

**NOTICE OF AVAILABILITY**  
**COLLEGE PARK – DRAFT ENVIRONMENTAL IMPACT REPORT**

**LEAD AGENCY:**

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

**EIR CONSULTANT:**

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

**PROJECT TITLE:** College Park

**PROJECT LOCATION:** The 108.4-acre Project Area consists of the 72.6-acre North Village site and the 35.8-acre South Village site located approximately one quarter mile apart along the Rocklin Road corridor in the southeastern portion of the City of Rocklin. The North Village site is located northeast of the intersection of Rocklin Road and Sierra College Boulevard and is made up of Placer County Assessor Parcel Numbers (APNs) 045-150-023, -048, and -052. The South Village site is located southeast of the intersection of Rocklin Road and El Don Drive and is made up of Placer County APNs 045-131-001 and -003. The Project Area is not included on the lists of sites enumerated under Section 65962.5 of the Government Code (Hazardous Waste and Substances Site List maintained by the Department of Toxic Substances Control).

**PROJECT DESCRIPTION:** The Project includes the approval of the College Park General Development Plan (GDP) and Tentative Subdivision Maps for portions of the North and South Village sites to facilitate the development of up to 342 single-family units, 558 multi-family units, 120,000 square feet of non-residential uses, parking and other vehicular and non-vehicular circulation improvements, park and open space facilities, and utility improvements. The College Park GDP would establish the conditionally permitted land uses for all districts within the Project Area and establish the development standards, such as lot sizes, building setbacks, and height limits. The Project also includes a General Plan Amendment and Rezone to amend the existing land use designations and zones to be consistent with the College Park GDP and Tentative Subdivision Maps. For more details regarding the project background, project characteristics, objectives, entitlements, circulation improvements, and utilities improvements, please see Chapter 2.0, Project Description, of the Draft EIR available at: <https://www.rocklin.ca.us/current-environmental-documents>

**SIGNIFICANT ENVIRONMENTAL EFFECTS:** The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the project: Air Quality; Public Services; Transportation and Circulation, Cumulative Air Quality; Cumulative Public Services; and Cumulative Transportation and Circulation. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

**PUBLIC REVIEW PERIOD:** A 45-day public review period for the Draft EIR will commence on September 24, 2021 and will end on November 8, 2021 for interested individuals and public agencies to submit written comments on the document. Written comments concerning the Draft EIR are due by 5:00 p.m. on November 8, 2021 and should be submitted to the attention of David Mohlenbrok, Community Development Director at the City of Rocklin, 3970 Rocklin Road, Rocklin, CA, 95677; or by e-mail to [David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us). A Public Hearing will be held in the City of Rocklin Council Chambers at 3970 Rocklin Road, Rocklin, CA 95677 on October 18, 2021 at 6:00 p.m. to allow the public to provide oral comments on the Draft EIR. If we do not receive a response from your agency/organization, we will presume that your agency/organization has no response to make. Copies of the Draft EIR can be reviewed at the City of Rocklin, located at the address above, during normal business hours, and online at: <https://www.rocklin.ca.us/current-environmental-documents>

Questions regarding the City of Rocklin's review of the Project or Draft EIR may be directed to David Mohlenbrok, Community Development Director, at the address above or at (916) 625-5162 or [David.Mohlenbrok@rocklin.ca.us](mailto:David.Mohlenbrok@rocklin.ca.us).