

RESOLUTION NO. 2006-46

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN
APPROVING A MITIGATED NEGATIVE DECLARATION
OF ENVIRONMENTAL IMPACTS AND A MITIGATION MONITORING
PROGRAM

Sunset West Lot 1 (Atherton Center)
PDG-2004-03, DR-2004-24 and DL-2004-03

WHEREAS, the City of Rocklin's Environmental Coordinator prepared an initial study on the Sunset West Lot 1 (PDG-2004-03, DR-2004-24 and DL-2004-03) ("Project") which showed that there was not substantial evidence that the Project may have a significant effect on the environment; and

WHEREAS, an Initial Study/Mitigated Negative Declaration was prepared, properly noticed, and circulated for public review.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rocklin as follows:

Section 1. Based on the initial study and comments and information received during the public review process, the City Council of the City of Rocklin finds that there is no substantial evidence that the Project will have a significant impact on the environment.

Section 2. The mitigated negative declaration reflects the independent judgment of the City Council.

Section 3. All feasible mitigation measures identified in the City of Rocklin General Plan Environmental Impact Reports, including the North Rocklin Circulation Plan Environmental Impact Report and the Southeast Rocklin Circulation Element Environmental Impact Report, which are applicable to this project have been adopted and undertaken by the City of Rocklin and all other public agencies with authority to mitigate the project impacts or will be undertaken as required by this project.

Section 4. A mitigated negative declaration of environmental impacts is hereby approved for the Project.

Section 5. The Mitigation Monitoring Program prepared in connection with the project is hereby approved.

Section 6. The documents and other materials that constitute the record of proceedings upon which the City Council has based its decision are located in the office of the Rocklin Community Development Director, 3970 Rocklin Road, Rocklin,

California 95677. The custodian of these documents and other materials is the Rocklin Community Development Director.

Section 7. Upon approval of the project by the City Council, the environmental coordinator shall file a Notice of Determination with the County Clerk of Placer County and, if the project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of section 21152(a) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

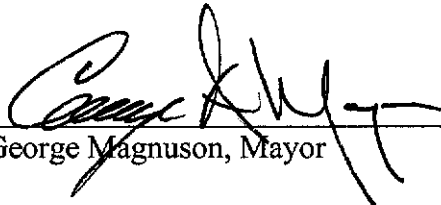
PASSED AND ADOPTED this 24th day January, 2006, by the following roll call vote:

AYES: Councilmembers: Hill, Storey, Lund, Yorde, Magnuson

NOES: Councilmembers: None


ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



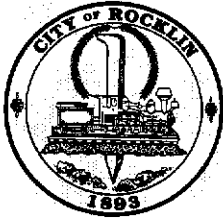
George Magnuson, Mayor

ATTEST:



City Clerk

E:\clerk\reso\Sunset West Lots 1(Atherton Center) Neg Dec.doc



COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN
3970 Rocklin Road
Rocklin, California 95677
(916) 625-5160

EXHIBIT A
MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
SUNSET WEST LOT 1 (PDG-2004-03, DR-2004-24 AND DL-2004-03)

Project Name and Description

The name of the proposed project is Sunset West Lot 1 (also known as Atherton Center). The proposed project is a request for approval of a general development plan amendment, design review and tentative parcel map entitlements to allow the development and operation of 6 office buildings, 2 two-story buildings and 4 single-story buildings, with a total of approximately 173,289 square feet of floor area and subdivide the property into six parcels, one for each building. The application also proposes to modify the Sunset West General Development Plan to change the required setback between parking lot improvements and open space areas from 20-feet to 10-feet to accommodate the proposed project's improvements. The project also includes associated parking and landscaping.

An application has been made to the City of Rocklin for the following discretionary entitlements, and all related entitlements: a request for a general development plan amendment (PDG-2004-03), and design review (DR-2004-24) and tentative parcel map (DL-2004-03) entitlements to allow the construction and operation of an approximately 173,289 square foot office project. The general development plan amendment is being requested to change the required setback between parking lot improvements and open space areas from 20-feet to 10-feet.

The six buildings are proposed at the heights and sizes indicated in the table below.

BUILDING	STORIES	AREA (SQUARE FEET)
A	2	66,557
B	2	66,557
C	1	9,775
D	1	10,400
E	1	9,600
F	1	10,400

It is anticipated that site development will involve clearing and grading the site, trenching, boring and digging for underground utilities and infrastructure, and finally the construction of new buildings, parking, and the installation of landscaping.

Project Location

The proposed project is generally located 960 feet westerly of the intersection of Lonetree Boulevard and West Oaks, in the City of Rocklin. The Assessor's Parcel Number is 365-020-001 (Please see Attachment A, Vicinity Map).

Project Proponent's Name

The applicant is Burrell Consulting Group Inc. and the property owner is Kobra Properties.

Proposed Findings of No Significant Effect

I find that as submitted, the proposed project could have a significant effect on the environment. However, revisions in the project have been made by or agreed to by the project proponent, which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. Therefore a MITIGATED NEGATIVE DECLARATION has been prepared. The initial study supporting the finding stated above and describing the mitigation measures included in the project is attached as Exhibit A and incorporated herein by reference.

Date Circulated for Review: June 29, 2005

Date Adopted: _____

Signature: Sherri Abbas
Sherri Abbas, Planning Services Manager



**COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN**

**3970 Rocklin Road
Rocklin, California 95677
(916) 625-5160**

EXHIBIT 1

INITIAL STUDY AND ENVIRONMENTAL CHECKLIST

SUNSET WEST LOT 1 (ATHERTON CENTER)

PDG-2004-03, DR-2004-24 AND DL-2004-03

**Generally located 960 feet westerly of the intersection of Lonetree
Boulevard and West Oaks Boulevard**

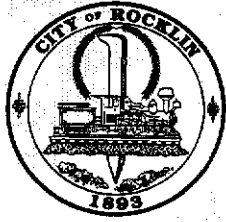
APN 365-020-001

June 29, 2005

***PREPARED BY:*
David Mohlenbrok, Senior Planner**

***CONTACT:*
Sherri Abbas, Planning Services Manager (916) 625-5160**

***APPLICANT:*
Burrell Consulting Group Inc.**

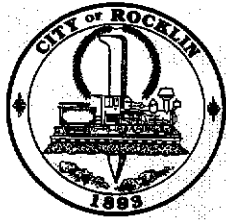


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INTRODUCTION

The name of the proposed project is Sunset West Lot 1 (also known as Atherton Center). The proposed project is a request for approval of a general development plan amendment, design review and tentative parcel map entitlements to allow the development and operation of 6 office buildings, 2 two-story buildings and 4 single-story buildings, with a total of approximately 173,289 square feet of floor area and subdivide the property into six parcels, one for each building. The application also proposes to modify the Sunset West General Development Plan to change the required setback between parking lot improvements and open space areas from 20-feet to 10-feet to accommodate the proposed project's improvements. The project also includes associated parking and landscaping. The project is generally located 960 feet westerly of the intersection of Lonetree Boulevard and West Oaks Boulevard.

The six buildings are proposed at the heights and sizes indicated in the table below.

BUILDING	STORIES	AREA (SQUARE FEET)
A	2	66,557
B	2	66,557
C	1	9,775
D	1	10,400
E	1	9,600
F	1	10,400

It is anticipated that site development will involve clearing and grading the site, trenching, boring and digging for underground utilities and infrastructure, and finally the construction of new buildings, parking, and the installation of landscaping.

To comply with the provisions and standards set forth in the Rocklin Municipal Code (RMC), the project is required to obtain the following entitlements approved by the City of Rocklin Planning Commission and/or City Council: General Development Plan Amendment (PDG-2004-03), Design Review (DR-2004-24) and Tentative Parcel Map (DL-2004-03).

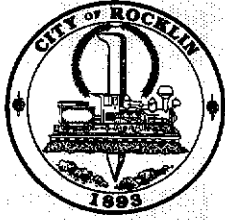
This document has been prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) to analyze the possible environmental impacts of the

project so that the public and the City of Rocklin hearing bodies (Planning Commission, and/or City Council) can take these impacts into account when considering action on the required entitlements. This document uses the concept of “tiering” to cover general matters addressed in prior EIRs by incorporating by reference the general discussion and concentrating solely on the issues specific to the new environmental document. CEQA encourages tiering to eliminate repetitive discussions of the same issues, and allows for focusing in later environmental documents on issues ripe for discussion at each level. Tiering may be fully utilized only when the later project is consistent with the General Plan and zoning (unless rezoning maintains conformity with the General Plan). In the case of this project, per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because it is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the Southeast Rocklin Circulation Element EIR, the North Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The Rocklin City Council has previously identified cumulative significant air quality, biological resources, and visual resources impacts as unavoidable consequences of urbanization, despite the implementation of mitigation measures, and has adopted a statement of overriding considerations for these impacts. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to impacts which were not examined in the prior EIRs.

Per CEQA Guidelines Section 15183, projects which are consistent with an existing General Plan and zoning ordinance for which an EIR was certified do not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. Additional environmental review is not required unless the Initial Study or other analysis shows that there are environmental effects that: 1) Are peculiar to the project or its site; or 2) were not analyzed as significant effects in the prior EIR on the General Plan and zoning; or 3) substantial new evidence not previously available shows the environmental effects are more severe than previously thought.

Effects are not considered peculiar to a project if they are addressed and mitigated by uniformly applied development policies and standards adopted by the City to substantially mitigate that effect (unless new information shows that the policy or standard will not mitigate the effect). Policies and standards have been adopted by the City to address and mitigate certain impacts of development that lend themselves to uniform mitigation measures. These include the Oak Tree Ordinance (Rocklin Municipal Code, Chapter 17.77), the Flood Ordinance (Rocklin Municipal Code, Chapter 15.16), and the Goals and Policies of the Rocklin General Plan. Where applicable, the Initial Study will state how these policies and standards apply to a project.

For example, in the case of the proposed project, the mitigation measures for aesthetic/visual impacts incorporated as Goals and Policies in the General Plan (Land Use Element policies 16 through 29 (Commercial) and Open Space Conservation, and Recreation Element policy 20) will be applied to the Project as uniformly applied development policies and standards in the course of processing to ensure consistency with the General Plan and compliance with City rules and regulations.



COMMUNITY DEVELOPMENT DEPARTMENT
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ENVIRONMENTAL REVIEW OF PRIVATE DEVELOPMENT PROJECTS

The California Environmental Quality Act (CEQA) (Public Resources Code §21000, et seq., California Code of Regulations §15000, et seq., Rocklin City Council Resolution No. 96-242) requires the City of Rocklin to conduct an assessment of the potential environmental impacts of a project over which it has discretionary approval authority, and to take that assessment into consideration before approving the project. Below is a brief review of the purpose and scope of the CEQA process, to enable the reader to understand how the environmental assessment is conducted, how prior environmental assessments are integrated into the process, how the public and other governmental agencies are involved in the process, and how the information obtained is used in reaching a decision on whether to approve, conditionally approve, or deny a project.

1. The Initial Study (Guidelines §15063).

After a preliminary evaluation of a proposal to determine whether the proposal is a “project” within the meaning of CEQA and whether either a statutory or categorical exemption applies to take the project out of CEQA review, the environmental assessment begins with the preparation of the Initial Study. The Initial Study serves a number of purposes. It is used primarily to determine whether a Negative Declaration (ND) or an Environmental Impact Report (EIR) is needed for the project. In addition, however, the Initial Study also provides useful environmental information to the applicant allowing a project to be modified to avoid significant environmental effects before further processing, enabling the project to qualify for a Mitigated Negative Declaration (MND). It also helps in preparing an EIR, if one is necessary, by focusing the environmental analysis on effects deemed significant, explaining why other effects are not deemed significant, and explaining whether or not and how prior NDs or EIRs may be used for the project, either as the environmental analysis for the project or by way of tiering or otherwise.

The Initial Study includes the following:

1. A brief description of the project in its environmental setting;
2. Identification of environmental effects by use of a checklist;
3. A brief explanation of checklist entries;

4. A discussion of mitigation measures, if any;
5. An examination of project consistency with applicable land use controls.

The explanation of checklist entries will include a discussion and appropriate references to analyses in other EIRs, which form the basis for evaluating the project.

When the City determines to prepare an Initial Study, it consults informally with all responsible agencies and trustee agencies to obtain their recommendations on the appropriate environmental review of the project.

If, based on the Initial Study, the City concludes that there is substantial evidence that any aspect of the project may cause a significant effect on the environment, an EIR will be required for the project. If, based on the Initial Study, the City concludes that there is no substantial evidence that the project may cause a significant effect on the environment, a ND will be prepared. In addition, the Initial Study may identify ways to modify a project to incorporate changes or mitigation measures that would avoid potentially significant impacts, therefore, qualifying the project for a MND and eliminating unnecessary EIRs.

2. The Negative Declaration and Mitigated Negative Declaration (Guidelines §§15070-15075; 15097; 15371).

If an Initial Study concludes that the proposed project will not have a significant effect on the environment, a document called a Negative Declaration (ND) is prepared. The ND includes a brief description of the project and its location, the proposed finding of no significant impact on the environment, and a copy of the Initial Study to document the reasons to support the findings. A notice of intent to adopt a negative declaration is then prepared and sent to responsible and trustee agencies, adjacent jurisdictions, and the County Clerk. It is also published in the Placer Herald and mailed to those who are otherwise on the list to receive notice of the project. This notice is given at least twenty days prior to hearing on the project to allow the agencies and the public an opportunity to review and comment on the proposed ND.

The Negative Declaration must be reviewed and considered by the body hearing the project prior to making a decision on the project. Adoption of a ND must be supported by the finding, based on the whole record (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that the ND reflects the City's independent judgment and analysis.

If an Initial Study identifies potentially significant environmental effects of a project, but the project is revised to incorporate mitigation measures that will avoid the significant environmental effects before further processing, a document called a Mitigated Negative Declaration (MND) is prepared. The MND is the same as a ND, except it also includes a description of the mitigation measures included in the project. The MND is noticed,

considered, and adopted in the same manner as a ND, except that when adopting a MND, the decision making body must also adopt a mitigation monitoring program to insure that the mitigation measures applicable to the project are actually implemented.

After approving a project for which a ND or MND is adopted, the City files a document called a Notice of Determination with the County Clerk. It is also filed with the State Office of Planning and Research (OPR) if the project also requires a discretionary approval from a state agency.

3. The Environmental Impact Report (Guidelines §§15081-15097; 15105, 15132, 15143, 15151, 15201).

If the Initial Study identifies potentially significant environmental effects of the proposed project for which adequate mitigation is not incorporated into the project as with a MND, then an Environmental Impact Report (EIR) is prepared.

Once a decision to prepare an EIR is made, the City's current practice is to issue a request for proposals (RFP) to interested private consultants to prepare the EIR on the development project. Responses to the RFP are reviewed and evaluated by the staff, and a consultant is recommended to the City Council. The project applicant contracts with the City to pay the cost of the EIR consultant, but the City contracts with the consultant to prepare the EIR. The consultant is under contract with and reports to the City.

A Notice of Preparation (NOP) stating that an EIR will be prepared for the project is sent to each responsible agency and involved trustee and federal agencies. The NOP is intended to provide these agencies with enough information about the project to enable them to make a meaningful response, to insure that the EIR contains the information and analyses each of these agencies will need to make its own determination on the project. These agencies must respond within thirty (30) days of receiving the NOP, stating, among other things, whether or not the agency will be a responsible or trustee agency and which environmental issues, alternatives, and mitigation measures it will need to have explored.

In addition to the NOP, the City may also consult directly with any person or organization it believes may be concerned with the project.

The City's consultant then undertakes to prepare a Draft EIR (DEIR) taking into consideration comments, if any, received from the responsible trustee and federal agencies and other persons or organizations consulted. Once the DEIR is finished and ready for release, the City issues a Notice of Completion (NOC) which is filed with OPR and the County Clerk and is publicly noticed. The NOC begins the formal comment period on the DEIR. During the comment period, the City will request comments from responsible and other involved governmental agencies and receives comments submitted from the public. The City may also conduct a noticed public hearing during the formal comment period to receive oral comments from the public, though this is not required by law.

At the end of the comment period, the City's consultant reviews and evaluates the comments received and prepares written responses. These written comments and responses, coupled with the DEIR, become the Final EIR (FEIR) for the project.

Prior to approving the project, the decision making body must determine that the EIR has been completed in compliance with CEQA, that the decision making body has reviewed and considered the information contained in the EIR, and that the EIR represents the body's independent judgment and analysis. The body must make specific findings relating to each impact and the mitigation measures and alternatives presented to address these impacts. If the project results in unmitigated significant impacts, CEQA requires the decision making body to balance the benefits of the project against the project's unavoidable environmental risks. If the decision making body concludes that the benefits of the project outweigh the environmental risks, these adverse environmental effects are considered acceptable. In reaching this decision, the decision making body is required to state in writing the specific reasons to support the decision to approve the project: this statement is known as a "statement of overriding consideration."

The EIR is an informational document. It does not require the body to approve or not approve a project; rather, it provides information that is taken into account in making the decision. The adequacy of an EIR is reviewed in light of what is needed to provide the decision-maker with information that enables it to make a decision, which intelligently takes into account the environmental consequences of a project.

If the EIR is certified and the project is approved, the decision making body must also adopt a Mitigation Monitoring Plan which insures that the mitigation measures approved with the project are carried out.

The City then files a Notice of Determination (NOD) with the County Clerk and, if state agencies are involved in approving the project, with OPR.

4. Factors Considered in Preparing EIRs and NDs.

A. Degree of Specificity; Incorporation by Reference (Guidelines §§15146, 15150).

A number of factors play a role in shaping NDs and EIRs. As noted earlier, the Initial Study is used to identify which significant impacts are associated with the project and, therefore, can be the basis for focusing an EIR on those issues. Significant effects are discussed with emphasis in proportion to the severity of each and probability of occurrence. Impacts not implicated by a project need not be discussed. In addition, the degree of specificity in an EIR corresponds with the degree of specificity of the underlying project. The EIR on the City's General Plan, for example, focuses on the secondary effects of development expected to occur under the General Plan and is less specific than an EIR addressing site specific effects of a particular development project. CEQA also encourages the incorporation by reference of other documents into an EIR, especially long,

descriptive, or technical materials that provide general background information rather than direct analyses. This lessens the volume and complexity of EIRs and makes them easier to read.

B. Tiering (Guidelines §§15152, 15385; Pub. Res. Code §21093).

A concept related to incorporation by reference is the “tiering” principle. “Tiering” refers to covering general matter addressed in prior EIRs in subsequent more specific EIRs or NDs by incorporating by reference the general discussion and concentrating solely on the issues specific to the new EIR or ND. CEQA encourages tiering to eliminate repetitive discussions of the same issues, and allows for focusing in later EIRs and NDs on issues ripe for discussion at each level.

The City uses tiering to the greatest extent possible by relying on the General Plan EIR, the Southeast Rocklin Circulation Element EIR, the North Rocklin Circulation Element EIR, and the Rocklin Civic Center EIR as a starting point for analyzing the environmental effects of later, site specific development projects. The analysis of these later projects, therefore, need not examine those effects which were addressed in the earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIR to allow the effects to be avoided or mitigated as part of the project approval process. The later analysis can be limited to impacts, which were not examined in the prior EIRs.

Tiering may be fully utilized only when the later project is consistent with the General Plan and zoning (unless rezoning maintains conformity with the General Plan). A project’s Initial Study will state whether and how tiering is to be used for that project. The Rocklin City Council has previously identified the following cumulative significant impacts as unavoidable consequences of urbanization, despite the implementation of mitigation measures, and has adopted a statement of overriding considerations for each:

1. Air Quality:

Development in the South Placer region as a whole will contribute to regional air pollutant emissions, thereby delaying attainment of Federal and State air quality standards, regardless of development activity in the City of Rocklin and application of mitigation measures.

2. Biological Resources (Vegetation and Wildlife):

Development in the City and the South Placer region as a whole will result in cumulative, long-term impacts on biological resources (vegetation and wildlife), due to the introduction of

domestic landscaping, homes, paved surfaces, and the relatively constant presence of people and pets, all of which negatively impact vegetation and wildlife habitat.

3. Visual Resources:

Viewsheds and vistas will be substantially altered as mixed urban development occurs on vacant land; new development also generates new sources of light and glare.

Where later projects are found to contribute to these significant cumulative impacts, these impacts are not further evaluated and are not treated as significant.

C. Projects Consistent with General Plan and Zoning (Guidelines §15183; Pub. Res. Code §21083.3).

Another special situation under CEQA applies to projects, which are consistent with the development density established by an existing General Plan and zoning ordinance for which an EIR was certified. These projects do not require additional environmental review unless the Initial Study shows that there are environmental effects that 1) are peculiar to the project or its site; or 2) were not analyzed as significant effects in the prior EIR on the General Plan and zoning; or 3) substantial new evidence not previously available shows the environmental effects are more severe than previously thought.

Effects are not considered peculiar to a project if they are addressed and mitigated by uniformly applied development policies and standards previously adopted by the City to substantially mitigate that effect (unless new information shows that the policy or standard will not mitigate the effect). Policies and standards have been adopted by the City to address and mitigate certain impacts of development that lend themselves to uniform mitigation measures. These include the Oak Tree Ordinance (Rocklin Municipal Code Chapter 17.77), the Flood Ordinance (Rocklin Municipal Code Chapter 15.16) and the Goals and Policies of the Rocklin General Plan. Where applicable, the Initial Study will state how these policies and standards apply to a project.

5. Other Considerations.

A. Subsequent Environmental Review (Guidelines §§15162-15164).

The ND or EIR is completed and certified before all or any portion of the project can be approved. Typically, the EIR is certified at the same time as the project is heard, but it may be certified earlier. Where an EIR is certified for a project, but the project is approved at a later date or in phases, no further environmental analysis or approval is needed for the later approvals. However, an Initial Study

would be prepared for the later phases to determine whether or not the scope of the earlier EIR is adequate for the later phases or whether there is grounds to prepare a subsequent EIR or ND. A subsequent EIR and ND would be required where substantial changes are proposed in the project which would require major revisions of the previous EIR or ND due to new significant environmental effects or substantial increases in the severity of previously identified environmental effects; or substantial changes occur in the circumstances under which the project is undertaken which would require major revisions of the previous EIR or ND; or new information of substantial importance, which was not available earlier, shows that the project would have one or more significant effects not discussed in the earlier EIR or ND, or previously examined significant effects will be more severe than previously thought; or new or different mitigation measures are available.

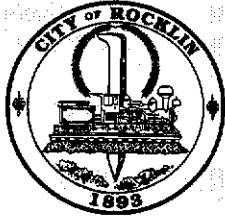
B. Recirculation (Guidelines §§15073.5; 15088.5).

In some instances, an EIR or ND which has been subject to public review and comment may be required to be re-circulated. Re-circulation is required when the document has been substantially revised or when significant new information is added after public notice is given of the availability of the document, but before adoption or certification. Not all revisions or new information would require recirculation; the revisions and/or new information must be such as to significantly impact the ability of the public to comment in a meaningful way on the environmental document and project.

C. Focus of Comments and Review (Guidelines §15204).

The City relies on the knowledge, experience and expertise of responsible agencies and the commenting public to help produce a ND or EIR that meets the overriding objective of CEQA to inform the decision-making body of the environmental effects of a proposed project and to identify alternatives and mitigation measures to reduce or avoid those impacts. To this end, comments should be specific. They should identify specific impacts, explain why the impact will occur, explain why it will be significant, and suggest specific alternatives or mitigation measures that would better avoid or mitigate the significant effect. A similar approach should be followed when the comment addresses an impact for which specific mitigation measures are proposed; that is, the commentor should explain specifically why the mitigation measure will be ineffective and/or how they may be made more effective.

Commentors should explain the basis of their comments, and submit the supporting factual basis, explain their assumptions, or supply expert opinion.



**COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN**

**3970 Rocklin Road
Rocklin, California 95677
(916) 625-5160**

**EXHIBIT 2
INITIAL STUDY
SUNSET WEST LOT 1
PDG-2004-03, DR-2004-24 AND DL-2004-03**

This initial study has been prepared by the City of Rocklin Community Development Department, Planning Division, as Lead Agency, under the California Environmental Quality Act (CEQA). Any questions regarding this document should be addressed to the Rocklin contact person named below at City of Rocklin Community Development Department, Planning Division, 3970 Rocklin Road, Rocklin, California 95677 (916) 625-5160.

Date: June 29, 2005

Project Name and File Number:

Sunset West Lot 1
PDG-2004-03, DR-2004-24 and DL-2004-03

Project Location:

The proposed project site is generally located 960 feet westerly of the intersection of Lonetree Boulevard and West Oaks Boulevard, in the City of Rocklin. The Assessor's Parcel Number is 365-020-001 (Please see Attachment A, Vicinity Map).

The City of Rocklin is located approximately 25 miles northeast of the California State capital, Sacramento, and is within the County of Placer. Surrounding jurisdictions include: Placer County to the north and northeast, the City of Lincoln to the northwest, the Town of Loomis to the east and southeast, and the City of Roseville to the south and southwest.

Applicant's/Owner's Name:

The applicant is Burrell Consulting Group, Inc. and the property owner is Kobra Properties.

Other Public Agencies Whose Approval is Required (e.g., Permits, Financing Approval, or Participation Agreement):

- Rocklin Engineering Division approval of Improvement Plans
- Rocklin Building Inspections Division issuance of Building Permits
- Placer County Water Agency construction of water facilities
- South Placer Municipal Utility District construction of sewer facilities
- Army Corps of Engineers issuance of wetland permit

Rocklin Contact Person and Phone Number:

Sherri Abbas, Planning Services Manager (916) 625-5160

Project Description:

The name of the proposed project is the Sunset West Lot 1. The proposed project is a request for approval of a general development plan amendment, design review and tentative parcel map entitlements to allow the development and operation of 6 office buildings, 2 two-story buildings and 4 single-story buildings, with a total of approximately 173,289 square feet of floor area and subdivide the property into six parcels, one for each building (please see Attachment B, Site Plan). The application also proposes to modify the Sunset West General Development Plan to change the required setback between parking lot improvements and open space areas from 20-feet to 10-feet to accommodate the proposed project's improvements. The project also includes associated parking and landscaping. The project is generally located 960 feet westerly of the intersection of Lonetree Boulevard and West Oaks Boulevard.

The six buildings are proposed at the heights and sizes indicated in the table below.

BUILDING	STORIES	AREA (SQUARE FEET)
A	2	66,557
B	2	66,557
C	1	9,775
D	1	10,400
E	1	9,600
F	1	10,400

It is anticipated that site development will involve clearing and grading the site, trenching, boring and digging for underground utilities and infrastructure, and finally the construction of new buildings, parking, and the installation of landscaping.

To comply with the provisions and standards set forth in the Rocklin Municipal Code (RMC), the project is required to obtain the following entitlements approved by the City of Rocklin Planning Commission and/or City Council: General Development Plan Amendment (PDG-2004-03), Design Review (DR-2004-24) and Tentative Parcel Map (DL-2004-03).

General Plan Designation:

Business Professional, Commercial, Light Industrial (BP/COMM/LI)

Zoning:

Planned Development Business Professional, Commercial, Light Industrial (PD-BP-COMM/LI)

Surrounding Land Uses and Setting:

The proposed project is located within the City of Rocklin. To the north of the project site is the mostly built-out Atherton Tech Center, to the east of the project site is a swath of Recreation/Conservation designated land and an approved, but not yet constructed apartment site. To the south of the project site is more land designated as Recreation/Conservation, and to the west of the project site is State Route 65 and the City of Roseville border.

Description:

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

Those factors checked below involve impacts that are "Potentially Significant":

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology/Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Land Use/Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population/Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Mandatory Findings of Significance	<input checked="" type="checkbox"/> None After Mitigation

DETERMINATION:

On the basis of this initial study:

- I find that the proposed project WILL NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that as submitted, the proposed project could have a significant effect on the environment; however, revisions in the project have been made by or agreed to by the project proponent which will avoid these effects or mitigate these effects to a point where clearly no significant effect will occur. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on the attached Environmental Checklist. An ENVIRONMENTAL IMPACT REPORT is required, to analyze the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or (MITIGATED) NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or (MITIGATED) NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Sherril Abbas
Signature

6-29-05
Date

SHERRIL ABBAS
Printed Name



COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF ROCKLIN
3970 Rocklin Road
Rocklin, California 95677
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INITIAL STUDY – ENVIRONMENTAL CHECKLIST
SUNSET WEST LOT 1 (PDG-2004-03, DR-2004-24 AND DL-2004-03)

DISCUSSION OF ENVIRONMENTAL EVALUATION

CEQA mandates that projects which are consistent with the development density established by existing general plan policies for which an EIR was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies. (Pub. Resources Code §21083.3; Guidelines §15183(a)) This project is consistent with the General Plan and zoning and an EIR was certified for the General Plan. (see Land Use, Page 37, *infra*)

This initial study will evaluate this project in light of the previously approved General Plan EIR, the Southeast Rocklin Circulation Element EIR, the North Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR, which are herein incorporated by reference.

All public agencies with authority to mitigate significant effects shall undertake or require the undertaking of all feasible mitigation measures specified in the prior environmental impact report relevant to a significant effect which the project will have on the environment. Project review is limited to effects upon the environment which are peculiar to the parcel or to the project which were not addressed as significant effects in the prior EIRs or which substantial new information shows will be more significant than described in the prior EIRs.

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is provided for all answers except “No Impact” answers that are adequately supported by the information sources cited in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone).

A "No Impact" answer is explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

- 2) All answers take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) If a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant.
- 4) Answers of "Less than Significant with Mitigation Incorporated" describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level. Mitigation measures and supporting explanation from earlier EIRs or Negative Declaration may be cross-referenced and incorporated by reference.
- 5) Earlier analyses may be used where an effect has been adequately analyzed in an earlier EIR or negative declaration, and the City intends to use tiering. In this case, a brief discussion will identify the following:
 - a) Which effects are within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and whether such effects are addressed by mitigation measures based on the earlier analysis; and
 - b) For effects that are "Less than Significant with Mitigation Measures Incorporated," the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

All prior EIRs and Negative Declarations and certifying resolutions are available for review at the Rocklin Community Development Department.

I. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Significant Impact Previously Overridden
a) Have a substantial adverse effect on a scenic vista?				X	
b) Substantially degrade the existing visual character or quality of the site and its surroundings?			X		
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.			X		
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

The development of the project will change the existing visual nature or character of the project site and area. The development of the project will create new sources of light and glare typical of urban development. Impacts to scenic vistas or viewsheds are not anticipated.

Prior Environmental Analysis:

The Rocklin General Plan and North Rocklin Circulation Element EIRs analyzed the impacts of mixed urban development, as contemplated by the General Plan, on the viewsheds and vistas within the City of Rocklin, as well as the introduction of new sources of light and glare. Mitigation measures to address these impacts are incorporated into the General Plan in the Land Use Element and the Open Space, Conservation, and Recreation Elements, and include policies that encourage the use of design standards for unique areas and the protection of natural resources, including hilltops, waterways, geologically unique areas, oak trees, and open space, from the encroachment of incompatible land use.

These EIRs concluded that, despite these goals and policies, visual resources will be significantly impacted by development under the General Plan and cannot be reduced to a less than significant level. A statement of overriding consideration was adopted by the

Rocklin City Council in recognition of this cumulative impact. This project introduces urban development into the City, in a manner consistent with that contemplated in the General Plan, and contributes to this significant impact.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on visual resources as proposed by the Sunset West General Development Plan. The EIR concluded that visual resources will be significantly impacted by development under the Sunset West General Development Plan and the impact cannot be reduced to a less than significant level. For the visual/aesthetic impact, no project specific mitigation has been identified. It is anticipated, however, that the project implementation plan will include visual/architectural guidelines, and as each individual project is considered, the City will examine the visual and aesthetic character in light of the overall regional land usage. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of this significant and unavoidable impact.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for aesthetic/visual impacts incorporated as Goals and Policies in the General Plan (Land Use Element, policies 17 through 29 (Commercial), and Open Space, Conservation, and Recreation Element, policy 20) will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, no project specific mitigation has been identified for the visual/aesthetic impact. It is anticipated, however, that the project implementation plan will include visual/architectural guidelines, and as each individual project is considered, the City will examine the visual and aesthetic character in light of the overall regional land usage.

Conclusion:

Because there are no recognized or recorded scenic vistas or views in the project area as defined in the CEQA Guidelines, the proposed project is not anticipated to impact scenic vistas or viewsheds.

The proposed project is anticipated to change the visual nature or character of the site and its surroundings in a manner anticipated by, and consistent with, urbanization considered in the Rocklin General Plan. The surrounding area is mostly developed and designated by the Rocklin General Plan and the Sunset West General Development Plan for a mixture of land uses. The change in the aesthetics of the visual nature or character of the site and the surroundings is not anticipated to be substantial due to the application of the City-wide design review guidelines and design review approval requirements, and enforcement of City-adopted standards for site layout, building construction, landscaping, etc. that will minimize aesthetic impacts to a less than significant level.

The project site is not located near a state scenic highway or other designated scenic corridor; therefore impacts to these resources are not anticipated. The project site does not contain any historic buildings or significant rock outcroppings. Trees do not exist on the project site.

New and/or increased sources of light and glare could be introduced to the project area. However, as a part of the design review process for this project, design review objectives will be applied to the proposed project which require that "Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in brilliance, and glare onto adjacent properties shall be avoided." Adherence to the design review process standards will minimize light and glare impacts to a less than significant level.

The General Plan EIR identified cumulative adverse aesthetic impacts as significant and unavoidable, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact.

Significance:

Less than significant.

II. AGRICULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) 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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

DISCUSSION OF DETERMINATION:

Project Impacts:

No impacts are anticipated.

Conclusion:

The project area is not considered as prime farm or agricultural lands; therefore, the proposed project would not result in the conversion of designated prime farmlands to non-agricultural use.

The property is not currently used or zoned for agricultural production and is not under a Williamson Act contract, therefore a conflict with existing zoning for agricultural use or a Williamson Act contract would not occur.

Other changes in the existing environment which could result in conversion of Farmland to a non-agricultural use are not anticipated to occur.

Significance:

No impact.

III. AIR QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Significant Impact Previously Overridden
a) Conflict with or obstruct implementation of applicable air quality plan?					X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X		
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X		
d) Expose sensitive receptors to substantial pollutant concentrations?			X		
e) Create objectionable odors affecting a substantial number of people?			X		

DISCUSSION OF DETERMINATION:

Project Impacts:

In the short-term, air quality impacts from the proposed project will result from construction related activities associated with grading and excavating of the land to prepare it for the installation of utilities and above ground structures and improvements. These air quality impacts will primarily be related to the generation of dust (Particulate Matter of 10 microns in size or less (PM₁₀)).

In the long term, air quality impacts from the proposed project will result from additional vehicle trip generation to and from the project site and the resultant mobile source emissions of air pollutants (primarily carbon monoxide and ozone precursor emissions).

Office projects typically do not involve operations or processes that would create objectionable odor(s).

Prior Environmental Analysis:

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element Area Plan, and the North Rocklin Circulation Element all addressed the direct and cumulative impacts of development under the General Plan on air quality in the region. These studies concluded that 1) development under the General Plan is consistent with and will not obstruct implementation of the Placer County Air Pollution Control District Attainment Plan; 2) the primary direct air quality impact is carbon monoxide emissions from additional automobile traffic and construction activity; 3) another direct impact associated with construction activity is particulate matter resulting from earthmoving and hauling; and 4) development will also result in long-term, cumulative air quality impacts which are significant and unavoidable.

The prior EIRs identified and the City has adopted, mitigation measures to reduce the direct air quality impacts of development to less than significant levels. The mitigation measures addressing carbon monoxide emission are incorporated into the Goals and Policies of the Land Use Element and the Circulation Element of the General Plan. These include establishment of a level of service C standard to reduce idling time, and policies to reduce dependence on the automobile, such as the provision of bicycle lanes, and walking and hiking paths to connect residential areas with commercial centers; and promotion of transit and ride sharing. Construction period impacts are also addressed by mitigation measures recommended by the Placer County Air Pollution Control District and incorporated into the City's Improvement Standards and Standard Specifications for construction.

The prior EIRs concluded that, despite application of reasonable mitigation measures, the long-term, cumulative air quality impacts of development under the General Plan is significant and unavoidable. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of this cumulative impact. This project introduces urban development into the City, in a manner consistent with that contemplated in the General Plan, and contributes to this significant impact.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on air quality as proposed by the Sunset West General Development Plan. The EIR concluded that air quality will be significantly impacted by development under the Sunset West General Development Plan and the impact cannot be reduced to a less than significant level. For the air quality impact, mitigation measures were identified, but such mitigation measures could not reduce the magnitude of the impact to a less than significant level. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of this significant and unavoidable impact.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for air quality impacts incorporated as Goals and Policies in the General Plan (Circulation Element policies 6, 12 and 13) or as provisions in the City's Improvement Standards and Standard Specifications, will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, air quality mitigation measures included: 1) Coordination of the overall plan with public transportation authorities for bus stops, park and ride lots, and other public transit facilities; 2) review and comment of each individual project by the Placer County Air Pollution Control District (PCAPCD) in order to demonstrate compliance with PCAPCD requirements (choosing from a master list of potential mitigation measures); 3) installation of an electrical outlet at the front and back of each home for electrical yard equipment, and 4) planting one tree per lot. Homeowners can be expected to plant additional trees for shade.

For the proposed project, only mitigation # 2 applies, and the proposed project has satisfied the requirements of that mitigation measure by the City requiring project applicants to incorporate into their project description a listing of mitigation measures recommended by the Placer County Air Pollution Control District, as discussed below. Mitigation measure # 1 does not apply because the overall plan was coordinated with public transportation authorities as a part of the City's project approval process for the adoption of the overall Sunset West General Development Plan, and mitigation measures # 3 and 4 do not apply since the proposed project is not a residential project.

Conclusion:

The Placer County Air Pollution Control District (PCAPCD) has the primary responsibility for planning, maintaining, and monitoring the attainment of air quality standards in Placer County. The proposed project is consistent with the Rocklin General Plan, and given that the PCAPCD Attainment Plans account for planned land uses

consistent with adopted plans, this project will not conflict or obstruct implementation of the PCAPCD Attainment Plans.

Construction activities, including grading, generate a variety of air pollutants; the most significant of which would be dust (PM₁₀). To address short-term construction impacts, the City of Rocklin requires project applicants to sign the City's "Mitigation for Air Quality Impacts" form and agree that the mitigation measures listed on the City's form, as suggested by the PCAPCD, will be incorporated as a part of the proposed project's description. These mitigation measures include the preparation of a dust control plan prior to the commencement of grading for approval by the City Engineer and the Placer County Air Pollution Control District. The dust control plan shall specify measures to reduce dust pollution during all phases of construction. The City's "Mitigation for Air Quality Impacts" form and the associated short-term air quality mitigation measures are hereby incorporated by reference in this document. The requirement for the proposed project to incorporate into the project description a listing of mitigation measures has been met with this application; therefore a less than significant short-term construction air quality impact is anticipated.

The proposed project would contribute to the non-attainment status of the local air basin. The General Plan EIR identified cumulative adverse air quality impacts as significant and unavoidable, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact. The proposed project is consistent with the level of development identified in the General Plan, and impacts beyond those identified in the General Plan EIR are not anticipated.

Exposure of sensitive receptors to substantial pollutant concentrations are not anticipated to occur since the proposed project will not be generating substantial pollutant concentrations itself, and there are no known substantial pollutant concentrations in the project area that would result in an exposure to sensitive receptors.

Office projects typically do not involve any process or activity that would generate an objectionable odor. It is anticipated that the proposed project will not result in the creation of objectionable odors.

Significance:

Less than significant.

IV. BIOLOGICAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact	Significant Impact Previously Overridden
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X			
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X			
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X	

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project will modify habitats by removing native plant materials. Development of the project site from an undeveloped state may impact animal and plant species, but impacts to special status animal and plant species are not anticipated to occur.

Prior Environmental Analysis:

The EIRs on the General Plan, the Southeast Rocklin Circulation Element Area Plan, and the North Rocklin Circulation Element all addressed the direct and cumulative impacts of development under the General Plan on the biological resources of the City. These studies concluded that development of natural areas could cause degradation or loss of important wildlife habitats and uncommon plant communities, including wetlands, riparian areas, and annual grasslands, oak trees, and oak woodlands.

The prior EIRs identified, and the City has adopted, mitigation measures to reduce the direct biological resources impacts to less than significant levels. These mitigation measures are incorporated into the General Plan Open Space Conservation and Recreation Element as Goals and Policies and elements of the Open Space/Conservation Action Plan and are adopted in the Rocklin Oak Tree Preservation Ordinance (RMC Chapter 17.77.). These mitigation measures include use of conservation easements, buffers, and setbacks to protect hilltops, open space areas, parks, and natural resource areas; protection of wetlands (including vernal pools) and riparian areas through avoidance, when feasible, and excluding building pads and usable yard areas from buffer areas. Specific and more detailed policies apply to the Southeast Rocklin areas in recognition of the riparian and oak woodland resources special to that area.

The prior EIRs also concluded that cumulative, long-term impacts on biological resources will result from development under the General Plan and the South Placer region as a whole. Despite application of the mitigation measures adopted by the City, this cumulative impact remains significant and unavoidable. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of this cumulative impact. This project introduces urban development into the City, in a manner consistent with that contemplated in the General Plan and the Sunset West General Development Plan, and contributes to this significant impact.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those

effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on biological resources as proposed by the Sunset West General Development Plan. The EIR concluded that biological resources will be significantly impacted by development under the Sunset West General Development Plan and the impact cannot be reduced to a less than significant level. For the biological resources impact, mitigation measures were identified, but such mitigation measures could not reduce the magnitude of the impact to a less than significant level. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of this significant and unavoidable impact.

The Sunset West General Development Plan, which included the proposed project site at Lot 1, included some areas with wetlands. The Sunset West General Development Plan EIR identified wetland resource impacts (filling of approximately 6 acres of Waters of the United States, including wetlands) and proposed mitigation of re-creating wetlands within the Pleasant Grove Creek floodplain. In 1996, the United States Army Corps of Engineers indicated that the Sunset West project could fill approximately 6 acres of Waters of the United States under the authorization of a Nationwide 26 Permit. The Corps permit also resulted in the need to get a Biological Opinion from the United States Fish and Wildlife Service due to the presence of protected branchiopods (vernal pool shrimp). The Nationwide 26 Permit and the Biological Opinion were applied for and received as a part of the Sunset West General Development Plan project. Mitigation per these permits in the form of wetlands recreation and purchase of wetland credits has been taking place for the last five years. The mitigation efforts are required to be monitored for a period of five years or until the performance standards have been met for three consecutive years without human intervention, whichever is later. The United States Corps of Engineers and the United States Fish and Wildlife Service receive annual reports on the status of the mitigation efforts. The monitoring efforts have been completed and the performance standards have been met.

The wetlands that exist on the project site were included in the tabulation of wetland resources in the overall Sunset West General Development Plan area and that were addressed by the Nationwide 26 Corps permit referenced above. However, the Corps permit has since expired and the wetlands on the project site were never filled. As such, the proposed project would need another Corps permit prior to impacting the wetlands on the project site.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for biological resources incorporated as Goals and Policies in the Rocklin General Plan (Open Space Conservation, and Recreation Element, Policies 1, 6, and 19) and in the Rocklin Oak Tree Preservation Ordinance, will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, biological resources mitigation measures included: 1) Through the Implementation Plan, provide for the preservation of open space and the enhancement of habitat conditions and replacement of wetlands habitat; 2) coordination with the United States Fish and Wildlife Service (USFWS) for impacts to the vernal pool shrimp, and 3) coordination with the United States Army Corps of Engineers for impacts to wetlands.

For the proposed project, mitigation measures 1 and 2 do not apply since they were implemented as a part of the adoption and approval of the overall Sunset West General Development Plan, as discussed above. Mitigation measure 3 does apply and is addressed below.

Conclusion:

The proposed project may impact biological resources as site development occurs. The overall Sunset West General Development Plan site is known to be inhabited by a species identified as a candidate, sensitive, or special status species by any local, state, or federal agency (vernal pool shrimp), but impacts to these resources were identified and mitigated under the Sunset West General Development Plan, and no further mitigation is required.

Raptors and their nests are protected by California Fish and Game Code Section 3503.5. To insure that the development of the project site does not impact any special status raptor species, the following mitigation measure is being applied to the project:

IV-1. Prior to grading, the applicant shall have a qualified biologist conduct a pre-construction breeding-season raptor survey (approximately February 15 through August 1) of the project site during the same calendar year that construction is planned to begin. If phased construction procedures are planned for the project, the results of the survey shall be valid only for the season it was conducted.

A report of the survey shall be submitted to the City of Rocklin, which includes, at a minimum, the following information: 1) A description of the methodology, including

dates of field visits, the names of the survey personnel with resumes, and a list of references; and, 2) A map showing the location of any raptor nests observed.

If the survey does not identify any nesting raptors, no further mitigation would be necessary. However, if the survey does identify any nesting raptors, then the following steps shall be taken:

The project applicant shall consult with the City of Rocklin and the California Department of Fish and Game to avoid all raptor nest sites located during the breeding season survey while the nest is occupied with adults and/or eggs or young. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City of Rocklin and the California Department of Fish and Game. Highly visible temporary construction fencing shall delineate the buffer zone. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer being used and when the non-disturbance buffer can be removed.

If a raptor nest is located in a tree designated for removal, the removal shall not take place until after August 30, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.

Compliance with the above mitigation measure will help to ensure that a substantial adverse effect on nesting raptors would not occur.

The Corps of Engineers has jurisdiction over all waters of the U.S. Pursuant to Section 404 of the Clean Water Act, a permit must be obtained from the Corps prior to the placement of dredged or fill material into a water of the U.S. Under Sections 1600-1607 of the California Fish and Game Code, the California Department of Fish and Game regulates activities that would alter the flow, bed, channel, or bank of streams and lakes.

The project site (including the extension of West Oaks Boulevard) does contain jurisdictional wetlands as defined in Section 404 of the Federal Clean Water Act. Figure X2 (Habitat Map) of the Sunset West General Development Plan EIR identifies the presence of wetlands on the project site itself. It is anticipated that these wetlands will be impacted with the development of the proposed project. In addition to the wetlands on the project site, there are also wetland resources located to the east and south of the project site which are noted as Recreation/Conservation areas on the City of Rocklin General Plan land use map. The extension of West Oaks Boulevard with a bridge crossing has been designed to free-span the creek tributary and wetlands area and thus the need for a Corps permit for that aspect of the project is not anticipated. However, such work may require a Streambed Alteration Agreement from the Department of Fish and Game. The proposed project includes a drainage outfall structure that is proposed to be located in the wetland resources area to the south, but otherwise development is not planned for this area.

To ensure compliance with the City's Open Space, Conservation and Recreation Policy # 2 regarding the protection of wetland resources and the Army Corps of Engineers and California Department of Fish and Game's wetland permitting processes, the following mitigation measure is being applied to the project:

IV-2. Prior to any grading or construction activities, the applicant shall implement and comply with the provisions of Section 404 of the Clean Water Act, as administered by the U.S. Army Corps of Engineers, by obtaining a wetland permit. The applicant shall also implement with the provisions of Fish and Game Code Section 1600-1607, as administered by the California Department of Fish and Game, by obtaining a Streambed Alteration Agreement, if applicable. All conditions and requirements of the applicable permits shall be incorporated into and implemented with the project improvement plans to the satisfaction of the City Engineer.

There is the potential for encroachment into the wetlands area during construction activities. To reduce potential impacts to wetlands during construction, the following mitigation measure is being applied to the project:

IV-3. Prior to any grading or construction activities, the applicant shall fence the southern and eastern boundaries of the project site that are adjacent to wetlands/open space areas with orange construction fencing such that the fencing separates the project site from the Open Space area. The tributary to Pleasant Grove Creek shall also be fenced off in a similar manner at the location of the proposed bridge crossing. The fencing shall be installed to the satisfaction of the City Engineer and shall remain in place during all construction activities.

Through the implementation of the above mitigation measures, impacts to jurisdictional wetlands during construction are not anticipated to occur.

The project site and most of the surrounding area are identified for eventual urban development, although some of the surrounding property remains in an undeveloped state and some of the surrounding property is designated for Recreation/Conservation uses. The project site is bordered by two roadways, the planned extension of West Oaks Boulevard, a local arterial street and State Route 65, a state highway. There is not a continuous water corridor on the project site that would provide an aquatic corridor for migration, but such corridors exist in the adjacent open space areas not proposed for development (a bridge is planned to free-span the corridor). Because of the proximity of major local roadways to the site and the lack of trees and other vegetation that could provide cover for animal species and because of the avoidance of the open space areas, the proposed project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

As required by goals and policies of the Rocklin General Plan, sensitive riparian areas and appropriate buffer zones from creeks and waterways in the Sunset West General Development Plan were protected by being designated as Recreation/Conservation use areas and located on separate open space parcels that were delineated and created as a part of the original subdivision of the Sunset West General Development Plan area.

There are no native wildlife nursery sites on the project site or in the immediate vicinity; therefore the proposed project is not anticipated to interfere or impede the use of native wildlife nursery sites.

The proposed project does not contain any oak trees; therefore, compliance with the City of Rocklin's Oak Tree Preservation Ordinance is not necessary; conflicts with other local policies or ordinances protecting biological resources are not anticipated to occur.

Although biological resources may be impacted, land use development will follow the City's General Plan guidelines and zoning regulations. As noted above, previous EIRs have identified, and the City has adopted, mitigation measures to reduce the direct biological resources impacts to less than significant levels. These mitigation measures are incorporated into the General Plan Open Space Conservation and Recreation Element as Goals and Policies and elements of the Open Space/Conservation Action Plan and are adopted in the Rocklin Oak Tree Preservation Ordinance.

The General Plan EIR identified cumulative adverse biological resources impacts as significant and unavoidable, and the City of Rocklin adopted Findings of Fact and a Statement of Overriding Considerations in recognition of this impact.

Compliance with the mitigation measure identified above and those that are incorporated into Rocklin General Plan as Goals and Policies will reduce impacts to biological resources to a less than significant level.

Significance:

Less than significant with mitigation.

V. CULTURAL RESOURCES Would the project:		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?			X	
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?			X	
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d)	Disturb any human remains, including those interred outside of formal cemeteries?			X	

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project could affect unknown/undiscovered historical, archaeological, and/or paleontological resources or sites as development occurs.

Prior Environmental Analysis:

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element, and the North Rocklin Circulation Element all addressed the impacts of development on cultural/archaeological resources in the City. These studies concluded that development under the General Plan could demolish or alter historically significant buildings or disturb sites and/or buried resources by physically damaging them or increasing the opportunity for vandalism by increasing access to them.

The prior EIRs identified and the City has adopted mitigation measures that will reduce these potential impacts to a less than significant level. These mitigation measures include a discussion identifying historically significant structures and sites in the General Plan, as well as Goals and Policies encouraging the preservation of these structures and sites and requiring proper handling of resources discovered during the course of construction. Specific and more detailed policies apply to the Southeast Rocklin area in recognition of the development impact potential special to that area.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the

General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR identified five known archaeological and historic resources (PA-91-100, CA-PLA-647, RCC-1, CA-PLA-427, CA-PLA-425H) that exist on the overall Sunset West project site. The archaeological survey for the EIR concluded that these sites do not contain cultural resources of sufficient value that their disturbance/loss would constitute a significant impact under CEQA criteria. As a result, mitigation measures were not required.

Mitigation Measures from Prior Environmental Analysis:

Historically significant structures and sites as well as the potential for the discovery of unknown archaeological or paleontological resources as a result of development activities are discussed in the Rocklin General Plan. Policies and mitigation measures have been included in the General Plan to encourage the preservation of historically significant known and unknown areas (Land Use Element policies 5 and 27, and Open Space, Conservation and Recreation Element policy 3). All development projects where archaeological sites are known to exist will be subject to an archaeological easement or other appropriate measures to preserve the site. When unknown archaeological or paleontological resources are discovered during the course of construction, the City will require the developer to stop work immediately around the site and to notify the City of Rocklin and appropriate federal, state, and local agencies (Open Space, Conservation, and Recreation Element Action Plan, # 16).

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for cultural resources incorporated as Goals and Policies in the Rocklin General Plan, will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

There are no known significant prehistoric and historic resources located at the project site; however, undiscovered cultural resources may exist at the project site. Development could impact unknown cultural resources. To address the potential discovery of unknown resources, the following condition, in conformance with the Open Space, Conservation, and Recreation Element Action Plan, will be applied to the project:

If evidence of an archaeological or paleontological site is uncovered during grading or other construction activities, work shall be halted within 100 feet of the find and the City of Rocklin Community Development Department shall be immediately notified. A qualified archaeologist or paleontologist shall be retained at the expense of the developer to conduct an on-site evaluation and provide recommendations for removal and/or preservation. Work on the project site shall not resume until the archaeologist or paleontologist has had a reasonable time to conduct an examination and implement mitigation measures deemed appropriate and necessary by the Community Development Department to reduce impacts to a less than significant level.

Implementation of the above condition will reduce impacts to unknown cultural resources to a less than significant level.

Significance:

Less than significant.

VI. GEOLOGY AND SOILS		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:					
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the state Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
	ii) Strong seismic ground shaking?			X	
	iii) Seismic-related ground failure, including liquefaction?			X	
	iv) Landslides?			X	
b)	Result in substantial soil erosion or the loss of topsoil?			X	
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	

GEOLOGY AND SOILS (cont'd)		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:					
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

DISCUSSION OF DETERMINATION:

Project Impacts:

Branches of the Foothill Fault system, which are not included on the Alquist-Priolo maps, do pass through or near the City of Rocklin and could pose a seismic hazard to the area including ground shaking, seismic ground failure, and landslides. Construction of the proposed project is anticipated to involve clearing and grading the site, which could render the site susceptible to a temporary increase in erosion from the grading and construction activities.

Prior Environmental Analysis:

The EIRs for the General Plan and the North Rocklin Circulation Element addressed the impacts of local soils and geology on development under the General Plan. These studies found that while Rocklin is located in an area known to be subject to seismic hazards, it is not near any designated Alquist-Priolo active earthquake faults (the Alquist-Priolo Earthquake Faulting Zoning Act established special development standards for areas with unstable seismic conditions. The Foothill Fault System may pose seismic hazard to the area, but it is not within the City's boundaries. There are, however, two known and five inferred faults within the City of Rocklin.

The prior EIRs identified and the City has adopted mitigation measures that will reduce these potential impacts to a less than significant level. These mitigation measures include erosion control measures in the City's Improvement Standards and Standard Specifications, and Goals and Policies in the General Plan Community Safety Element requiring soils reports for all new development, enforcement of the building code, and limiting development of severe slopes.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General

Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on geology, seismicity, and topography as proposed by the Sunset West General Development Plan. The EIR concluded that geology, seismicity, and topography will be significantly impacted by development under the Sunset West General Development Plan, but the impact can be reduced to a less than significant level with mitigation measures.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures incorporated as Goals and Policies of the Rocklin General Plan (Community Safety Element, Goal 1 and Policies 1, 10, and 11) which require soils reports/engineering analyses, enforcement of the City building code, and limitations on development on severe slopes, will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, geology, seismicity and topography mitigation measures included: 1) Conformance to the Uniform Building Code and City of Rocklin building standards and the requirement of site-specific geotechnical reports, and 2) Require the preparation of an erosion control plan and application of appropriate signage to all storm drain inlets indicating that they outlet to the creek.

For the proposed project, both of the mitigation measures apply and will be imposed on the project as uniformly applied development policies and standards and through the application of conditions of approval as a part of the City's development review process and through the application of the City's Improvement Standards and Standard Specifications and the Uniform Building Code.

Conclusion:

The City of Rocklin is located in an area known to be subject to seismic hazards, but it is not near any designated Alquist-Priolo active earthquake faults. The Foothill Fault System has been identified in previous environmental studies as potentially posing a seismic hazard to the area. The Foothill Fault system is located near Folsom Lake, and

not within the boundaries of the City of Rocklin. Existing building code requirements are considered adequate to reduce potential seismic hazards related to the construction and operation of the proposed project to a less than significant level.

Standard erosion control measures are required of all projects, including revegetation and slope standards. The project proponent will be required to prepare an erosion and sediment control plan through the application of the City's Improvement Standards and Standard Specifications as a part of the City's development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff. The application of standard erosion control measures to the proposed project will reduce potential erosion related impacts to a less than significant level.

A geotechnical report, prepared by a qualified engineer, will be required with the submittal of the project improvement plans. The report will provide site-specific recommendations for the construction of all features of the roadways, building foundations, and structures to ensure that their design is compatible with the soils and geology of the project site. Impacts associated with unstable soil or geologic conditions are reduced to a less than significant level through the preparation of this report and implementation of its recommendations.

Sewer service is available to the project site and the proposed project will be served by public sewer. Septic tanks or alternative wastewater disposal systems will not be necessary; therefore impacts associated with the disposal of wastewater are not anticipated.

Compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code will reduce any potential geology and soils impact to a less than significant level.

Significance:

Less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

DISCUSSION OF DETERMINATION:

Project Impacts:

Construction activities are anticipated to involve the transportation, use, and disposal of small amounts of hazardous materials.

Maintenance of the future office center is anticipated to use typical commercial solvents and cleaners, pesticides, fertilizers, petroleum products and yard equipment. The

proposed project is an office development. Office development projects would not typically emit any hazardous materials or be involved in the transportation of hazardous materials other than as described above.

Prior Environmental Analysis:

The EIR for the North Rocklin Circulation Element addressed the impacts related to hazardous material in connection with construction activities, where there is the potential of exposing contaminated soils and/or groundwater. The EIR identified and the City of Rocklin has adopted as a part of the General Plan mitigation measures to address this potential impact and reduce it to a less than significant level. The mitigation measures require site-specific investigation and preparation of remediation plans prior to acquisition/development of sites.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR did not have a Hazards or Hazardous Materials discussion.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures incorporated as Goals and Policies of the Rocklin General Plan, will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

Construction and maintenance activities would use hazardous materials, including fuels (gasoline and diesel), oils and lubricants; paints and paint thinners; glues; cleaners (which could include solvents and corrosives in addition to soaps and detergents; and fertilizers, pesticides and herbicides. While these products may contain known hazardous materials, the volume of material would not create a significant hazard to the public through routine

transport, use, or disposal and would not result in a reasonably foreseeable upset and accident condition involving the release of hazardous materials. Compliance with various Federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection will be required to ensure that there is not a significant hazardous materials impact associated with the construction and maintenance of the proposed project.

The proposed project is not located within ¼ mile of an existing or proposed school site; therefore, a less than significant hazardous materials emission or handling impact associated with proximity to schools is anticipated.

The project site is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. A Phase One Environmental Site Assessment report was prepared by the firm of Krazan and Associates for the project site which is hereby incorporated by reference. The report, dated November 19, 2004, concluded that there is no evidence of recognized environmental conditions in connection with the property. As a result of not being on the Government Code Section 65962.5 list and as evidenced in the Phase One report, a less than significant hazard to the public or environment is anticipated.

The proposed project site is not located within an airport land use plan or within the vicinity of a private airstrip, therefore the project would result in a less than significant safety hazard for people residing or working in the project area.

The City's existing street system, particularly the arterial and collector streets, function as emergency evacuation routes. The project's design and layout will not impair or physically interfere with the street system emergency evacuation route or an emergency evacuation plan, therefore a less than significant emergency route/plan impact is anticipated.

The proposed project has been reviewed by the Rocklin Fire Department and has been designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires to a less than significant level.

Significance:

Less than significant.

VIII. HYDROLOGY AND WATER QUALITY		Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project:					
a)	Violate any water quality standards or waste discharge requirements?			X	
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f)	Otherwise substantially degrade water quality?			X	
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				X
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j)	Inundation by seiche, tsunami, or mudflow?				X

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project will involve grading activities which will remove vegetation and expose soil to wind and water erosion and potentially impact water quality. Waterways in the Rocklin area have the potential to flood and expose people or structures to flooding. Additional impervious surfaces would be created with the development of the proposed project.

Prior Environmental Analysis:

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element Area Plan, and the North Rocklin Circulation Element addressed increases in downstream stormwater runoff volume, increases in floodwater volumes, and degradation of water quality as potentially significant impacts from development under the General Plan.

The prior EIRs identified, and the City has adopted mitigation measures that will reduce these potential impacts to less-than-significant levels. These mitigation measures, found in the General Plan Open Space, Conservation, and Recreation Element (policies 6, 15, 19) and the Community Safety Element (policies 2 through 8, 14) and the City's Improvement Standards and Standard Specifications, protect new and existing development from flood and drainage hazards, prevent storm drainage run-off in excess of pre-development levels, and address the introduction of pollutants into natural waterways. These impacts are also addressed by the State Water Resources Control Board General Construction Activity Storm Water Permit Requirements.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on hydrology and water quality as proposed by the Sunset West General Development Plan. The EIR concluded that hydrology and water quality will be significantly impacted by development under the Sunset West General Development Plan, but the impact can be reduced to a less than significant level with mitigation measures.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures incorporated as Goals and Policies of the Rocklin General Plan and the City's Improvement Standards (as referenced above), will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with the City Code and other rules and regulations.

Per the Sunset West General Development Plan EIR, hydrology and water quality mitigation measures included: 1) Provision of detention sufficient to maintain peak runoff discharge from the plan area at pre-project conditions, and 2) Require the preparation of a Storm Water Pollutant Protection Plan.

For the proposed project, both of the mitigation measures apply and will be imposed through the application of uniformly applied development policies and standards and/or as conditions of approval through compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code.

Conclusion:

All sewage generated by the project will be directed into the South Placer Municipal Utility District system and piped to the regional treatment facility for processing in accord with state and federal regulations. Storm water runoff from the project site will be directed through a sand and oil trap manhole or other Best Management Practices (BMPs) feature and then into the City's storm drain system to ensure that potential pollutants are filtered out before they enter the storm drain system. The design capacity of the storm drain system anticipated and included capacity to allow for the development of the project site. Therefore, violations of any water quality standards or waste discharge requirements are not anticipated.

To address the potential for polluted water runoff during project construction, the project proponent will be required to prepare an erosion and sediment control plan through the application of the City's Improvement Standards and Standard Specifications as part of the City's development review process. The erosion and sediment control plan are reviewed against the Placer County Stormwater Management Manual and the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual. The erosion and sediment control plan includes the implementation of Best Management Practices/Best Available Technology (BMPs/BATs) to control construction site runoff. This is consistent with the Sunset West General Development Plan EIR mitigation measure identified above.

The Placer County Water Agency (PCWA) would provide water service to the proposed project. Given that the site will be served by domestic water, a substantial depletion of groundwater supplies or a substantial interference with groundwater recharge is not anticipated.

The proposed project is not altering the course of a stream or a river. A bridge will be needed where the planned extension of West Oaks Boulevard crosses a tributary to Pleasant Grove Creek, but that bridge is designed to free-span the creek area and thus avoid altering the creek tributary. The proposed project will not substantially alter the existing drainage pattern of the site or area because of the application of the City's policy that requires new developments to detain on-site drainage such that the rate of runoff flow is maintained at pre-development levels and to coordinate with other project's master plans to ensure no adverse cumulative effects. This is consistent with the Sunset West General Development Plan EIR mitigation measure identified above. Substantial erosion, siltation or flooding, on- or off-site, and exceedance of the capacity of existing or planned drainage systems are not anticipated to occur.

A portion of the project site (the tributary to Pleasant Grove Creek) is located in a 100-year flood hazard area. As noted above, the planned extension of West Oaks Boulevard will cross a tributary of Pleasant Grove Creek, but because the bridge will free-span the creek area, impacts to the 100-year flood hazard area are not anticipated. The project site is not located within the potential inundation area of any dam or levee failure. Therefore development of the project will not expose people to or structures to a significant risk of loss, injury, or death as a result of flooding and a less than significant flood exposure impact is anticipated.

Compliance with the mitigation measures incorporated into Rocklin General Plan goals and policies, and the Rocklin Public Works Improvement Standards will reduce impacts to hydrology and water quality to a less than significant level.

Significance:

Less than significant.

IX. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

DISCUSSION OF DETERMINATION:

Project Impacts:

Approval of the proposed project would result in the development and operation of an office center consisting of six buildings totaling approximately 173,289 square feet of gross floor area. The project site is designated Business Professional, Commercial, and Light Industrial on the City of Rocklin's General Plan land use map, and is zoned Planned Development Business Professional, Commercial, and Light Industrial (PD-BP/C/LI). The proposed project is consistent with the land use designation and zoning; therefore, a less than significant impact is anticipated.

Prior Environmental Analysis:

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element Area Plan, and the North Rocklin Circulation Element all addressed the environmental impacts of urban development under the General Plan in the category of land use and planning. The General Plan and the Southeast Rocklin Circulation Element Area Plan EIRs described these impacts as the development of now vacant properties to urban uses and the redevelopment of underdeveloped areas (such as very low density and agricultural uses), which will change neighborhood character, reduce open space, and create the potential for conflicts between existing agricultural uses and urbanization. The North Rocklin Circulation Element EIR described land use impacts in terms of roadway construction leading to the acquisition of private property and the relocation of structures, as well as the potential growth inducing impacts of future roadways leading to urbanization beyond that planned in the General Plan.

The prior EIRs identified and the City has adopted mitigation measures to reduce these impacts to less than significant levels. The mitigation measures are included in the General Plan as goals and policies of the land use element, the open space, conservation

and recreation element, and the circulation element, and include policies for the development of compatible land uses and the use of flexible and innovative land use design, adoption of design standards to protect natural terrain, application of open space easements to protect viewsheds, utilization of fencing to minimize trespassing, and siting and designing final street improvements to avoid impacting occupied structures.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on land use as proposed by the Sunset West General Development Plan. The EIR concluded that land use will be significantly impacted by development under the Sunset West General Development Plan, but the impact can be reduced to a less than significant level with mitigation measures.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for impacts to land use and planning incorporated as Goals and Policies of the Rocklin General Plan (Land Use Element policies 19, 20, 21, 22, and 23 and Circulation Element policies 1, 7 and 8), will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, land use mitigation measures included: 1) Adoption of the land use plan and policies of the Sunset West Development Plan as proposed.

For the proposed project, the mitigation measure was complied with when the Sunset West General Development Plan was approved and adopted.

Conclusion:

The proposed project site is currently vacant, and the entire project is located within the City of Rocklin. The development of an office center at this location will not physically divide an established community.

The project site is zoned Planned Development Business Professional, Commercial, and Light Industrial (PD-BP/C/LI). The General Plan designates the site as Business Professional, Commercial, and Light Industrial (BP/COMM/LI). The project site's zoning designation is consistent and compatible with the project site's General Plan land use designation.

According to the City of Rocklin General Plan, Business Professional means land designated for an employment center which includes business and professional uses, retail commercial uses, including service oriented establishments, and restricted non-intensive manufacturing and storage facilities which have no detrimental effects upon immediately surrounding property or the environment of the planning area.

The proposed office center project is consistent with the Business Professional, Retail Commercial and Light Industrial land use designation and purpose. For the reasons discussed above, the proposed project will not conflict with land use designations and is not anticipated to have an impact on land use and planning.

The proposed project is not located within the area of a habitat conservation plan or natural community conservation plan; therefore no impact has been identified.

Significance:

Less than significant.

X. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) 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?				X
b) 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?				X

DISCUSSION OF DETERMINATION:

Project Impacts:

No impact is anticipated.

Conclusion:

The Rocklin General Plan and associated EIR analyzed the potential for “productive resources” such as, but not limited to, granite and gravel. The City of Rocklin planning area has no “mineral areas” as classified by the State Geologist. The site has no known or suspected mineral resources that would be of value to the region and to residents of the state. The project site is not delineated in the Rocklin General Plan or any other plans as a mineral resource recovery site. Based on this discussion, the project is not anticipated to have a mineral resources impact.

Significance:

No impact.

XI	NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a)	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b)	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c)	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f)	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

DISCUSSION OF DETERMINATION:

Project Impacts:

Development of the proposed project will result in an increase in short-term noise impacts from construction activities. Office center projects are not anticipated to have long-term operational noise impacts.

Prior Environmental Analysis:

The EIRs for the Rocklin General Plan, the Southeast Rocklin Circulation Element Area plan, and the North Rocklin Circulation Element all address the noise impacts of urban development under the General Plan, specifically short term noise impacts, construction activity, and long term impacts of noise generated by roadway traffic and adjacent uses.

The prior EIRs identified and the City has adopted mitigation measures to reduce these impacts to a less than significant level. These mitigation measures are incorporated into the General Plan noise element. They include adoption of a noise compatibility guideline, along with a requirement of a noise analysis for all new development to insure compliance with the guidelines through project design and/or use of sound mitigation structures. Mitigation of short term noise impacts include requiring properly functioning mufflers on construction machinery and locating noise generating machinery away from sensitive receptors.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR and the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on noise as proposed by the Sunset West General Development Plan. The EIR concluded that noise will be significantly impacted by development under the Sunset West General Development Plan, but the impact can be reduced to a less than significant level with mitigation measures.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the noise mitigation measures for noise impacts incorporated as Goals and Policies of the Rocklin General Plan (Noise Element policy 1 and 2), will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, noise mitigation measures included: 1) Perform any necessary blasting in accordance with City permit requirements; 2) Comply with the appropriate noise standard, and 3) Submit a noise analysis for commercial and BP development.

For the proposed project, mitigation measures 1 and 2 apply and will be imposed through the application of uniformly applied development policies and standards and/or as conditions of approval through compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code. Mitigation measure 3 requires a noise analysis to be submitted for commercial development; the non-applicability of this mitigation measure is discussed below.

Conclusion:

The City of Rocklin General Plan goal for noise is: "To protect residents from health hazards and annoyance associated with excessive noise levels". To implement that goal, the City has adopted Noise Compatibility Guidelines prepared by the State Office of Noise Control. The objective of the Noise Compatibility Guidelines is to assure that consideration is given to the sensitivity to noise of a proposed land use in relation to the noise environment in which it is proposed to be located. For retail/office center uses, noise levels up to 70 dB for exterior noise levels in the outdoor activity areas are "Normally Acceptable," and noise levels from 70-75 dB are "Conditionally Acceptable." As noted in the City's General Plan, noise in excess of 65 dB along arterials and local streets is generally limited to street right-of-way due to relative low speeds and traffic volumes, and does not currently constitute a nuisance. According to the Sunset West Development Plan Draft EIR, the future noise levels in the project vicinity are projected to be as follows:

<u>Roadway Segment</u>	<u>Distance to 70 dB Ldn Contour from centerline (feet)</u>
Lonetree Blvd. (north of Blue Oaks)	20
State Route 65 (between Sunset Blvd. and Blue Oaks)	158

Based upon the proposed project's site plan, the outdoor activity areas (courtyards with water features and seating areas) are beyond the 70 dB Ldn contours as described above (the activity areas are far enough away from the noise source of State Route 65 so that they are exposed to noise levels less than 70 dB). Based upon the fact that exterior noise levels in outdoor activity areas are not anticipated to exceed City standards, exposure of persons in excess of standards is not anticipated.

The Sunset West General Development Plan EIR mitigation measure 3 referenced above is worded as follows: "As part of the normal City project approval process, an acoustical analysis will be submitted with each proposal for commercial or BP development which demonstrates that acceptable noise levels will be maintained in adjoining areas designated for residential use. Enclosure of all HVAC equipment, orientation of loading docks away from residential areas, and construction of sound barriers are typical design criteria which must be addressed by the plan. As appropriate, restriction of certain operations, such as unloading of trucks, may be established in a specific plan use permit."

The proposed office center project does not adjoin any areas designated for residential use. There is a site designated for High Density Residential development that is located to the east of the project site, but there is an area of land several hundred feet wide that is designated as Recreation/Conservation and is located in between the two sites. Because the site is designated for multi-family uses (and an apartment complex has been approved for the site), that project will be required to comply with Title 24 of the California Administrative Code which requires hotels, apartments and dwelling units other than single family detached homes to achieve an interior noise level of no more than 45 dBA. The proposed office center project does not include loading docks that could be considered a noise source, but does include HVAC equipment. However, the HVAC equipment will be roof-mounted and screened by a mechanical screen and/or parapet walls, thereby providing for noise attenuation. For the reasons discussed above, noise generation is not anticipated to be an issue with the proposed project and the mitigation measure referenced above requiring an acoustical study does not apply.

Office center projects are typically not high noise generators and increases in ambient noise levels in the project vicinity are not anticipated to be significant; therefore a less than significant noise generation impact is expected.

Potential noise impacts can be categorized into short-term construction noise impacts and long-term or permanent noise impacts. The City has adopted standard conditions of project approvals which deal with the short-term impacts. These include limiting traffic speeds to 25 mph and keeping equipment in clean and tuned condition. The proposed project would be subject to the standard conditions. The proposed project would also be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends to the satisfaction of the City Engineer or Building Official.

The City of Rocklin, including the project site, is not located within an airport land use plan or within two miles of an airport, and is therefore not subject to obtrusive aircraft noise related to airport operations. An airport related noise impact is not anticipated.

Significance:

Less than significant.

XII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure.			X	
b) Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project will result in the construction and operation of an office center consisting of six office buildings totaling approximately 173,289 square feet of gross floor area, which will eventually provide employment opportunities for the new tenants.

Prior Environmental Analysis:

The EIR for the General Plan addressed the impacts of urban development under the General Plan in the category of population and housing. It concluded that urban development will result in an increase in population, and the environmental impacts of the population increase are addressed in the other impact categories (air quality, traffic, etc.). Increased urban development impacts on the housing stock in general will be positive through implementation of the General Plan land use element, which calls for continued code enforcement, rehabilitation of existing housing stock and the prevention of blight.

The City of Rocklin General Plan designates the location and density of urban development within the City limits. A project that is consistent with the General Plan will not have any unanticipated impacts on population and housing. The proposed office

center project is consistent with the City of Rocklin's General Plan land use designation of Business Professional, Commercial, and Light Industrial.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on population and housing as proposed by the Sunset West General Development Plan. The EIR concluded that population and housing will not be significantly impacted by development under the Sunset West General Development Plan. Therefore, mitigation measures were not required.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for impacts on population and housing incorporated as Goals and Policies of the Rocklin General Plan, will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Conclusion:

The project site is designated for business professional, retail, and light industrial development under the City of Rocklin's General Plan and the proposed project is consistent with the General Plan land use designation; therefore, the proposed project will not induce substantial population growth. No existing housing will be removed as a result of the construction of the proposed project; therefore, the proposed project will not displace existing residents or existing housing.

Significance:

Less than significant.

XIII. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1. Fire protection?			X	
2. Police protection?			X	
3. Schools?			X	
4. Other public facilities?			X	

DISCUSSION OF DETERMINATION:

Project Impact:

The proposed project will create a need for the provision of new and/or expanded public services or facilities.

Prior Environmental Analysis:

The General Plan EIR studied the impacts of urban development on the demand for fire and police protection and school facilities. The General Plan community safety element contains goals and policies to insure that police and fire will adequately serve all new development under the General Plan. Payment of fees which go toward new police and fire services are required as part of the development approval process.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on public services as proposed by the Sunset West General Development Plan. The EIR concluded that public services would be significantly impacted by development under the Sunset West General Development Plan, but the impact could be reduced to a less than significant level with mitigation measures.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for impacts on public services incorporated as Goals and Policies in the Rocklin General Plan (Public Services and Facilities Element policies 1, 2, 5, 7, 8, 12, and 17 and Community Safety Element policy 16), will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, public service mitigation measures included: 1) Provide a one acre site for a fire station within the Sunset West General Development Plan; 2) Make designated school sites available for purchase by the school district at the time they are needed.

For the proposed project, the mitigation measures have been complied with when the Sunset West General Development Plan was approved and adopted.

Conclusion:

Development of the proposed project would increase the need for fire protection services. The City collects construction taxes for use in acquiring capital facilities such as fire suppression equipment. Operation and maintenance funding for fire suppression is provided from financing districts and from the general fund. The proposed project would pay construction taxes, participate in any applicable financing district and contribute to the general fund through property taxes. Participation in these funding mechanisms would ensure fire protection service to the site; therefore fire protection impacts are anticipated to be less than significant.

Development of the proposed project would require police patrol and police services to the site. Funding for police services is primarily from the general fund, and is provided for as part of the City's budget process. The proposed project would pay construction taxes and contribute to the general fund through property taxes. Participation in these funding mechanisms would ensure police protection services to the site if necessary; therefore police protection impacts are anticipated to be less than significant.

The need for other public facilities is not anticipated to be created by this project.

The proposed project may increase the need for public services, but compliance with General Plan goals and policies and payment of necessary fees will reduce the impact to a less than significant level.

Significance:

Less than significant.

XIV. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project will increase the use of, and demand for, recreational facilities, but not in a way that would create a significant impact.

Prior Environmental Analysis:

The EIR for the Rocklin General Plan studied the impact of urban development under the General Plan on the City's park and recreation system. The General Plan has established a parkland standard of five acres per 1,000 population, and has adopted goals and policies to insure that this standard is met. These goals and policies call for the provision of new park and recreational facilities, as needed by new development through parkland dedication and the payment of park and recreation fees. These programs and practices are recognized and continued in the General Plan Open Space, Conservation and Recreation Element and mitigate these impacts to a less than significant level.

The City of Rocklin provides for parkland dedication and/or collection of park fees to mitigate for the increased recreational impacts of new residential developments at the time that a parcel or subdivision map is recorded. Office center projects such as this one are not anticipated to significantly increase the use of, and demand for, recreational facilities. Retail/office projects are intended to offer places of employment and do not necessarily afford recreational opportunities for employees. However, it is recognized

that some non-residential projects incorporate a recreational component into their project design (the proposed project has two outdoor plaza/fountain areas), and employees of non-residential projects do utilize City recreational facilities during breaks, lunches and after work-hours. This use by employees is not anticipated to significantly increase the use of existing facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated, nor is the use by employees anticipated to require the construction or expansion of recreational facilities.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on recreation (parks) as proposed by the Sunset West General Development Plan. The EIR concluded that recreation (parks) would be significantly impacted by development under the Sunset West General Development Plan, but the impact could be reduced to a less than significant level with mitigation measures.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for impacts on park and recreational facilities incorporated as Goals and Policies in the Rocklin General Plan, as well as in the subdivision and zoning chapters of the Rocklin Municipal Code, will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, recreation (parks) mitigation measures included: 1) Provide park sites and open space areas per the Sunset West General Development Plan; 2) Provide a management plan to coordinate the management of the community park and detention basin area with the appropriate agencies.

For the proposed project, both of the mitigation measures have been complied with when the Sunset West General Development Plan was approved and adopted.

Conclusion:

The proposed project, an office center consisting of six buildings totaling approximately 173,289 square feet of gross floor area, is not anticipated to increase the use of existing recreational facilities such that substantial deterioration of the facility would occur or be accelerated.

From a cumulative perspective, because the project may contribute to the need for additional recreational facilities in the long term, there is a possibility that new facilities may be required somewhere in the City of Rocklin, but at a site yet to be determined. Therefore, it is impossible to speculate whether the development of that potential new recreational facility would have an adverse effect on the environment. However, at such time, if ever, that a new recreational facility site may be required, a separate environmental analysis would be prepared to evaluate and mitigate, if necessary, any potential impacts. At this time, the proposed project is not requiring the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Significance:

Less than significant.

XV. TRANSPORTATION/TRAFFIC Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersection)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project is anticipated to cause increases in traffic, but not to a degree that would significantly affect level of service standards. Parking capacity is not anticipated to be an issue with this office center project.

Prior Environmental Analysis:

The EIR for the General Plan analyzed the traffic and circulation impacts of urban development under the General Plan. It concluded that future development would increase the use of the City's circulation system and necessitate the construction of additional roadways, require that additional traffic lanes be added to some existing roadways, and require the construction of additional traffic control facilities. Mitigation measures to address these impacts were identified in the General Plan EIR and adopted by the City as goals and policies in the circulation element of the General Plan. These policies include the maintenance of a traffic level of service (LOS) of C for all streets and

intersections, except that a LOS of D will be accepted for intersections within one-half mile from direct access to an interstate freeway, and for peak hour traffic where some, but not all, movements may be allowed to exceed LOS C. Other goals and policies were adopted to encourage the use of alternative transportation systems and otherwise reduce use of the automobile, including the provision of bike lanes and the promotion of pedestrian travel by sidewalks, walking paths, and hiking trails that connect residential areas with commercial, shopping and employment centers.

The EIRs for the Southeast Rocklin Circulation Element Area Plan and the North Rocklin Circulation Element analyzed transportation and traffic related impacts of development in greater detail, as each focused more narrowly on the sub-area of the City. These EIRs projected traffic increases and patterns resulting from new development in each of the sub-areas and identified specific improvements needed to insure development continues to meet the General Plan level of services requirement and conform with the policies aimed at reducing automobile traffic.

These EIRs also concluded that, despite the mitigation measures adopted and implemented by the City, the cumulative impact of development within the South Placer region is expected to be significant with regard to traffic congestion on Interstate 80 and State Route 65. The mitigation measures implemented by the City of Rocklin are expected to reduce impacts to the non-state highway portion of its circulation system, but Rocklin does not have jurisdiction to fund or construct capacity improvements to the state highways running through its sphere of influence. Additional cumulative development within South Placer and beyond will continue to generate traffic which will further decrease state highway level of service. This decrease in service will occur regardless of development in Rocklin, though Rocklin development will contribute. Since mitigation of this impact is outside of the City's control, the cumulative impacts to the state highway system within Rocklin's sphere of influence cannot be mitigated to a less than significant level. A statement of overriding consideration was adopted by the Rocklin City Council in recognition of this cumulative impact. This project introduces urban development into the City, in a manner consistent with that contemplated in the General Plan, and contributes to this significant impact.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on traffic as proposed by the Sunset West General Development Plan. The EIR concluded that traffic would be significantly impacted by development under the Sunset West General Development Plan, but the impact could be reduced to a less than significant level with mitigation measures.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for impacts to transportation/traffic incorporated as Goals and Policies in the Rocklin General Plan, as well as in the subdivision and zoning chapters of the Rocklin Municipal Code, will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, traffic mitigation measures included: 1) The project shall be responsible for its proportional share of required improvements, either through payment of traffic impact fees or through the project developer fronting costs with reimbursement or fee credits.

For the proposed project, the mitigation measure was complied with when the Sunset West General Development Plan was approved and adopted, and it will also be imposed through the application of uniformly applied development policies and standards and/or as conditions of approval through compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code.

Conclusion:

The development of the proposed project is consistent with the General Plan, the North Rocklin Circulation Element Area Plan, and the Sunset West General Development Plan, therefore capacity or level of service impacts from the proposed project beyond those projected in the General Plan, the North Rocklin Circulation Element, and the Sunset West General Plan are not anticipated.

The development of the proposed project is not anticipated to result in traffic conditions in excess of City standards, and thus no project-specific mitigation is required for intersection or roadway segment impacts. However, the proposed project will be conditioned to contribute its fair share to the cost of circulation improvements via the existing citywide traffic impact mitigation (TIM) fee program that will be applied as a uniformly applied development policy and standard and/or as a condition of approval in the course of processing the application to insure consistency with the General Plan and

compliance with City rules and regulations. Payment of traffic mitigation fees and implementation of the above mitigation measures will reduce traffic impacts from the proposed project to a less than significant level.

The proposed project is not anticipated to have any impacts on air traffic because it is not located near an airport or within a flight path.

The proposed project is evaluated by the City's Engineering Services Manager in order to assess such items as hazards due to a design feature or incompatible uses. In addition, the proposed project is evaluated by representatives of the City of Rocklin's Fire and Police Departments to ensure that adequate emergency access is provided. Through these reviews and any required changes, a less than significant hazard or emergency access impact is anticipated.

The City of Rocklin's Zoning Ordinance contains off-street parking requirements for different types of development projects. In the case of an office center projects, five paved parking spaces shall be provided for zero to one thousand square feet of gross floor area, with one additional space being required for each two hundred square feet of gross floor area. For the 173,289 square foot retail center, this equates to the need to provide 867 parking spaces. The project is proposing to provide a total of 868 spaces, which meets the City's parking standard. An adequate parking supply is anticipated.

The City of Rocklin seeks to promote the use of public transit through development conditions requiring park-and-ride lots and bus turnouts. Bike lanes are typically required along arterial and collector streets. According to the City of Rocklin Bikeway System exhibit contained in the City's General Plan, a proposed Class 2 bikeway is planned for State Route 65 and Sunset Boulevard in the project area. The proposed project does not conflict with either of these policies discussed above or with other policies or programs promoting alternative transportation.

Compliance with City of Rocklin policies contained in the General Plan, the North Rocklin Circulation Element, and the Southeast Rocklin Circulation Element Area Plan, including the payment of traffic mitigation fees, will reduce impacts to a less than significant level.

Significance:

Less than significant.

XVI. UTILITIES AND SERVICE SYSTEMS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

DISCUSSION OF DETERMINATION:

Project Impacts:

The proposed project will require additional water supply and conveyance and treatment facilities, solid waste conveyance and landfill facilities, electrical and gas supply and conveyance infrastructure, and other utilities and services typical of office center development.

Prior Environmental Review:

The General Plan EIR studied the impacts of urban development under the General Plan on the demand for water, sewer, solid waste, and other utility facilities and services. The General Plan Public Services and Facilities element includes goals and policies to insure that development under the General Plan will be adequately served by these utilities.

Per CEQA Guidelines Section 15152 and Public Resources Code Section 21083.3, because this project is consistent with the General Plan and zoning, this environmental document is tiered from the General Plan EIR, the North Rocklin Circulation Element EIR, the Southeast Rocklin Circulation Element EIR and the Sunset West General Development Plan EIR. The analysis of this project, therefore, need not examine those effects which were addressed in earlier EIRs and mitigated or avoided by adoption of the General Plan Goals and Policies, or which were examined at a sufficient level of detail in the earlier EIRs to allow the effects to be avoided or mitigated as part of the project approval process; therefore, the analysis in this environmental document is limited to the impacts which were not examined in the prior EIRs.

The Sunset West General Development Plan EIR analyzed the impacts of urban development on utilities and service systems traffic as proposed by the Sunset West General Development Plan. The EIR concluded that utilities and service systems would not be significantly impacted by development under the Sunset West General Development Plan, but mitigation measures were also identified.

Mitigation Measures from Prior Environmental Analysis:

As explained in the discussion of tiering of environmental documents on page 10 of Exhibit 1, all applicable mitigation measures from prior relevant EIRs, including the mitigation measures for impacts of urban development under the General Plan on utility services incorporated as Goals and Policies in the General Plan (Public Services and Facilities Element, policies 1, 2, 5, 7, 8, 12, and 17), will be applied to the Project as uniformly applied development policies and standards and/or as conditions of approval in the course of processing the application to insure consistency with the General Plan and compliance with City rules and regulations.

Per the Sunset West General Development Plan EIR, utility and service systems mitigation measures included: 1) The project will provide the mechanism by which project proponents will enter into the necessary contracts with PCWA; 2) Provide the necessary infrastructure and agreements to assure adequate wastewater conveyance and treatment, and 3) Provide the necessary infrastructure, easements and agreements required by PG & E and by PUC rules and tariffs.

For the proposed project, the mitigation measure was complied with when the Sunset West General Development Plan was approved and adopted, and it will also be imposed through the application of uniformly applied development policies and standards and/or as conditions of approval through compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code.

Conclusion:

As a part of the City's project referral process, the South Placer Municipal Utility District (SPMUD) has reviewed the proposed project and representatives have stated that the project is located within their service area and is eligible for sewer service. SPMUD has a Master Plan, which is periodically updated, to provide sewer to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. SPMUD collects hook-up fees to finance the maintenance and expansion of its facilities. The proposed project is responsible for complying with all requirements and practices of SPMUD, including compliance with wastewater treatment standards established by the Central Valley Water Quality Control Board. A less than significant wastewater treatment impact is anticipated.

The proposed project will be conditioned to require connection into the City's storm drain system, with a sand and oil trap manhole or other Best Management Practices (BMPs) feature located at a point where the project site runoff will enter the City's system. No new drainage facilities or expansion of existing facilities will be required as a result of this project.

As a part of the City's project referral process, the Placer County Water Agency (PCWA) has reviewed the proposed project and representatives have stated that the project is located within their service area and is eligible for water service. The PCWA has a Master Plan, which is periodically updated, to provide water to projects located within their service boundary. The plan includes future expansion as necessary, and includes the option of constructing additional treatment plants. The PCWA collects hook-up fees to finance the maintenance and expansion of its facilities. A less than significant water supply impact is anticipated.

The Western Regional landfill, which serves the Rocklin area, currently has a capacity of 19 million tons and a projected life span of over 50 years. Development of the project site was included in the lifespan calculation of the landfill, and a less than significant landfill capacity impact is anticipated.

Federal and State regulations regarding solid waste consist of the Federal Environmental Protection Agency regulations and the California Integrated Waste Management Act regulating waste reduction. These regulations primarily affect local agencies and other agencies such as the Landfill Authority. The proposed project will comply with all Federal, State, and local regulations regarding trash and waste and other nuisance-related issues as may be applicable.

The proposed project is not anticipated to interfere with existing operations or exceed the service capacity of utilities or service systems because the project is consistent with the General Plan. Projects consistent with the General Plan have been anticipated as part of

the growth of the City of Rocklin, and as such, utilities and service system requirements have been anticipated and planned for.

Significance:

Less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b) Does the project have impacts that are limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Conclusion:

The preceding analysis demonstrates that the effects discussed in the Mandatory Findings of Significance checklist section above will not occur as a consequence of the proposed project. The project site is surrounded by developed and developing land. Specifically, the proposed project does not have the potential to: substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the project design, the recommended mitigation measures and the application of City Goals and Policies that will reduce potential impacts to a less than significant level. Therefore, the proposed project would have less than significant impacts.

The approval of the proposed project would not result in any new impacts that are limited, but cumulatively considerable that are not already disclosed in the previously prepared environmental documents cited in this report. Therefore, the project would have less than significant impacts.

The approval of the proposed project would not have environmental effects that would cause substantial adverse effect on human beings. Therefore, the project would have less than significant impacts.

The preceding analysis clearly demonstrates that these effects will not occur as a consequence of the project. The future buildout of the proposed project would be consistent with the Rocklin General Plan and the Rocklin General Plan EIR.

References:

City of Rocklin General Plan, April 1991
City of Rocklin General Plan, Final Environmental Impact Report, April 1991
City of Rocklin General Plan, Draft Environmental Impact Report, September 1990
City of Rocklin, North Rocklin Circulation Element to the General Plan
City of Rocklin, Final Environmental Impact Report North Rocklin Circulation Element, 1994
Leonard M. Davis, Rocklin, Past, Present, and Future 1990
City of Rocklin, Sunset West General Development Plan, 1995, 2002 (revised)
City of Rocklin, Draft Environmental Impact Report for the Sunset West General Development Plan, January 1995
City of Rocklin, Final Environmental Impact Report for the Sunset West General Development Plan, July 1995
Phase One Environmental Site Assessment, Krazan and Associates, Inc., November 19, 2004

Attachments:

Attachment A – Project Vicinity Map
Attachment B – Project Site Plan

EXHIBIT 3

MITIGATION MONITORING PROGRAM

The California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq., as amended by Chapter 1232) requires all lead agencies before approving a proposed project to adopt a reporting and monitoring program for adopted or required changes to mitigate or avoid significant environmental effects. The reporting or monitoring program shall be designed to ensure compliance during project implementation as required by AB 3180 (Cortese) effective on January 1, 1989 and Public Resources Code Section 21081.6. This law requires the lead agency responsible for the certification of an environmental impact report or adoption of a mitigated negative declaration to prepare and approve a program to both monitor all mitigation measures and prepare and approve a report on the progress of the implementation of those measures.

The responsibility for monitoring assignments is based upon the expertise or authority of the person(s) assigned to monitor the specific activity. The City of Rocklin Community Development Director or his designee shall monitor to assure compliance and timely monitoring and reporting of all aspects of the mitigation monitoring program.

The Mitigation Monitoring Plan identifies the mitigation measures associated with the project and identifies the monitoring activities required to ensure their implementation through the use of a table format. The columns identify Mitigation Measure, Implementation and Monitoring responsibilities. Implementation responsibility is when the project through the development stages are checked to ensure that the measures are included prior to the actual construction of the project such as: Final Map (FM), Improvement Plans (IP), and Building Permits (BP). Monitoring responsibility identifies the department responsible for monitoring the mitigation implementation such as: Community Development (CDD), Engineering/Public Works (DPW), Community Facilities (CFD), Police (PD), and Fire Departments (FD).

The following table presents the Mitigation Monitoring Plan with the Mitigation Measures, Implementation, and Monitoring responsibilities. After the table is a general Mitigation Monitoring Report Form, which will be used as the principal reporting form for this, monitoring program. Each mitigation measure will be listed on the form and provided to the responsible department.

Revisions in the project plans and/or proposal have been made and/or agreed to by the applicant prior to this Negative Declaration being released for public review which will avoid the effects or mitigate those effects to a point where clearly no significant effects will occur. There is no substantial evidence before the City of Rocklin that the project as revised may have a significant effect on the environment, pursuant to CEQA Guidelines, Section 15070. These mitigation measures are as follows:

MITIGATION MEASURE:

BIOLOGICAL RESOURCES

IV-1. Prior to grading, the applicant shall have a qualified biologist conduct a pre-construction breeding-season raptor survey (approximately February 15 through August 1) of the project site during the same calendar year that construction is planned to begin. If phased construction procedures are planned for the project, the results of the survey shall be valid only for the season it was conducted.

A report of the survey shall be submitted to the City of Rocklin, which includes, at a minimum, the following information: 1) A description of the methodology, including dates of field visits, the names of the survey personnel with resumes, and a list of references; and, 2) A map showing the location of any raptor nests observed.

If the survey does not identify any nesting raptors, no further mitigation would be necessary. However, if the survey does identify any nesting raptors, then the following steps shall be taken:

The project applicant shall consult with the City of Rocklin and the California Department of Fish and Game to avoid all raptor nest sites located during the breeding season survey while the nest is occupied with adults and/or eggs or young. Avoidance shall include the establishment of a nondisturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the City of Rocklin and the California Department of Fish and Game. Highly visible temporary construction fencing shall delineate the buffer zone. The occupied nest shall be monitored by a qualified raptor biologist to determine when the nest is no longer being used and when the non-disturbance buffer can be removed.

If a raptor nest is located in a tree designated for removal, the removal shall not take place until after August 30, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.

IMPLEMENTATION:

Prior to any grading or construction activities, the applicant shall provide to the City a pre-construction raptor survey report as specified above.

If the survey does not identify any nesting raptors, then no further mitigation is necessary.

If the survey does identify nesting raptors, then the applicant shall demonstrate that consultation with the California Department of Fish and Game has occurred with respect to the appropriate size nondisturbance buffer that needs to be provided. The buffer shall be erected prior to any grading or construction activities and the occupied nest shall be

monitored by a qualified biologist to determine when the nest is no longer being used and when the non-disturbance buffer can be removed.

If a raptor nest is located in a tree designated for removal, the removal shall not take place until after August 30, or until the adults and young are no longer dependent on the nest site as determined by a qualified biologist.

RESPONSIBILITY:

Applicant
Engineering Division
Building Division
Public Works

MITIGATION MEASURE:

BIOLOGICAL RESOURCES

IV-2. Prior to any grading or construction activities, the applicant shall implement and comply with the provisions of Section 404 of the Clean Water Act, as administered by the U.S. Army Corps of Engineers, by obtaining a wetland permit. The applicant shall also implement with the provisions of Fish and Game Code Section 1600-1607, as administered by the California Department of Fish and Game, by obtaining a Streambed Alteration Agreement, if applicable. All conditions and requirements of the applicable permits shall be incorporated into and implemented with the project improvement plans to the satisfaction of the City Engineer.

IMPLEMENTATION:

Prior to any grading or construction activities, the applicant shall provide to the City a copy of an approved U.S. Army Corps Section 404 permit and an approved Department of Fish and Game Streambed Alteration Agreement, if applicable. The City shall verify that the conditions and requirements of said permits are incorporated into the project improvement plans and will be implemented as a part of project improvements/construction.

RESPONSIBILITY:

Applicant
Engineering Division
Building Division
Corps of Engineers

MITIGATION MEASURE:

BIOLOGICAL RESOURCES

IV-3. Prior to any grading or construction activities, the applicant shall fence the southern and eastern boundaries of the project site that are adjacent to wetlands/open space areas with orange construction fencing such that the fencing separates the project site from the Open Space area. The tributary to Pleasant Grove Creek shall also be fenced off in a similar manner at the location of the proposed bridge crossing. The fencing shall be installed to the satisfaction of the City Engineer and shall remain in place during all construction activities.

IMPLEMENTATION:

Prior to any grading or construction activities, the applicant shall demonstrate to the satisfaction of the City Engineer that orange construction fencing has been erected along the southern and eastern boundaries of the project site and the tributary to Pleasant Grove Creek that are adjacent to wetlands/open space such that the fencing separates the project site from the Open Space area. During construction activities, the City shall inspect the project site to ensure that the fencing remains in place until all construction activities are complete.

RESPONSIBILITY:

Applicant
Engineering Division
Building Division

MITIGATION MONITORING REPORT FORMS

Project Title:

Mitigation Measures:

Completion Date: (Insert date or time period that mitigation measures were completed)

Responsible Person:

(Insert name and title)

Monitoring/Reporting:

Community Development Director

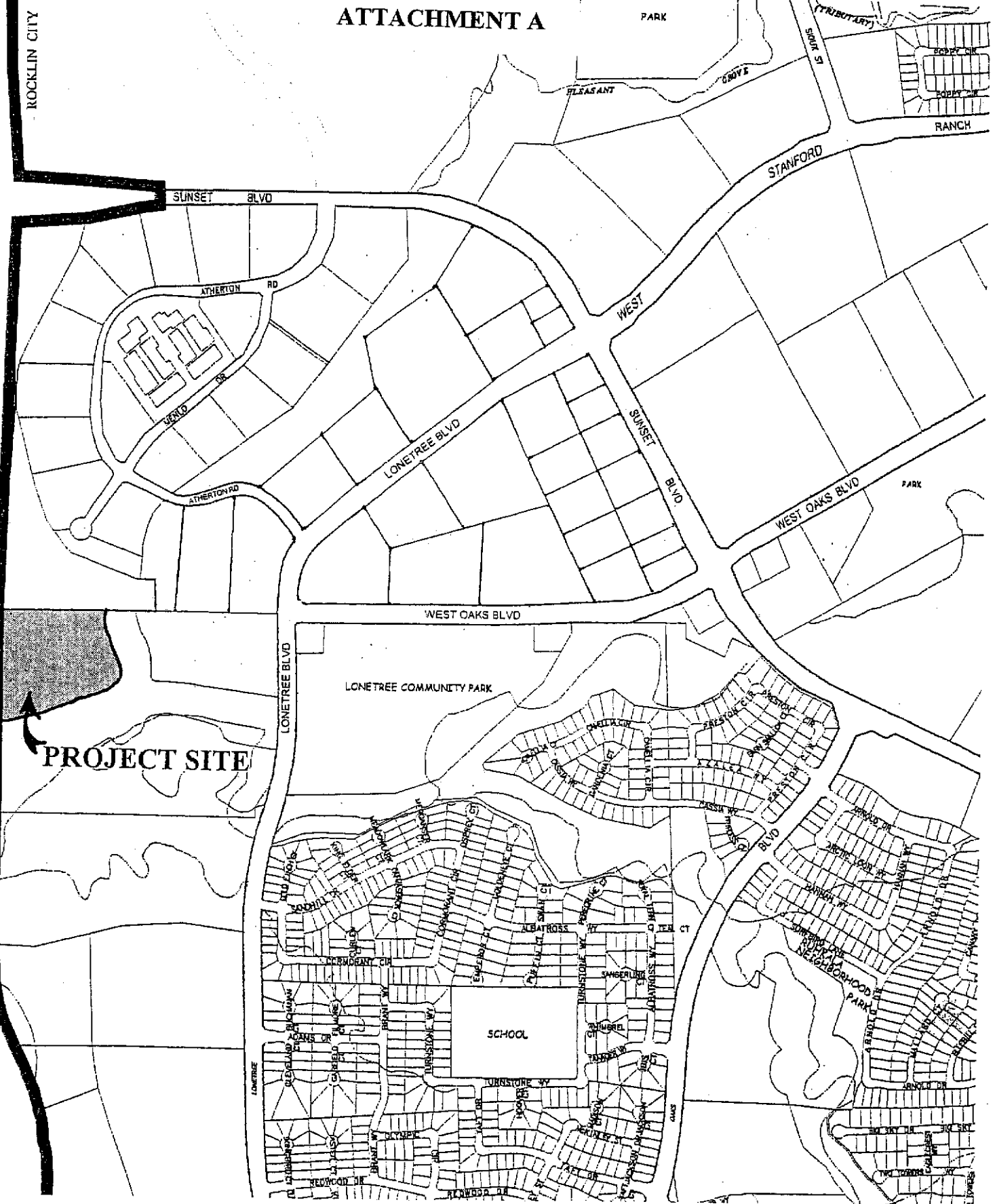
Effectiveness Comments:

ATTACHMENT A

HWY 65

ROCKLIN CITY

PARK



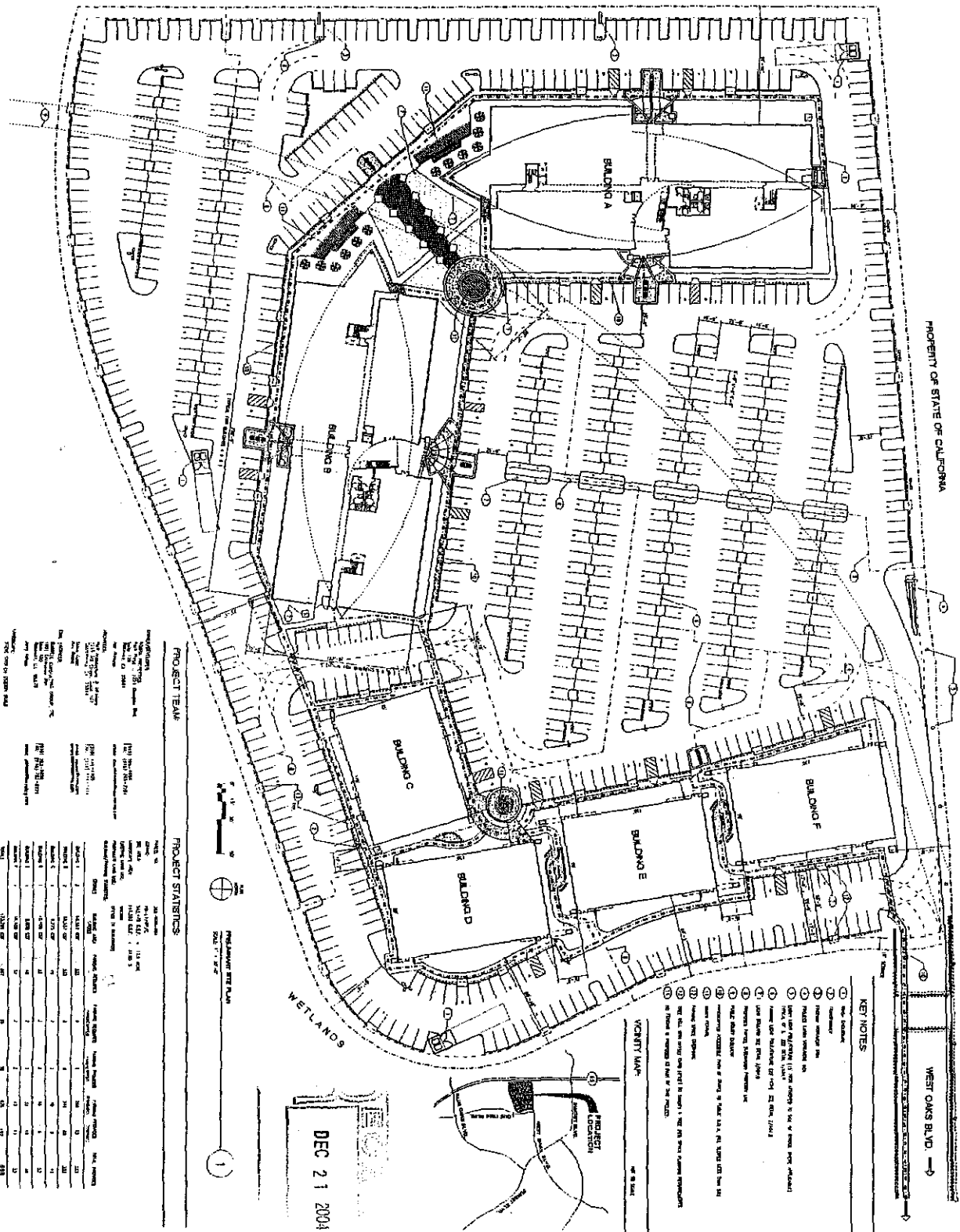
VICINITY MAP

ATHERTON CENTER
(SUNSET WEST LOT 1)

DR-2004-24, DL-2004-08, PDG-2004-03

ATTACHMENT B

STATE HIGHWAY 65



PROPERTY OF STATE OF CALIFORNIA

WEST OAKS BLVD. →

PROJECT TEAM

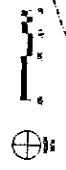
ARCHITECT: **BRM**
 10000 KOBRA BLVD.
 ROCKLIN, CA 95765
 TEL: (916) 221-1111
 FAX: (916) 221-1112
 WWW.BRM.COM

ENGINEER: **BRM**
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 ROCKLIN, CA 95765
 TEL: (916) 221-1111
 FAX: (916) 221-1112
 WWW.BRM.COM

LANDSCAPE ARCHITECT: **BRM**
 10000 KOBRA BLVD.
 ROCKLIN, CA 95765
 TEL: (916) 221-1111
 FAX: (916) 221-1112
 WWW.BRM.COM

PROJECT STATISTICS

NO.	DESCRIPTION	DATE	STATUS
1	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
2	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED
3	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
4	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED
5	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
6	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED
7	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
8	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED
9	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
10	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED



PRELIMINARY SITE PLAN
 DATE: 12/21/2004

DEC 21 2004

- KEY NOTES:**
1. See Schedule
 2. See Schedule
 3. See Schedule
 4. See Schedule
 5. See Schedule
 6. See Schedule
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 46. See Schedule
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 48. See Schedule
 49. See Schedule
 50. See Schedule

ATHERTON CENTER
 LOT 1
 ROCKLIN, CA



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PRELIMINARY
 SITE
 PLAN

NO.	DESCRIPTION	DATE	STATUS
1	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
2	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED
3	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
4	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED
5	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
6	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED
7	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
8	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED
9	PRELIMINARY SITE PLAN	12/21/2004	ISSUED
10	CONCEPTUAL SITE PLAN	12/21/2004	ISSUED