

APPENDIX B



Edmund G. Brown Jr.
Governor

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



Ken Alex
Director

Notice of Preparation

March 24, 2016



To: Reviewing Agencies
Re: Sierra Gateway Apartments
SCH# 2016032068

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

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

Please direct your comments to:

David Mohlenbrok
City of Rocklin
4081 Alvis Court
Rocklin, CA 95677

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

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

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016032068
Project Title Sierra Gateway Apartments
Lead Agency Rocklin, City of

Type NOP Notice of Preparation
Description The Sierra Gateway Apartments project consists of the development of a 195-unit apartment complex, associated infrastructure, private recreational facilities, parking and landscaping on 10.2 +/- acres. There is a "panhandle" portion of it will be graded to accommodate curb, gutter and sidewalk and drainage improvements and an extension of the northbound right turn pocket along Sierra College Blvd. This project will require Design Review and Oak Tree Preservation Plan entitlements.

Lead Agency Contact

Name David Mohlenbrok
Agency City of Rocklin
Phone 916-625-5162
email
Address 4081 Alvis Court
City Rocklin
Fax
State CA **Zip** 95677

Project Location

County Placer
City Rocklin
Region
Cross Streets Rocklin Road/Sierra College Blvd.
Lat / Long 38° 47' 15" N / 121° 12' 17" W
Parcel No. 045-161-014, -015 -016
Township **Range** **Section** **Base**

Proximity to:

Highways I-80
Airports
Railways UPRR
Waterways Secret Ravine
Schools Sierra College
Land Use Vacant/Planned Development 20 units per acre/ High Density Residential

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

Reviewing Agencies Resources Agency; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Wildlife, Region 2; Delta Protection Commission; Office of Emergency Services, California; Native American Heritage Commission; Public Utilities Commission; California Highway Patrol; Caltrans, District 3 N; Air Resources Board; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 03/24/2016 **Start of Review** 03/24/2016 **End of Review** 04/22/2016

2016032008
SCH#

County: ~~Butte~~ Placer

NOP Distribution List:

- Resources Agency**
- Resources Agency
Nadell Gayou
 - Dept. of Boating & Waterways
Denise Peterson
 - California Coastal Commission
Elizabeth A. Fuchs
 - Colorado River Board
Lisa Johansen
 - Dept. of Conservation
Elizabeth Carpenter
 - California Energy Commission
Eric Knight
 - Cal Fire
Dan Foster
 - Central Valley Flood Protection Board
James Heredia
 - Office of Historic Preservation
Ron Parsons
 - Dept of Parks & Recreation
Environmental Stewardship Section
 - California Department of Resources, Recycling & Recovery
Sue O'Leary
 - S.F. Bay Conservation & Dev't Comm.
Sieve McAdam
 - Dept. of Water Resources
Nadell Gayou
 - Fish and Game
Scott Flint
 - Dept. of Fish & Wildlife
Environmental Services Division
 - Fish & Wildlife Region 1
Curt Babcock
- Other Departments**
- Fish & Wildlife Region 1E
Laurie Harnsberger
 - Fish & Wildlife Region 2
Jeff Dronngesen
 - Fish & Wildlife Region 3
Craig Weighman
 - Fish & Wildlife Region 4
Julie Vance
 - Fish & Wildlife Region 5
Leslie Newton-Reed
 - Fish & Wildlife Region 6
Tiffany Ellis
 - Fish & Wildlife Region 6 I/M
Heidi Calvert
 - Dept. of Fish & Wildlife M
Becky Ota
 - Food & Agriculture
Sandra Schubert
 - Dept. of Food and Agriculture
Agriculture
 - Dept. of General Services
Public School Construction
 - Dept. of General Services
Cathy Buck/George Carollo
 - Delta Stewardship Council
Kevan Samsam
 - Housing & Comm. Dev.
CEQA Coordinator
 - Housing Policy Division
 - Delta Protection Commission
Michael Machado
- Caltrans, District 1**
- Caltrans, District 1
Rex Jackman
 - Caltrans, District 2
Marcellino Gonzalez
 - Caltrans, District 3
Eric Federicks - South
 - Caltrans, District 4
Palricia Maurice
 - Caltrans, District 5
Larry Nowland
 - Caltrans, District 6
Michael Navarro
 - Caltrans, District 7
Dianna Watson
- Caltrans, District 8**
- Caltrans, District 8
Gayle Rosander
 - Caltrans, District 9
Tom Dumas
 - Caltrans, District 10
Jacob Armstrong
 - Caltrans, District 11
Maureen El Harake
- Caltrans, District 12**
- Caltrans, District 12
Maureen El Harake
- Cal EPA**
- Air Resources Board
All Other Projects
Cathi Slaminski
 - Transportation Projects
Nesamani Kalandiyur
 - Industrial/Energy Projects
Mike Tolstrup
 - State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance
 - State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water
 - State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
 - State Water Resources Control Board
Phil Crader
Division of Water Rights
 - Dept. of Toxic Substances Control
CEQA Tracking Center
 - Department of Pesticide Regulation
CEQA Coordinator
- Agency CalSTA**
- Caltrans - Division of Aeronautics
Philip Crimmins
 - Caltrans - Planning
HQ LD-IGR
 - California Highway Patrol
Suzann Ikeuchi
 - Office of Special Projects
 - Dept. of Transportation
Rex Jackman
 - Caltrans, District 2
Marcellino Gonzalez
 - Caltrans, District 3
Eric Federicks - South
 - Caltrans, District 4
Palricia Maurice
 - Caltrans, District 5
Larry Nowland
 - Caltrans, District 6
Michael Navarro
 - Caltrans, District 7
Dianna Watson
- Regional Water Quality Control Board (RWQCB)**
- RWQCB 1
Cathleen Hudson
North Coast Region (1)
 - RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
 - RWQCB 3
Central Coast Region (3)
 - RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
 - RWQCB 5S
Central Valley Region (5)
 - RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
 - RWQCB 5R
Central Valley Region (5)
Redding Branch Office
 - RWQCB 6
Lahontan Region (6)
 - RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
 - RWQCB 7
Colorado River Basin Region (7)
 - RWQCB 8
Santa Ana Region (8)
 - RWQCB 9
San Diego Region (9)
 - Other _____
 - Conservancy

Last Updated 3/9/2016

Last Updated 3/9/2016

Last Updated 3/9/2016

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Sierra Gateway Apartments

Lead Agency: City of Rocklin Contact Person: David Mohlenbrok
Mailing Address: 4081 Alvis Court Phone: (916) 625-5162
City: Rocklin Zip: 95677 County: Placer

Project Location: County: Placer City/Nearest Community: City of Rocklin
Cross Streets: Rocklin Road/Sierra College Boulevard Zip Code: 95677
Longitude/Latitude (degrees, minutes and seconds): 38 ° 47 ' 15 " N / 121 ° 12 ' 17 " W Total Acres: 10.2
Assessor's Parcel No.: 045-161-014, -015 and -016 Section: _____ Twp.: _____ Range: _____ Base: _____
Within 2 Miles: State Hwy #: I-80 Waterways: Secret Ravine
Airports: n/a Railways: UPRR Schools: Sierra College

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Environmental Planning & Research
 Neg Dec (Prior SCH No.) _____ Draft EIS
 Mit Neg Dec Other: _____ FONSI

GOVERNOR'S OFFICE OF PLANNING & RESEARCH
MAR 23 2016

Local Action Type:

General Plan Update Specific Plan Rezone
 General Plan Amendment Master Plan Prezone
 General Plan Element Planned Unit Development Use Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review

STATE CLEARINGHOUSE
Annexation
Redevelopment
Coastal Permit
Other: Design Review

Development Type:

Residential: Units 195 Acres 10.2
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant/Planned Development 20 units per acre/High Density Residential

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

The Sierra Gateway Apartments project consists of the development of a 195-unit apartment complex, associated infrastructure, private recreational facilities, parking and landscaping on 10.2 +/- acres. There is a "panhandle" portion of the property that is not being proposed for development at this time but a portion of it will be graded to accommodate curb, gutter and sidewalk and drainage improvements and an extension of the northbound right turn pocket along Sierra College Boulevard. This project will require Design Review and Oak Tree Preservation Plan entitlements.

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

Revised :

STATE OF CALIFORNIA
NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC

Edmund G. Brown Jr., Governor



April 12, 2016

David Mohlenbrok
City of Rocklin
4081 Alvis Court
Rocklin, CA 95677

RE: SCH#2016032068, Sierra Gateway Apartments, Placer County

Dear Mr. Mohlenbrok:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or

- tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
- a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
- a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
- a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.

- b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
- a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions, please contact me at my email address: sharaya.souza@nahc.ca.gov.

Sincerely,



Sharaya Souza
Staff Services Analyst
cc: State Clearinghouse

SCOPING MEETING COMMENT SHEET

Very diss-appointed in the Rocklin City
coancil for rezoning the lot in
question. Very difficult to make
educated investment decisions
when the rules get changed. Does
not seem like the council truly cares
about the community in that area of
the city.

SCOPING MEETING COMMENT SHEET

- Include Water Lily Ln on the traffic count
- review of signage - accidents at the site
- will increased traffic impact that
- New cultural study - sites in surrounding area have found artifacts
- Rocklin Rd Traffic Counts
- A promise/guarantee that MVD will not be referred to when conducting the EIR

Thank you

David Vickers

5700 LAVENDER CT

david_vickers43@outlook.com

David Mohlenbrok

From: David Vickers <david_vickers43@hotmail.co.uk>
Sent: Sunday, April 17, 2016 12:18 PM
To: David Mohlenbrok
Subject: Sierra Gateway Project - EIR Comments

Dear Mr Mohlenbrok,

After your Scoping Meeting on Thursday, on behalf of the 618 petitioners on our change.org site rescuerocklin.com I would like to request the following:

1) That a new Cultural Study be conducted for this EIR and that the relevant organizations (e.g. native American tribes, Rocklin Historical Society) be consulted accordingly.

A Native American burial site exists not far from the site we are discussing. Therefore, it is very possible that artifacts could be found on the site in question also. Particularly, being that the creek/wetlands are adjacent to the property.

The site may not have changed (as you referred to), but new information has emerged since the last study was conducted, warranting a new study Cultural Study. Or, certainly, new information that the City is aware of, unless you can tell me that you were aware of these burial grounds when the initial study was conducted?

http://www.rocklinhistory.org/writer_history/writer_uno-1973.asp redacted

See the reference noted in this article above

http://rocklinhistory.blogspot.com/2011/03/01_archive.html redacted

See also upper right of the hand drawn map by well respected historian Uno J Hebuck, showing the burial grounds.

2) When discussing traffic, **safety** should be considered in this EIR. Specifically, the number of road accidents, collisions, pedestrian injuries/fatalities etc at a) the intersection Sierra Col/Rocklin Rd, b) Waterlily Ln and its exit onto Sierra College Blvd, and c) Rocklin Manor exit onto Rocklin Road, and how the number of incidents compare to other comparable roads/intersections in the surrounding areas. Then, the study should discuss the impacts of increasing traffic in these traffic systems (resulting from the increased traffic from Sierra Gateway), and what likely impacts this could have on safety (e.g. increased collisions).

CEQA makes the requirement to analyze a project's potentially significant transportation impacts related to air quality, noise, safety, or any other impact associated with transportation. In support, CEQA also states:

"A project would result in a significant impact if it would substantially change traffic circulation patterns creating an unusual safety hazard, or result in inadequate emergency access."

These factors are important for the families in the area and commuters. Safety is also one of Sierra College's priorities, mentioned several times in it's mission.

3) Traffic counts must happen on Waterlily Ln (if not already being conducted), and how they compare to other small neighborhoods. Consideration should also be given to how the cars exiting will create a back up, and safety as it pertains to fire safety etc.

Questions

- Please can you provide a list of the agencies that have been reached out to as part of the NOP?
- Please can you confirm what information from the MND and past EIR will be used in this current EIR?
- Please confirm that this EIR study will be conducted afresh and the past MND or EIR will not be used as a reference when studying specific research areas e.g. Traffic, wildlife etc.
- Please confirm what other developments an in-house EIR has been conducted for in Rocklin? This is really important for us, so we have a comparable EIR to see what information was included/not included to give our best input - so we have comparable benchmark.
- Can we contribute as residents to the EIR e.g. provide evidence (photography etc), such as to evidence of high levels of traffic.
- Please can you confirm that the City, as a possible mitigation measure, would have the jurisdiction (for want of a better word) to order a variance on this project e.g. reduction in height? I'm not asking what the City will or will not choose to do, purely would they have the ability to order a variance should they choose. For example, if the EIR evidences significant impacts, or even if it didn't. Feel free to refer me to another department on this question, if it is outside of your authority.

Please provide a written response (email is fine) to my comments and questions. I may have more important comments to submit prior to the deadline, based on your email response.

Thank you for your time.

David Vickers
5700 Lavender Ct



Loomis Union School District

3290 Humphrey Road, Loomis, CA 95650 (916) 652-1800

www.loomis-usd.k12.ca.us

Building Excellence in Education since 1856

Gordon T. Medd, Superintendent

April 19, 2016

David Mohlenbrok, Environmental Services Manager
Public Services Department
4081 Alvis Court
Rocklin CA 95677



Re: Loomis Union School District Comment on the Notice of Preparation of an Environmental Impact Report for the proposed Sierra Gateway Apartments Project

Dear Mr. Mohlenbrok:

This letter provides comments from the Loomis Union School District ("District") regarding the "Notice of Preparation of a Draft Environmental Impact Report" ("NOP"), received by the District on March 24, 2016 regarding the environmental impact report ("EIR") that the City of Rocklin ("City") plans to draft for the proposed Sierra Gateway Apartments Project ("Project"). According to the NOP, the Project consists of a 195 unit apartment complex.

The District appreciates the opportunity to express its views as to the scope and content of the EIR. Below are specific scoping requests for the EIR.

Population

1. Describe historical, current, and future population projections

The District specifically requests that historical, current, and future population projections for the District be addressed. Population growth or shrinkage is a primary consideration in determining the impact that development may have on a school district, as a booming population can directly impact the District and its provision of educational services, largely because of resulting school overcrowding, while a district otherwise experiencing declining enrollment may depend on new development to avoid school closure or program cuts. Overcrowding can constitute a significant impact within the meaning of the California Environmental Quality Act ("CEQA"). (See Cal. Code Regs., tit.14, § 15064(e).) This is particularly true where the overcrowding results in unsafe conditions, decreased quality of education, the need for new bus routes, and requires new school construction or expansion. The same can hold true for potential school closures or program cuts resulting from a declining population.

Housing

2. Describe the average square footage for anticipated dwelling units, as well as anticipated bedrooms in each type of unit design.

4. Estimate the amount of development fees to be generated by development in accordance with implementation of the Project.

5. Identify the Project's target market segments including seniors, college students, or any other demographic.

The foregoing categories of information (Request Nos. 2-6) are critical for determining the extent of both physical and fiscal impacts on the District. California school districts are dependent on

developer fees authorized by the provisions of Government Code Sections 65995, et seq., and Education Code sections 17620, et seq., for assisting to finance new school facilities, expansion of school facilities, and maintenance of existing facilities. The developer fees mandated by Section 65995 provide the District a portion of its local share of financing for facilities needs related to development.

The adequacy of the statutory development fees to offset the impact of new development on local school districts can be determined only if the types and average square footage of the units can be taken into consideration. For instance; larger homes often generate approximately the same number of students as smaller homes, at the same time a larger home will generate a greater statutory development fee. It is for these reasons that the Government Code now requires a school district to seek – and presumably to receive – such square footage information from local planning departments. (Gov. Code § 65995.5 (c)(3).)

While the foregoing funding considerations are fiscal issues, they translate directly into physical, environmental impacts, in that inadequate funding for new school construction can result in overcrowding of existing facilities. Furthermore, fiscal and social considerations are relevant to an EIR, particularly when they either contribute to or result from physical impacts. (Pub. Resources Code § 21001(g); Cal. Code Regs., tit.14, §§ 15021(b), 15131(a)-(c), 15142 & 15382.)

Transportation/Circulation/Traffic Analysis

- 6. Describe the existing and the anticipated vehicular traffic and student pedestrian movement patterns to and from school sites, including consideration of bus routes.**
- 7. Assess the impact of increased vehicular movement and volumes, including potential conflicts with school pedestrian movement, school transportation, and busing activities.**
- 8. Estimate travel demand and trip generation, trip distribution and trip assignment by including consideration of school sites, interim school housing of students generated, and home-to-school travel.**
- 9. Assess cumulative impacts on schools and the community in general resulting from increased vehicular movement and volumes expected from additional development already approved or pending.**

The District makes the foregoing requests to ensure that traffic impacts on schools are adequately addressed in the EIR. Traffic issues are a particular concern for school districts in that increased traffic volume may interfere with established school bus routes, require new and additional routes, and may increase safety concerns for students walking or riding bicycles or other modes of transportation to and from school. The District requests that the EIR speaks to students being unable to attend their most local school, as the possible shortfall in school facilities funding could lead to students being bussed to schools outside of their typical attendance boundary.

Regarding inclusion of school sites in estimating trip demand, generation, distribution and assignment, the District assumes that school sites would be one category used in determining impacts, but if not, requests that it be considered one.

Public Services - Schools

- 10. Describe existing and future conditions within the District, on a school-by-school basis, including size, location and capacity of facilities.**
- 11. Describe the adequacy of both existing infrastructure serving schools and anticipated infrastructure needed to serve future schools.**
- 12. Describe the District's past and present enrollment trends.**

- 13. Describe the District's current uses of its facilities.**
- 14. Describe projected teacher/staffing requirements based on anticipated population growth and existing State and District policies.**
- 15. Identify the actual cost of providing capital facilities to accommodate students on a per-student basis, by the District.**
- 16. Identify the expected shortfall or excess between the estimated development fees to be generated by the Project and the actual cost for provision of capital facilities.**
- 17. Assess the District's present and projected capital facility, operations, maintenance, and personnel costs.**
- 18. Assess financing and funding sources available to the District, including but not limited to those mitigation measures set forth in Section 65996 of the Government Code.**
- 19. Identify any expected fiscal impacts on the District, including an assessment of projected cost of land acquisition, interim classrooms, school construction, and other facilities needs.**
- 20. Assess cumulative impacts on schools resulting from additional development already approved or pending.**

The District wishes to make certain that each of these issues is directly discussed in the EIR. Regarding Requests 10 - 13, each of these requests go to the issue of the current condition of the District. Infrastructure is included for consideration precisely because it is an often overlooked factor. While it may appear that a school site has sufficient space to accommodate additional students, an inadequate infrastructure – which might include cafeterias, restroom facilities, sewer capacity, availability of adequate water, electrical capacity, and the like – may preclude such growth. Placing too great a strain on the infrastructure is itself a physical impact to be addressed in an EIR.

Relative to Request 10, the Draft EIR should also address the location of current planned school sites to determine both the adequacy of the space existing or available for school facilities and also to address traffic, student safety and related impacts affected by a school's location.

The population elements addressed in Request 12 are essential because the ultimate impact of growth can best be determined by comparing existing student enrollment, expected future enrollment, and total school capacity.

Request 13 is a necessary consideration because certain school facilities may have been designated for particular community uses, or otherwise be unavailable for full classroom service, meaning that they cannot be considered in determining the District's total capacity. Also, some classrooms are dedicated as labs, meaning that they cannot hold the full complement of students that would occupy a traditional classroom, again affecting a school's total capacity.

Requests 11 and 14 are included because they are relevant to the social impacts which may stem from the Project. Again, such impacts are relevant to the extent they are caused by or result from physical impacts, which would include growth. (Pub. Res. Code § 21001(g); Cal.Code Regs., tit.14, §§ 15021(b), 15131(a)-(c), 15142 & 15382.) If classrooms become overcrowded, or certain programs cannot be offered because of overwhelming student demand, the community's educational services are harmed, a clear social impact. Further, overcrowded classrooms create additional safety concerns, both for students and teachers.

Requests 15 through 19 deals with fiscal impacts on the District. The most immediate means of determining whether school overcrowding will occur is to determine first whether the District has

adequate available capacity, and second, if not, whether it has adequate sources of funding available to construct new facilities or expand existing ones. This requires consideration of how much it costs to house each student, and how much of that amount can be covered by existing funding sources. To the extent that the existing sources prove insufficient, the difference is an unmitigated impact on the District.

Finally, Request 20 again seeks to ensure that a cumulative impact analysis is conducted, as there has been significant development approved and projected within the District's boundaries.

Noise

- 21. Identify any noise sources and volumes which may affect school facilities, classrooms and outdoor school areas.**

Request 21 is intended to clarify that the EIR's consideration of noise issues take into account various ways in which noise may impact the schools, including, for instance, increases in noise levels in the immediate vicinity of playing fields.

Social

- 22. Identify how school facilities are currently utilized as civic centers, and are projected to serve in that capacity in the future, and assess the impacts of the Project on that use.**
- 23. Identify how the District's grounds are currently utilized for recreation (parks) and open space, and are projected to serve in that capacity in the future, and assess the impacts of the Project on that use.**

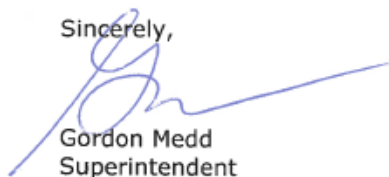
These two requests are made in light of school districts' roles in providing recreational space and civic centers to the community. As overcrowding increases at school sites, the community's ability to so utilize school facilities becomes limited, which are both a physical and a social impact on the community. For example, the addition of relocatable classrooms to house new students may reduce available playing field or recreational space. Similarly, moving schools to multi-track class schedules, or having to set aside additional space for new alternative education students, may interfere with the community's ability to gain access to school facilities for civic use. The District notes that this analysis is separate and apart from any proposed joint use of the school sites between the District and any other public agency.

Conclusion

The District is prepared to provide any information necessary to assist the City in preparation of the EIR and in addressing each of the comment and scope/content issues set forth above. The District is committed to working with the City and the Project Applicant to ensure that the District's needs are met and that development located in the area of the proposed Project, as well as all of the residents of the community, can receive adequate and appropriate educational facilities.

Please feel free to contact me directly if we can be of any assistance. Thank you.

Sincerely,



Gordon Medd
Superintendent

cc: Jay Stewart, Associate Superintendent, Business Services

CITIZENS FOR TREE PRESERVATION

4/20/16

David Mohlenbrok, Environmental Services Manager
City of Rocklin
4081 Alvis Ct.
Rocklin, Ca. 95677

From: Citizens for Tree Preservation

Re: Notice of Preparation and Initial Study for Sierra Gateway Apartment proposal

Mr. Mohlenbrok,

In response to the Initial Study for the Sierra Gateway Apartments proposal, the following comments are formally submitted by Citizens for Tree Preservation, a local citizen's group opposed to the removal of mature native oaks and vegetation.

Our initial response deals with the "conflict of interest" in having the City of Rocklin perform the EIR for this project. The City has made it very clear that they favor this project and justify it by referring back to the General Plan EIR. We feel strongly that an impartial, 3rd party professional firm should be conducting this EIR and that it should rely on new and current studies only.

Evidence of partiality in favor of this development has been strongly demonstrated in the current iteration of the EIR's Initial Study, whereby, in the eyes of City staff, the scope of the report is limited and, of the 16 study factors required, only 4 were chosen for further study and 12 "*will not be discussed in the EIR*" based on the City's conclusion that "*potentially significant effects would not be significant*" - What kind of double-talk is this?

Who, at the City, makes this determination? And can staff be impartial for a project that City Council has unanimously approved once before and defended in a citizen lawsuit? And, why is old information being relied on for the new EIR? Why wasn't an impartial 3rd party selected to perform new studies in this EIR?

Justification for an all new EIR study, is evidenced by the City's admission that the MND was insufficient and has now agreed that an EIR is warranted? Use of studies from the MND then must be considered "moot" due to this admission.

Itemized below are arguments to support inclusion of "Agricultural and Forest Resources", "Greenhouse Gases", "Geology and Soils", "Hydrology and Water Quality" and "Noise" in the EIR.

(Italized text below are quotes from City of Rocklin documents)

CITIZENS FOR TREE PRESERVATION

1. City of Rocklin Urban Forest Plan quotes:

"Urban Forest is a key element in urban infrastructure"

Cited benefits are:

- shade
- reduced energy use
- evapotranspiration
- buffers noise
- improves air quality
- reduces smog
- intercepts rainfall and reduces runoff
- provides shade protection of pavements
- decreases soil erosion
- improves stream water quality
- increases property value
- beneficial to physical and mental health...

The Urban Forest Plan also cites the importance of *"Management of Urban and Natural Tree Forest"*.

2. Rocklin's "Oak Tree Preservation Guidelines":

"Oak woodlands constitute a valuable natural resource for the city. They also provide habitat for many wildlife species. They contribute to the City's beauty and varied scenery. They also provide shade in parks as well as developed areas. Oaks enrich the soil and protect watersheds and streams from erosion."

"Oak woodlands have declined substantially in both extent and quality both locally and regionally. They are continuing to decline under the pressures of agriculture, cutting for fuel wood, livestock grazing, range forage improvement, urbanization, flood control and fire suppression."

"The goal of these Guidelines is to address the decline of oak woodlands due to urbanization through a considered attempt to balance the benefit of preservation, and the cost thereof, against the social benefits of private property ownership and development." BALANCE is a very key word in this statement.

Rocklin's Oak Tree Preservation Guidelines, by its very name, implies that preservation of existing native Oaks is a priority, however, in developments throughout

Rocklin, trees were given no value and the requirement for "balance" ignored in favor

CITIZENS FOR TREE PRESERVATION

of the developer's bottom line and mitigation fees paid to the City.

Mitigation fees have continued to mount to over \$2 million and little, if any, effort has been made to use these funds to conserve and preserve existing Oak woodlands . This belies the purpose for which these funds are collected and violates the goals of these preservation guidelines.

If the City of Rocklin wants to live up to it's designation as a "Tree City", then careful inventorying and preservation of the City's native woodlands and/or urban forest must be carefully evaluated in this and future Environmental Impact Reports for ALL projects.

"Regional character is increasingly threatened by the trend to make neighborhoods and commercial centers so similar that we cannot tell one city from another. By preserving regional landscape character, we can help offset this homogenization" (Placer Tree Partners - Native Oaks and Other Native Trees publication.)

Thank you,

Irene and Roger Smith
Citizens for Tree Preservation
n8rlvr2009@gmail.com
916-652-5685

David Mohlenbrok

From: YOUNT, KEVIN J@DOT <KEVIN.YOUNT@dot.ca.gov>
Sent: Thursday, April 21, 2016 1:52 PM
To: David Mohlenbrok
Cc: scott.morgan@opr.ca.gov
Subject: 032016PLA0047 - Sierra Gateway Apartments - SCH#2016032068

Dear Mr. Mohlenbrok:

Thank you for including California Department of Transportation (Caltrans) in the environmental review process for the Sierra Gateway Apartments Project. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

The project would include a 195-unit apartment complex, consisting of nine (9) residential buildings and a clubhouse building. The project is located on the southeast corner of Sierra College Boulevard and Rocklin Road and is approximately 1 mile east of Interstate 80 (I-80). The following comments are based on the Notice of Preparation (NOP) received.

Traffic Operations

When this project was circulated for comment in January 2015, A Traffic Impact Study (TIS) was also submitted. At that time, Caltrans requested a supplemental TIS that analyzed the Rocklin Road/I-80 Interchange, Sierra College Boulevard/I-80 interchange and mainline I-80 near these interchanges. Please ensure these are included in the Draft Environmental Impact Report (DEIR).

Please provide our office with copies of any further actions or changes to this project.

Please reply to this email to confirm receipt of these comments.

If you should have any questions concerning these comments or require additional information, please feel free to contact me.

Thank you,

KEVIN YOUNT
TRANSPORTATION PLANNER

CALTRANS - DISTRICT 3
DIVISION OF PLANNING & LOCAL ASSISTANCE
703 B STREET
MARYSVILLE, CA 95901

PHONE: (530)741-4286
EMAIL: KEVIN.YOUNT@DOT.CA.GOV



April 21, 2016

City of Rocklin:

I have been a resident of Rocklin Manor Apartments since March 2004. For years I have enjoyed the beautiful green area at the corner of Rocklin Rd and Sierra College Blvd. The area was home and portuance for deer, hawks and other little creatures. It was a touch of wilderness in the ever growing building expansion of our city.

This spot is scheduled to be destroyed and become just another apartment complex eyesore. I am sick at heart and want to express my disappointment in our City Council and Committees that have voted on and approved this building project.

According to an article in The Placer Herald - Thursday April 21 - The city of Rocklin is having the "Environmental Assessment Report" prepared by "In House" City staff. This sounds like a major conflict of interest since the City Council is in favor of this project.

I am concerned that according to the article "several environmental factors would not be addressed

- and evaluated for this project."
- ① Cultural Resources: Native American sites
 - ② Hydrology / Water Quality: Surface runoff into creeks
 - ③ Forest Resources: loss of forestlands
 - ④ Noise: impact on existing residential neighborhood
 - ⑤ Geology / Soils: disturbance and removal of topsoil, erosion.
 - ⑥ Land Use Planning
 - ⑦ Greenhouse Gas Emissions

The above seem like very important issues to be omitted from the report and findings. I feel it is important that the Council have the EIR be done by a fair and impartial third party outside firm so that the findings will not be "in favor". I understand that growth is important for our city — but — so is our environment.

Greg A. Pearson

916-415-1504

RECEIVED
APR 22 2016
Hand Delivered

Environmental Services
City of Rocklin

5240 Rocklin Road #209
Rocklin CA 95677
April 22, 2016

About 8 years ago I called the realtor for the property south east corner Rocklin Road and Sierra College Blvd. I asked the price He replied 5 million dollars. Well I can't afford that. He asked what I could afford and I said I could maybe round up a quarter million! "What do you want the property for" he asked, and I replied "to leave it as it is".

. Just before Christmas 06 or 05 - I saw someone's reindeer - antlers and all - placed in front of the dumpster. "now who would leave it there?" Then, slowly, it walked it walked back into the property.

. One summer I saw a doe and her 2 fawns walking through the grass on the property. 10 acres+ is home to many of God's creatures.

. Including many many over 100 year old oaks. Sure - some of them are dead and trees - in dying create home for all sorts of creatures and good



2

soil in their decomposition.

- . Poppies and Lupine grow on the property.
Shen't poppies protected from picking in CA?
- . The beautiful calm created by God's handiwork brings serenity to me as I pass by daily from north, south and west to my home in Rocklin Manor. I wonder how many others are calmed by this refuge?
- . The corner traffic increased every school year with Sierra College students, with more commuters and home owners from + to Brace Road.
- . Sierra College Blvd connecting to Hazel to the south is being used now as a major commuter route. And Hazel is being widened just above Route 50 + the American River Bridge. How many more cars will be coming this way - some even commute to Lincoln!
- . This corner property - "The Bad Fit for development" was years ago removed for residential use from commercial. The owner wanted to put in a gas station and the citizens of Rocklin couldn't imagine it's pollution. We are now concerned for ~~pollution~~ pollution from a 192 residential, 3 story building with parking lots and cars.
water use fossil fuels fuel fuels
car emissions car travel entering + exiting
the property asphalt + concrete
a 3 story building in east Rocklin?
- . If you are not careful Rocklin will soon look like Citrus Heights
 - . pump yourself some fuel at our 2 Arco stations
stand at the pumps and look around.

3

Rocklin Road at 80 doesn't look so bad because there are trees.

At Sierra College Blvd. at Granite Drive the corner looks like any other town or city.

- Look at the gross destruction of mature on Granite drive.
- And I will mention the Sertunan Crossing property on Rocklin Road - walled in roofs.
- Do you really want the crossroad of Rocklin Road and Sierra College Blvd to look like that?
- And whoever approved a 3 story building?

The City Council of Rocklin has not evaluated +/or addressed the historic component of the American Indians and other cultures who have lived on this corner.

The Rocklin City Council is allowing the Environmental Impact Report (EIR) to be prepared by its own Rocklin City Council Staff? Is this permissible? who and how and from where is reimbursement for this work?

How much money is the City Council receiving for all this?

Is the City Council trying to act professionally and objectively, honestly and with integrity?

4

A proper objective EIR must be done by unbiased professionals.

An evaluation by the people of Rocklin, Loomis, Lincoln who use these crossroads should also be taken. A referendum? A vote?

And the City Council of Rocklin should evaluate this project with eyes and hearts as normal citizens of this beautiful Rocklin corner property rather than thinking only of Financial gains.

This all sounds like the financial and political doings that have created planet earth and human existence since these catastrophes

- the 2008 financial ~~cha~~ crisis
- the Hurricane Katrina clean-up crisis
- the lead in the water Flint, Michigan crisis

a lot of this is emotional.

- The future of planet earth is at stake
- This 10.2 acres of land is a small yet important part of our home planet
- Today is Earth Day - created to think about our footprints on this small blue marble.

Sincerely
Eve Anne Palevich

Citizens Voice Organization

*P.P. Box 661
Rocklin, CA 95677
www.citizens-voice.org*

April 22, 2016

To: David Mohlenbrok
Environmental Services Manager
City of Rocklin

Subject: Sierra Gateway Apartments Project
Scoping Meeting / EIR Comments

Dear Mr. Mohlenbrok:

Citizens Voice Organization is a community group dedicated to supporting responsible and sustainable development. We have already submitted letters to the City of Rocklin on March 16, March 1 and January 21, 2016 regarding transparency, the Design Review process, and the Sierra Gateway Apartment (SGA) Project. We hold firm on our position to oppose this project until a sustainable, well thought out project - that meets the existing community needs and our community plans and ordinances - is proposed.

After reviewing the City's Initial Study and participating in the April 14, 2016 Scoping Meeting on the SGA project, we offer the following comments on the preparation of the Environmental Impact Report (EIR):

A. General Comments

1. **The EIR should be prepared by a Third Party, not the City.** This is the first time the City has taken this role and it sets a dangerous precedent. The City admittedly is a proponent of this project and wants it to come to fruition. The City staff is therefore put in an awkward position making it difficult to be objective in preparing an EIR. A 'third party' should be used to write this project's EIR and respond to all comments received.
2. **Some "Environmental Factors" were excluded in the NOP and should be included as part of the EIR.** Per our comments below we provide substantial evidence to back our assertion that additional Environmental Factors must be included for the EIR to have a complete analysis of impacts.
3. **No old reports, studies, outreaches, analyses, etc. (e.g., from the old MND) should be used** for this new project application. This should be considered a new project subject to a total new environmental analysis.

B. “Environmental Factors” (With Comments) That Should NOT Be Omitted from the EIR Analysis

The Notice of Preparation impermissibly limits the impacts the EIR will address. We offer the following substantial evidence demonstrating the project will have potential significant impacts beyond those identified in the Notice of Preparation and Initial Study. Thus, the EIR must include analysis of the following Environmental Factors for the Sierra Gateway Apartments Project.

Cultural Resources – The City should solicit new comments from the appropriate local tribes. It should not solely rely on outreach done for previous environmental studies (e.g. the MND of 2014). Records of an Indian burial site on Rocklin Rd. have recently been discovered via the Rocklin Historical Museum. Additionally, we ask the EIR to respond to these questions:

- Does the site have value to Native American Councils?
- And, was the Native American Heritage Commission solicited for comments?

Hydrology / Water Quality / Water Resources – Conversion of this wooded natural area to hard, impervious surfaces will reduce ground water recharge and create more surface runoff into storm drains, with possible pollution and local flooding of Sierra Creek (aka. Pennsylvania Creek). It may also lead to siltation of the Creek. Additional questions that should be answered in the EIR include:

- How does this project meet existing water restrictions based on the current drought?
- Has past neighborhood flooding been considered (12/02/2012, see attached email)
- Can a reclaimed water system be included within this project?
- What is the Runoff Management Plan?
- What Low Impact Development features can this project incorporate to reduce water issues?
- Has a water supply assessment been completed?
- Could this project become water neutral?
- The site contains a wetland and riparian area. What are the mitigation measures to address this impact? What permits and mitigation will be required by the Army Corps of Engineers and/or the California Department of Fish and Wildlife?

Agricultural / Forest Resources – This development, as proposed, will result in the loss of forestland and the conversion of forest land to non-forest use, thus resulting in a significant impact. The EIR must include analysis of this significant impact and consider the project’s compliance with the City’s Oak Tree Preservation Ordinance and Urban Forest Plan.

Noise – Regarding the noise impact on the neighbors, the Initial Study simply states that, “...the apartment complex is not anticipated to have significant long-term operational noise impacts.” It’s hard to imagine a project of this scale, with numerous 3-story buildings, not having a noise impact on the adjacent residential neighborhood. Noise must be studied to determine if there is a potential impact. Also, a new noise study should be done to assess existing noise levels so the EIR can adequately analyze the project’s noise impacts and determine if the project will exacerbate the existing traffic noise and its impact on residents of the new development. The following questions must also be addressed in the EIR:

- What are the baseline on site noise levels? What are the noise levels projected to be post-construction?

- How does this align with the existing community noise level standards in the General Plan?
- What is the estimated noise from construction? How often and at what level will it be at?
- Has the City identified any sensitive receptors?
- What is the noise from daily operations?

Geology / Soils – Tree removal and the drastic altering of the topography will have significant impacts on soil conditions, especially the likelihood of soil erosion, with potential impacts to Sierra Creek.

Greenhouse Gas Emissions – Greenhouse gas emissions must be determined and the baseline quantified. In addition to the loss of carbon sequestration from the removal of 327 mature trees, the short and long term emissions associated with project construction and operation must be articulated in the EIR. and the long-term carbon emissions generated by vehicle activity, and gas furnaces from the project must be evaluated.

Additional questions include:

- How does this project meet the requirements of the Rocklin Climate Action Plan?
- What are the estimated greenhouse gas emissions or CO₂e for the project (baseline, year 1 and year 20 post-construction)?
- What are the estimated vehicle miles travelled for the project (baseline, year 1 and year 20 post-construction)?
- Has the local Air Quality Management Plan been met?
- What are the measured and projected emissions of NO_x, PM₁₀, PM₂₅?
- Could this project be designed to be CO₂ neutral?
- What are the dust/diesel impacts?
- Has a Community Health Risk Assessment been completed?

Land Use Planning Compliance - This project has not been conceived and designed in accordance with: 1) the City's conditions for rezoning (2013) and 2) the criteria contained in the "General Development Plan (GDP) for Area South of I-80" overlay. The EIR must analyze the project's conflicts with land use plans, policies and regulations, including conflicts with the zoning requirements for properties zoned PD-20, such as the project's conflict with the requirement that the coverage of buildings and structures may not exceed 60 percent of the total lot area. Additionally, the following questions should be answered:

- How does this project meet the City's Design Review requirements?
- How is and isn't this project consistent with the City's General Plan?
- How does this project meet the Sustainable Communities Strategy developed by the Sacramento Area Council of Governments (SACOG)?
- How far from existing community services is this project?
- To encourage energy efficiency, can this project be pre-wired, pre-plumbed for solar?

Population and Housing – The creation of affordable units for very low and low income residents is an outstanding need in the community. The following questions should be addressed in the EIR:

- How does this project meet Regional Housing Needs Assessment (RHNA) goals?
- What are the impacts to local schools and community centers?
- What does this project do to improve the balance between jobs and housing?

C. Comments On The 4 “Environmental Factors” City Does Plan To Include in The EIR

1. Aesthetics – The project, as designed, is a bad fit for this site - both in scale and detail of appearance. The project is intrusive on the existing residential neighbors. It violates all of the items on the Environmental Checklist and the Initial Study has correctly determined there will be significant impacts.

2. Biological Resources (Trees, Wildlife) - The Initial Study has correctly recognized there will be significant impacts. The clear-cut of over 300 mature oak trees and the severe scraping clear and re-grading of the site will have major impacts. Again, this project’s compliance with the existing Oak Tree Preservation Ordinance and the Urban Forest Plan needs to be evaluated. In addition, the existing fence should be removed for at least 3 months to establish an accurate baseline of the biological resources and wildlife on the property. The chain link construction fencing violates the City’s Municipal Code and has been a barrier to wildlife that normally use that wooded property. The EIR’s analysis of biological impacts should address these questions:

- Does this project impact an existing wildlife movement corridor?
- Are there any endangered, threatened or species of special concern on the project site or nearby?
- Does the project site contain critical habitat?
- Does the project site contain sensitive habitat?
- Was the California Department of Fish and Wildlife notified of this NOP?
- How does this project comply (or not comply) with the City’s Oak Tree Preservation Ordinance and the Urban Forest Plan?

3. Transportation / Traffic – The Initial Study has correctly recognized there will be significant impacts. The 195 new dwellings in this project will generate significant traffic impacts – both in sheer volume and traffic circulation at an already busy intersection. It will be important to get actual traffic counts (not estimates) of existing traffic on both Sierra College Blvd. and Rocklin Road in all directions. The traffic counts must occur during school session to account for student/teacher commuter traffic. The cumulative impacts of traffic from planned developments in south Loomis should also be considered. It will also be important to assess the project’s impacts on safety elements, such as sight distances and stopping distances, as well as pedestrian safety. Additionally, how will this project be served by existing transit options? Will this project change the level of service for local roads? How will the project impact bicycle circulation and safety?

4. Air Quality - The Initial Study has correctly recognized there will be significant impacts. Both short-term (construction) and long-term air quality impacts must be addressed.

D. Alternatives to This Project (That Must Be Considered in the EIR)

There are multiple alternatives that must be considered during the EIR evaluation, including but not limited to:

1. No Build
2. Build project at a different location – Work with Sierra College for a ‘land swap,’ as proposed by Citizens for Tree Preservation. (see attachment summary)

3. Build a smaller project, scaled down to be less impactful. (e.g. Adhere to the “60% maximum coverage” limit that was a condition of the 2013 rezoning.)
4. Complete a transfer of development rights to a more appropriate location in Rocklin.

We appreciate your serious consideration of this input. Thank you.

Sincerely,



Chris Wiegman for
Citizens Voice Organization

cc: Marc Mondell

Attachment

Citizens for Tree Preservation

Rocklin "Land Swap" Proposal – Summary

April 22, 2016

The current proposal for development on the 10 acres of oak woodland at the southeast corner of Rocklin Road and Sierra College Boulevard involves the high-density construction of 3-story apartment buildings – a total of almost 200 apartment units.

The Sierra Gateway Apartment development proposes to remove EVERY mature oak tree from the building site plus a massive re-grading of the rolling topography to level the ground. To do so would destroy every living thing that defines this pristine land - it's native beauty, it's wetland, it's habitat values, it's carbon-absorbing value, it's buffer values for adjoining neighborhoods - LOST FOREVER! In addition, it will add 1300 car trips per day (per MND) to an already busy intersection, greatly increasing circulation problems, accident risks and, noise and light pollution.

Our hope is to find a way to preserve this beautiful piece of native oak woodland as a passive park, providing a respite from Rocklin's commercial development along the Sierra College Corridor.

It occurred to us that a perfect "win-win" solution (and, possibly the last-chance to save this land) may be at hand. We see a timely opportunity to make that happen. It would require the cooperation of Sierra College, the developer of the 10 acres, and possibly the City of Rocklin.

Our Proposal:

We are proposing that an acre-for-acre "land swap" be made between the developer of the proposed Sierra Gateway Apartments (on the 10 acres) and Sierra College, using a portion of the College's 72 acres for this trade. This will take willing partners, of course, who would not only see the benefits of preserving our natural heritage, but also the sizable benefits to each partner and the surrounding community. **

In this 'swap' scenario, Sierra College could then create a Conservation Easement on the property and possibly sell it to the City of Rocklin. The City of Rocklin could use their generous tree mitigation funds (currently over \$2 million) thereby, fulfilling their legal obligation to mitigate for the huge tree loss they've allowed throughout the City.

Of course, the College would have other options for the property, however, under this proposal, Sierra College would facilitate the preservation of a valuable piece of the native Placer County landscape and make a positive, "green" contribution to the community it draws from and serves.

We would like you to seriously consider the benefits outlined below:

**Benefits for Sierra College

- * Satisfies College mandate to "surplus the land to public entity for 1st right of refusal"
- * Provides future tree mitigation benefits to Sierra College for development of

surplus lands.

- * Raises substantial money from sale of land to City of Rocklin
- * Preserves street traffic capacity for future development of "surplus" lands
- * Helps satisfy College needs for on-campus housing
- * Privatization of housing construction to an established developer
- * Minimizes traffic congestion for student drivers and pedestrians at critical intersection
- * Provides safer access to the College for employees and/or students occupying the new apartments - they would have just one intersection to cross - not two.
- * College will have facilitated a valuable "green" contribution to the community it serves

Benefits for Developer

- * Huge savings in development costs starting with flat, cleared land.
- * Huge savings in tree mitigation fees owed to City of Rocklin
- * Increased net profits
- * Less environmental impact and less neighborhood opposition.

Benefits to City of Rocklin

- * Fulfills City's goal "to address the decline of oak woodlands", as stated in their Oak Tree Preservation Guidelines".
- * Provides ideal opportunity to mitigate for tree losses resulting from developments by using State mandated tree mitigation funds for preservation efforts.
- * Satisfies commitment to Sacramento Tree Foundation Master Plan to truly justify City's designation as a "Tree City".
- * Satisfies City's Urban Forest Plan goal of "promoting conservation of existing tree resources".

Benefits to Community

- * Protection of a natural "green" environment as an aesthetic landmark and a respite for reflection in an otherwise hard-scaped urban environment.

Irene and Roger Smith
Citizens for Tree Preservation
n8rlvr2009@gmail.com

Quote: "**We abuse the land because we regard it as a commodity belonging to us. When we see it as a community to which we belong, we may begin to use it with love and respect**". Aldo Leopold

From: [Chris Wiegman](#)
To: charrett@vlerramoore.com
Subject: Flood Damage
Date: Sunday, December 2, 2012 10:39:00 PM
Attachments: [image001.png](#)
Importance: High

Well that a crappy Sunday! Due to the negligence of the apartment complex behind our homes, a few home owners had water flood their homes, and cause major landscape damage to our backyards and to our front yards (washed away a lot of dirt and tons of the new bark)

The storm drains behind the fences in our yards are completely clogged causing all of that water to flow into the backyards of 5 houses from my house down. Sandy's house next door flooded about 40 feet into the house along with major landscape damage in the backyard and so on with the neighbors the next 5 houses down.

Then water that flowed through the fence was about 1 inch from flooding my house too, pretty scary. A few of the neighbors banded together to get the water flowing out to the streets to prevent further flood damage. You are going to need to drive by and see what's gone on.

I think the association needs to send an attorney letter to the apartment complex ASAP. Apparently Courtneys Dad talked to them on Friday and they admitted they knew this was an issue. We might have a lawsuit on our hands, I surely don't want to pay for the damage to the association property, bark, dirt etc.. Let me know your thoughts what a mess! I feel so bad for those that had water flood into their homes. What can we do Cathi?

Regards,

Chris Wiegman

Principal, MCSA, MCITP: EA, SA, MCTS: SQL



13405 Folsom Blvd. Suite 511

Folsom, CA 95630

(916) 817-8877 Office

(916) 817-8833 Fax

cwiegman@grouponeIT.com

David Mohlenbrok, Environmental Services Manager
City of Rocklin
4081 Alvis Ct.
Rocklin, Ca. 95677

From: David Andre, Concerned Resident

Re: Notice of Preparation and Initial Study for Sierra Gateway Apartment proposal

Mr. Mohlenbrok,

In response to the Initial Study for the Sierra Gateway Apartments proposal, I am formally submitting the following comments.

I am opposed to the City of Rocklin performing its own environmental impact report for this project. That is a conflict of interest given the City's propensity to overlook the obvious issues with this project. A 3rd party professional firm should be conducting the EIR.

Specifically, I am opposed to the expansion of the apartment complex because of these issues: Increase in traffic at Sierra College Blvd and Rocklin Rd, increase in crime, the deterioration of the beauty of the immediate area, and the impact on home values nearby.

I am already constantly dealing with traffic issues along Rocklin Rd when turning into the Monte Claire subdivision. Either someone turning into the existing apartments is driving dangerously slower than the speed limit, or they are blocking the slow lane while trying to merge left to continue east on Rocklin Rd. Sometimes there are cars pulling out of the apartments without looking and often times there are residents out in Rocklin Rd ignoring oncoming traffic. We have already had someone drive their car into the large masonry block wall at the entrance to Monte Claire because of these issues. Adding more traffic will increase the safety issues in this area.

As far as crime goes, we have residents from the apartment complex coming down the private road regularly. They are ignoring the trespassing warning signs and causing issues in the neighborhood. I once had a drunk millennial from the apartment complex in my backyard lurking by my 10 year old's bedroom. We have had a lot of theft and vandalism in Monte Claire and adding more apartment buildings nearby will exacerbate the issue.

Removing the natural break from the commercial and dense residential structures nearby with the removal of the existing Oak trees will drive home values in the area down by taking a beautiful intersection and turning it into an overly populated eyesore. I would think the City would be interested in maintaining natural beauty and home values at a high level.

Additionally, I own a home nearby in Rocklin as well, and I'm highly active in the community. For these reasons, I hope you reconsider your stance on this project.

Thank you,

David Andre

SCOPING MEETING COMMENTS

Sierra Gateway Apartments Project

Attn: David Mohlenbrok

Environmental Services Manager

City of Rocklin

My name is Sue Hoppe, I am representing the Hidden Creek HOA, I have been serving on the Hidden Creek HOA, for the last 9 years, I am the Vice President of the board. I have lived in Hidden Creek, for the last 10 years. I was one of the first residents of the development. We have 47 homes in our development, some are renters, the rest are owners. We are a small community, we have one entrance and exit into our community, Water Lily Lane, is a narrow 2 lane road that goes out onto Sierra College Blvd. We can only go right onto Sierra College Blvd., We have to make a U-turn at Brookfield/El Don, to go back into the community, when coming from Rocklin Rd. At peak traffic times, it is very difficult to get onto Sierra College Blvd, and return back to Water Lily Lane at those same peak hours. It would be impossible to have to deal with an extra 1300 cars or more not only coming in and out of the proposed Sierra Gateway

Apartment complex, it would be an absolute disaster, if they were entering and exiting onto a narrow 2 lane road (Water Lily), all day long. Not to mention, that we have large amounts of small children, and older children who play outside and ride their bikes, and skateboards at all different times of the day! It would be a grievous safety hazard to our little development.

We are asking that you consider the impact of the sheer volume and traffic circulation at the already busy intersections of Sierra College Blvd. and Rocklin Road. You have said yourselves that Sierra College Blvd is a main thorough fare between highway 50 and highway 80, it is crowded with big Semi Trucks and trailers, carrying all kinds of equipment, log trucks, not to mention ambulances, and commute traffic, all day long and into the evening. It has increased immensely since the opening of the Wal Mart and Target shopping centers. It continues to get worse every day, even on the weekends! Imagine what it would be like if 195 high density units were added to the mix? Another 1300 cars a day going in and out of that complex, emptying out onto 2 of the busiest intersections around here.

We implore you and the City of Rocklin, Counsel and Planners to reconsider allowing these developers to build this "bad fit" project on this beautiful piece of property. It is intrusive to the existing residential neighbors, and surrounding areas. The size and design, detail and appearance does not fit the area! It belongs in an urban neighborhood, such as Sacramento.

The clear cutting of over 300 mature oak trees, and the re-grading of the site, will definitely have significant impact to the environment, i.e., Air Quality, increased run-off into Sierra Creek, lighting, aesthetics!

One of the other issues, that is very important to all of the property owners, in my neighborhood, is the impact this "Titanic" of a complex would have on our property values! We have seen the market go into "The Tank" and lost so much on our investments. We now are appreciating in value, and going back to what we paid for our homes originally, or even increasing from what we originally paid. Putting this gigantic monstrosity on that piece of property, would surely bring the property values down!

As one of the neighbors and board members of the Hidden Creek development, I beseech you to reconsider this project, and think about the effect it would have on all of the existing residents in the surrounding areas, and the Sierra College students that travel that area all day long.

In closing, we expect that you will do your due diligence in preparing the EIR, and give heartfelt consideration to the issues we have mentioned.

Thank you,

Sincerely,

Sue Hoppe,

Hidden Creek HOA

5626 Daffodil Circle,

Rocklin, Ca. 95677

916-225-4337

Sue.hoppe@gmail.com