb, gutter and sidewalk will be required in locations where the District's access crosses concrete improvements.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

Please do not hesitate to contact me at (916) 786-8555 extension 321 or [chuff@spmud.ca.gov](mailto:chuff@spmud.ca.gov) if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carie Huff".

Carie Huff, P.E.

Cc: File



To: David Mohlenbrok via email: [david.mohlenbrok@rocklin.ca.us](mailto:david.mohlenbrok@rocklin.ca.us)  
From: Kim Steinjann, Lavender Court, Rocklin  
Re: Response to College Park Rocklin Notice of Preparation of EIR  
Date: March 4, 2019

To Whom It May Concern:

Thank you for the opportunity to comment on the proposed development at College Park Rocklin North and South sites.

1. Traffic:

Reduce number of units. Provide guaranteed safe access onto Sierra College Blvd. from Water Lily Lane.

My particular concern is the 40-50 houses that use Water Lily Lane for access, where I live. Our only street access is onto Sierra College Blvd. (SCB), via Water Lily Lane (WLL), with a right turn only onto northbound SCB.

Water Lily Lane is just south of the intersection of Rocklin Road and Sierra College Blvd. (a very busy intersection), thus when traffic backs up at the intersection it is almost impossible to get out from Water Lily Lane. When traffic is moving it is at 50 mph plus, so the only time it is safe to access Sierra College Blvd. is when the signal at El Don (next light south) holds cars there.

Further complicating this, to go either south or west from my house (predominant traffic directions), I must cut across 2 lanes of 50+ mph traffic, to get into the left turn lanes to make a left or U-turn.

The development across SCB from Water Lily Lane has a similar U-turn workaround for its access.

Traffic is already bad, and additional projects have already been approved. A further additional 400+ households will have a terrible effect on congestion at the intersection of Rocklin Road and Sierra College Blvd.

2. Vehicle circulation onsite:

Provide single-family minimum driveway length of 20 feet (or Rocklin city minimum, whichever is greater).

SUVs need at least 20 feet; pickups need more. It is unsafe for pedestrians to have parked cars projecting into the sidewalk width. Sidewalks are already narrow, and are adjacent to the road and/or parked cars at curb.

3. Drainage:

Reduce developed area and leave some areas natural.

South site: There is already a huge amount of storm drainage going to and through the South site. Adding housing to the south end of the South site may not be feasible, especially with climate and floods worsening. Every few years there seems to be a 100-year flood.

North site: With so much newly developed and paved area, the site will generate a huge amount of storm drainage. Any water leaving the site will add to the nearby creek that runs through the South site. Additionally, should that creek be flooded, water will back up into the dry creek behind the Water Lily Lane houses; that area is a protected wildlife corridor and was not engineered to accommodate an active creek.

4. Esthetics and Health:

Provide more space between houses and more south-facing windows. Natural light provides a comfortable, attractive environment, and it reduces the need for artificial lighting.

Surrounding neighborhoods are a maximum of 2 stories high, with more space between houses.

The proposed houses are too close together, and are not offset from one another, meaning one neighbor can see into the adjacent neighbor's house.

Even with south facing windows, the spaces between houses function at best as narrow light wells (no direct sun). With such a large open site, it should be possible to bring a lot of quality light into all of the unit types.

5. Demographics:

Provide some detached, single-story housing for seniors. Seniors typically need single-story dwellings with no stairs. Universal design would be helpful.

6. Wildlife Corridors:

Provide corridors for large animal movement across both North and South sites.

There are many large animals in the open spaces on and near the sites, which move around the surrounding area. It is important that these animals have a path to nearby creeks and open space, as far away as Folsom Lake.

7. Riparian environment:

Keep the majority of the existing trees at the northern end of the North site, in a natural riparian setting.

By developing and paving almost the entire site, it looks like most or all of the existing trees will be removed. Small ornamental planting within the development should not be considered an adequate replacement for loss of this wildlife habitat.

The surrounding neighborhood is 2-story. By building higher, development can be confined to a smaller footprint, allowing natural areas to remain undisturbed.

8. Trails:

Provide trails across the site that connect to adjacent sites, and which promote access to nearby open spaces, creeks and parks. Trail access should be for the public, and onsite public parking should be provided.

9. Parks:

As with trails, all parks should have public access and parking provided for the public.

10. Elevator buildings:

Consider underground parking with park or green space on top.

Submitted by:

Kim Steinjann  
5703 Lavender Court, Rocklin 95677  
[kim@steinjann.com](mailto:kim@steinjann.com)  
916 259-1800 BE45

## David Mohlenbrok

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**From:** Kim Steinjann <kim@steinjann.com>  
**Sent:** Wednesday, March 06, 2019 2:17 PM  
**To:** David Mohlenbrok  
**Cc:** smcmurtry@denovoplanning.com; ecarroll@denovoplanning.com  
**Subject:** More NOP College Park comments

Dear David,

I'd like to add the following comments to my note of March 4, 2019:

1. Building heights for the development are requested at 30 feet to top of plate. This would be a 3+ story building.

Instead of an approval for all buildings to be 30+ feet, make the default 20 feet, with specific areas to ask approval for higher than 20 feet. This is a 2-story neighborhood now and should be kept consistent.

2. Collector roads within the development should be wider than the typical street widths shown. Any road serving more than 10 homes should be wider, with a bike lane in each direction. This will also help congestion of large vehicles trying to use the street.

Thank you,  
Kim Steinjann  
5703 Lavender Court, Rocklin  
916 259-18

From: Janet T <[gavelgoddess@gmail.com](mailto:gavelgoddess@gmail.com)>  
Date: Mon, Mar 4, 2019 at 9:43 AM  
Subject: College Park comments  
To: <[David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us)>

As a neighbor to the project at Sierra College Blvd. and Rocklin Rd, I have serious concerns about what this will do to the quality of life for those of us who live nearby. You didn't require any changes to the intersection for the 3 story apartments going up on the opposite corner, so major changes must be made for this project. We need dedicated right turn lanes from westbound RR to northbound SCB and northbound SCB to eastbound RR. We need two left turn lanes from westbound RR to southbound SCB. If your traffic study does not show these needs, your consultant didn't bother to study peak commute hours or college traffic. More and more people are using Rocklin Rd, and this project will only exacerbate the problems. Please respect those of us who must live with what you and the college are proposing.

Janet Thew

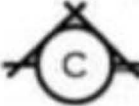
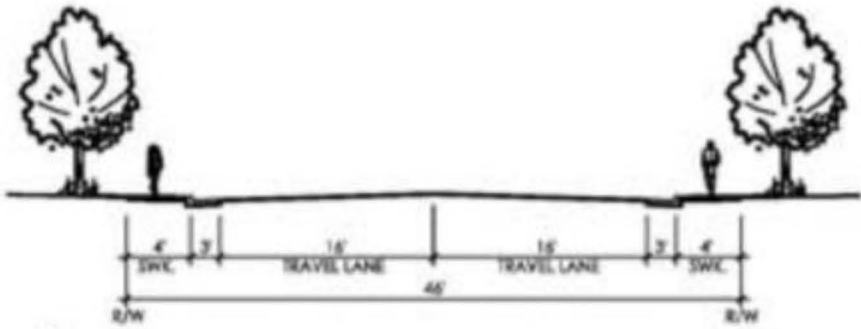
- Residential lot density too high
  - More lots = more cars and pedestrians
    - Rocklin Road currently impacted and the I-80/Rocklin Rd interchange ID'd as significantly impacted in Sierra Gateway apartment Final EIR
    - Pedestrian safety – need developer to build pedestrian bridge over SC Blvd.
  - Type of housing attractive to “investors” – properties will turn into rentals e.g. 54 (4-bedroom/3.5 bath triplexes along SC Blvd)
    - create rental properties for college students who will then walk across SC Blvd. to campus – hazardous situation
- Tentative Maps for North Village shows narrow streets with no street parking available
  - This development will become a parking nightmare
    - E.g. (3-story) triplexes only have a 21' wide x 76' long private drive between 6 units (units have 20' x 20' 2 car garages) – 6 units x 4 bedrooms/students = 24 cars that will need to park minus 12 cars in garages = 12 additional cars that would need parking. Remember there are no parking spaces on proposed streets throughout this development. (average size of mid-size SUV is 6' x 15')



- 4-story Condo complex looks just like an apartment complex and will ultimately turn into an apartment complex when units bought up by investors and they are rented out.



- 46' streets (two 16' travel lanes, two 3' gutters and two 4' sidewalks) = no available street parking



**RESIDENTIAL STREET**

46 STREET SECTION  
NOT TO SCALE

## David Mohlenbrok

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**From:** Marc Mondell  
**Sent:** Tuesday, March 12, 2019 10:11 PM  
**To:** KathrynTwisselmann  
**Cc:** Bret Finning; David Mohlenbrok; Mona Forster  
**Subject:** Re: Correction on my NOP response

Received

Sent from my iPhone

> On Mar 12, 2019, at 9:47 PM, KathrynTwisselmann <[kawt@att.net](mailto:kawt@att.net)> wrote:

>

> Marc,

>

> On March 4, I delivered a hard copy of my response to the NOP re College Park and South Villages (8 acre) in particular. I was incorrect on one point in my NOP response. I don't know when or in what way NOP responses will be made available to the public, but would like mine to have the correction below.

>

> I had stated that the college had taken out all the blackberry bushes on the 8 acres south of (Monte Verde) park. While trees and a lot of messy underbrush were removed, many blackberries are still there. However, my point remains the same. Blackberries, an indicator of wet soil, underscore my concern about building or paving on that parcel.

>

> I'm sorry to be slow in getting this to you - I thought I had cc'd you when I sent a correction to the Council members.

>

> Thank you in advance,

>

> Kathy Twisselmann



March 2, 2019

To: Rocklin City Council Members and  
Planning Commission members

**RE: NOP for “College Park” AKA Sierra Villages and specifically the 8 acres south of Monte Verde Park and the creek.**

I have various concerns, many tied to water issues for this parcel, which I shall refer to as THE WETLANDS, as it has been referred to for years.

There is a SEEP on the property south of the creek/Monte Verde Park on El Don where homes are proposed. It is near the existing sidewalk area, the general point of ingress/egress for the (now) 26 homes proposed for this low-lying, dish shaped parcel. Putting a colored mark on a map and labeling it a seep does not ensure that the water within/from it does not travel extend outside the confines of marked area! It is imperative that the soil throughout this entire 8 acre parcel be thoroughly tested for evidence of water beneath the surface before any building or paving is approved.

**IMMEDIATE AREA of the Seep**

The seep is on the west end of the parcel and the parcel slopes gently down to the east end, broadening out. It is immediately adjacent to the floodplain area of the creek. Water seeks its own level and the seep is higher than much if not most of the parcel.

There used to be blackberry bushes growing thickly in there, but the College took all those out along with many trees and underbrush shortly after we heard of their plans to build homes in there. Anyone who makes jam knows that wild blackberries grow in wet soils. What would the number, type of varieties and distribution of those trees, bushes and weeds on the parcel have signaled about the moisture in the underlying soil on that parcel?

A paving contractor I consulted, told of the seep, the history of underground water in the general vicinity (see below), and the proposed development, told me the site needs to have the subsoil area tested down **at least 20 feet** before building/paving on it.

**EXISTING WATER RELATED ISSUES PROMPTING CONTRACTOR’S ASSESSMENT**

My home is on Foothill Road between Robin Ct. and Paradise Court, about 2 blocks south of the creek and is higher in elevation. Four years ago, our driveway needed to be replaced, as it was mysteriously cracked and partially heaved, partially sunken, about 10 feet from Foothill. Once the it was removed we found a good

sized hole underneath the damaged area and very squishy soil around it for yards, which clearly quivered for 2 or 3 feet when a person walked on it. A 3 foot deep posthole put down near it collected nearly a foot of water in the bottom.

We contacted all utilities, but no one could find any leaks or a source for this water. In the end, our contractor had to pour the driveway double thickne\$\$, at nearly double the price.

Foothill Road had been repaved between El Don Dr. and Buxton about a year before the driveway was done in 2015. It is even now still “new” looking – ie the asphalt is still black, not sun faded. A walk along this portion of Foothill Rd. finds alligatored asphalt long cracks in the asphalt, which extend across the road in multiple places.

Paradise Court, next door to us, once had a deep cavity fairly rapidly develop about 10 or so feet “downstream” from its intersection with Foothill Rd., with the paving around it collapsing into it. Now there is a large chewed up heap of asphalt just past that (repaired) hole, caused by vehicles exiting to the right/south.

The lagoon along both sides of El Don Drive in El Don Estates is apparently spring fed. It is directly east of us. That water drains/seeps to ?????? The creek, which lies below it to the north? To my property, under the surface of the road??

#### CONSIDER OFFSITE WATER IMPACTS ON THE 8 ACRE WETLANDS

A large storm sewer drain is across the road from Paradise Court. I was told by utility people that it collects water from “uphill” – ie. the hill to the south of us and south of Greenbrae Rd. (ie. the north face of the hill which forms the ridge at the height of Sierra College Blvd. as it goes to Roseville). If that water drains that through that drain., catty-corner from my parcel, what about the water that runs off El Don Estates and seeps out from the lagoon area?? Won't the 8 acre dish shaped parcel by the creek also collect water?

#### OFF-SITE IMPACTS OF BUILDING IN THE WETLANDS

Forty-five years ago we almost bought a home at the corner of Aguilar and Arrowhead Drive. (“ARROWHEAD” – indicating the INDIAN PRESENCE arrow heads. I found one near the seep area when on a walk with my kids years ago.) My dad waved us off this house because it had obvious signs of having taken on water in the storm the week before we looked at it. This is the same creek which comes across the parcel on the College property. If that home and Aguilar Rd. flooded then, the road floods almost every year, how much more so in the future, given recent changes upstream and this proposed building by the College's developer? **Have the residents on people on Aguilar even been notified of the proposed changes which could so drastically affect them, water-wise.**

**BUILDING IN THE WETLANDS AFFORDS TOTALLY UNREALISTIC AND INADEQUATE PARKING FOR RESIDENCES. VISITORS OR MULTIPLE RESIDENT VEHICLES WILL SPILL OVER ONTO EL DON DR. FOOTHILL RD AND CORONA CIRCLE NEIGHBORHOOD STREETS.**

**The entire "College Park" plan is highly undesirable for many reasons.**

The College wants a DENSELY packed project on the 107 acres across from the football field?? This only looks good in a drafting class assignment, not in the real world of established and already over-crowded infrastructure. There is no way all that traffic can be accommodated.

**UNAVOIDABLE DELAYS OF EMERGENCY VEHICLES.**

Traffic is ALREADY horrendous repeatedly between Sierra College Blvd. and the freeway, whether along Rocklin Road or Sierra College Blvd. itself. Periodically throughout the day, there would be NO hope of getting emergency vehicles through the traffic gridlock on Rocklin Rd. between the college and the Westbound ramp of I-80 (ie. toward both existing hospitals in Roseville) when the college classes change. How would fire trucks get through? ?? There is no way for gridlocked vehicles to move out of the way, and they often completely block access to intersections when a light changes.

**EXISTING APPROVED PLANS HAVE A PRIOR CLAIM ON ROAD USE!**

Multiple 3 story apt. buildings are approved for the SE Corner of Sierra College and Rocklin Rd. ADDITIONAL traffic!

The homes being built on Aguilar Road will further jam up the intersections between the college and the Rocklin Road ramps to the freeway.

Taking out the gate between Greenbrae Rd. and Southside Ranch Rd. would send **700 or 750** more vehicles along a quiet, interior street, as students and shoppers learn it would be a time "short cut" to Sierra College Blvd. (or to Aguilar if it remains open to Rocklin Rd.) Is this a family-friendly decision?

The traffic load alone should convince any reasonable, resident-friendly council and planning commission to deny approval of the entire College Park proposal, especially for the area bounded by Rocklin Road and El Don Drive, and the WETLANDS in particular.

**Unless the college drops its plans for building homes in the wetlands, the seep and the local ground water including but not limited to issues listed above,**

## David Mohlenbrok

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**From:** Miguel Ucovich <ucovich@hotmail.com>  
**Sent:** Thursday, February 28, 2019 4:25 PM  
**To:** David Mohlenbrok  
**Subject:** NOP for Sierra College Project on sierra College Blvd

Below are my concerns an questions regarding the project.

1. How was the land acquired by Sierra College? I was told it was donated by a farmer to be used for agricultural programs.
2. the traffic impacts on Sierra College will effect the Town of Loomis.
3. Other roads in Loomis will be impacted
4. Loomis schools will be impacted.
5. The visual quality of the Loomis Basin will be effected.
6. The very small lots are not right for this agricultural area
7. This land should be considered for future college expansion.
8. The land should of been offered to other public agencies first. Was it?
9. Miguel Ucovich 5911 craig court Loomis