
3. PROJECT DESCRIPTION

INTRODUCTION

This section provides a comprehensive description of the project components included in the proposed Clover Valley Large and Small Lot Tentative Subdivision Maps (LSLTSM) project. In addition, the project background, objectives, and schedule are discussed. Existing setting information is included in each of the technical chapters in this Draft EIR, Chapters 4.2 through 4.12.

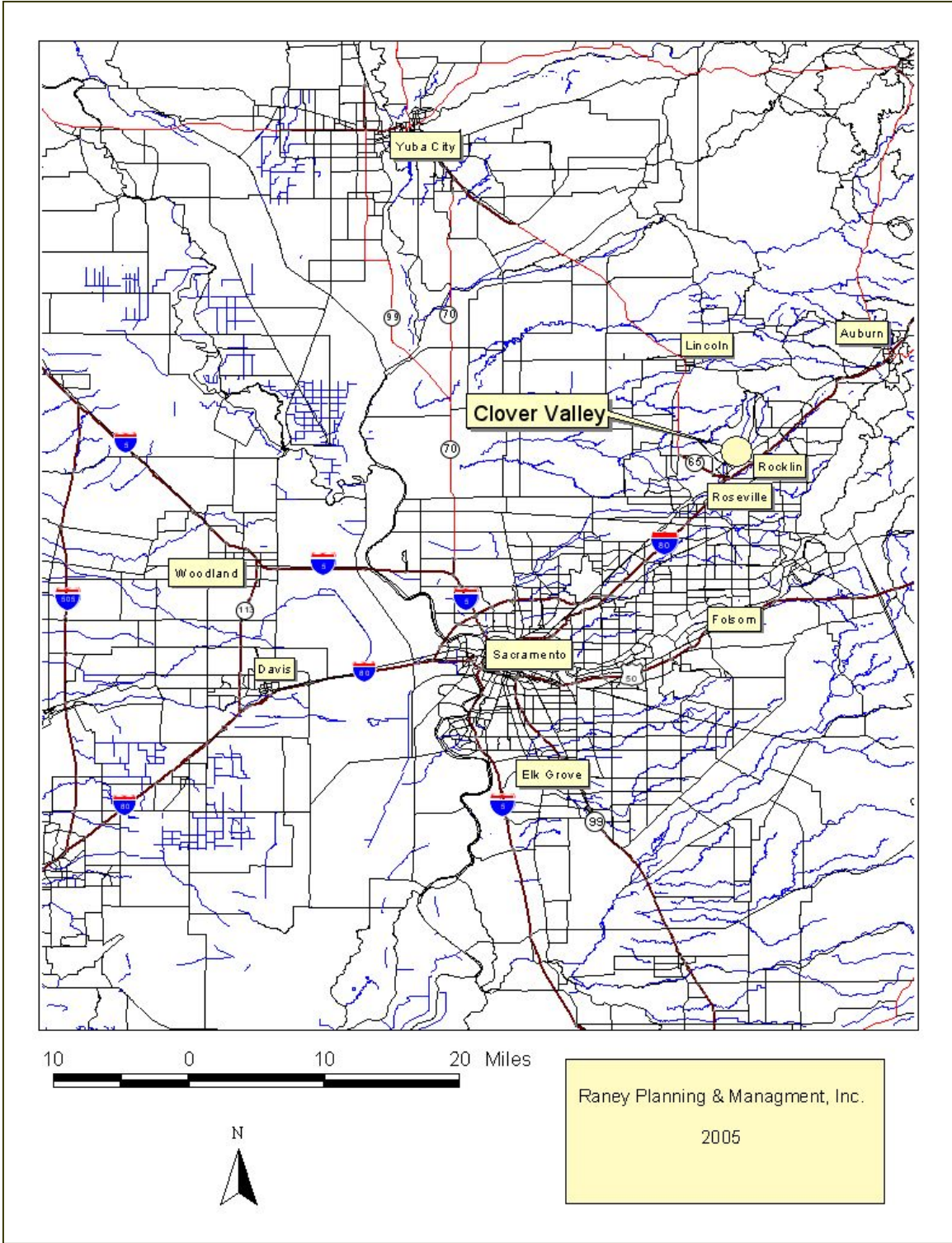
PROJECT LOCATION

The City of Rocklin is approximately 25 miles northeast of the state capital of Sacramento and is within the County of Placer. Surrounding jurisdictions include Placer County to the north and northeast, the Town of Loomis to east and southeast, and the City of Lincoln's Twelve Bridges development to the northwest. See Figure 3-1, Regional Location Map.

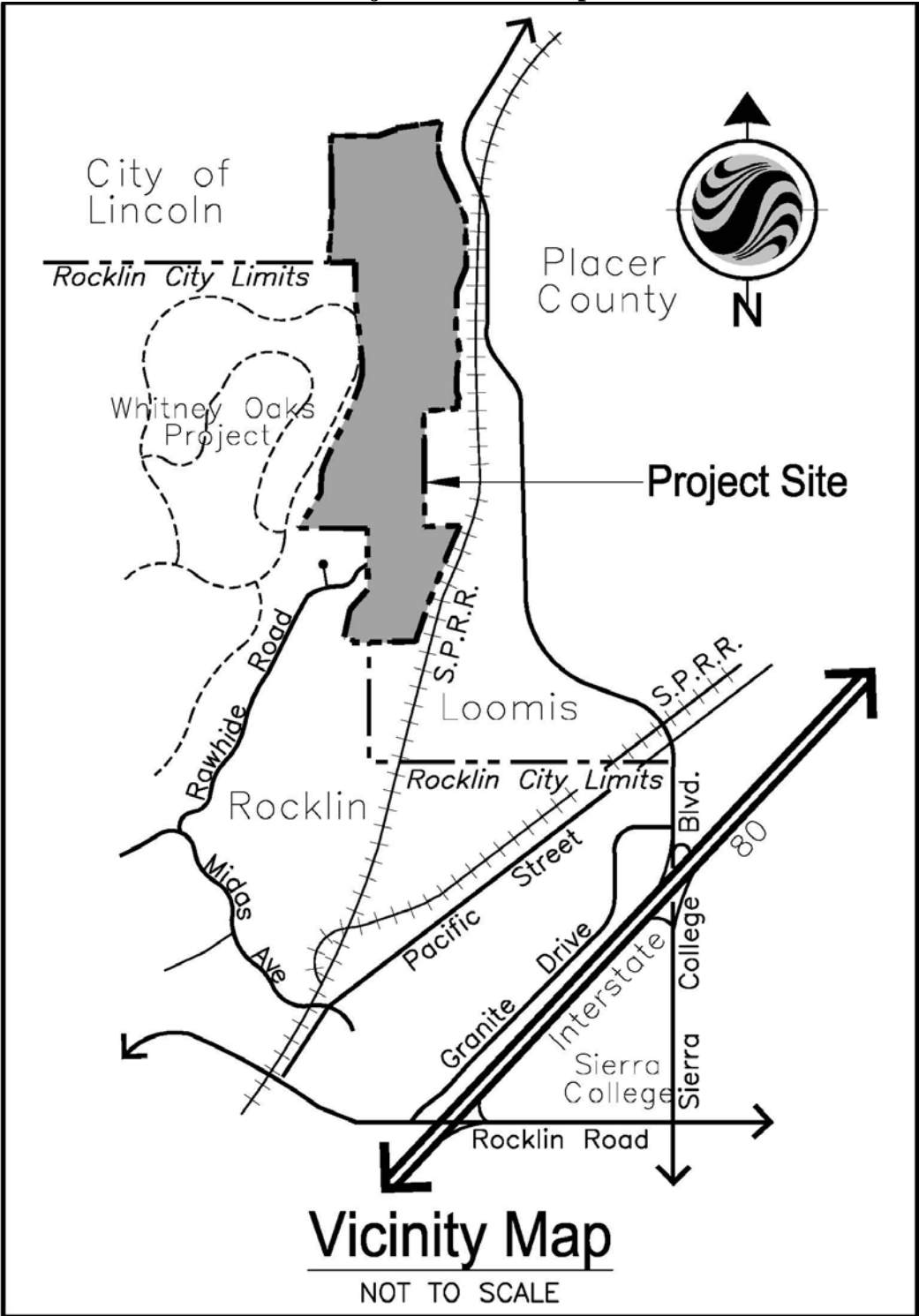
The proposed project is located in the northeast corner of the City of Rocklin, along the west side of Sierra College Boulevard and Union Pacific Railroad tracks, two miles north of Interstate 80, and three miles south of State Route 193. Surrounding lands to the south within the City limits of Rocklin include the Summit Property and Clover Valley Woods. Rocklin's Whitney Oaks residential subdivision is located to the west. See Figure 3-2, Project Location Map.

Approval of the proposed project would result in the development of a portion of Clover Valley, which is located in the northeast corner of the City of Rocklin. The 622.3-acre project site is currently located on 13 parcels identified as Parcel Numbers (APN) 032-010-010; 030-010-011; 030-020-003; 030-030-059; 030-041-001; 030-050-013; 030-070-016; 030-070-017; 032-010-021; 032-060-065; 032-070-065, 032-070-066; and 032-070-067. The project site is within the City of Rocklin General Plan and is located along the west side of Sierra College Boulevard, north of the terminus of Rawhide Road, and south of North Clover Valley Road/Creekside Lane. Clover Valley Creek traverses the entire site from north to south at the base of the valley. See Figures 3-3, Large Lot Tentative Map and Figures 3-4 through 3-9, Small Lot Tentative Map(s).

**Figure 3-1
Regional Location Map**



**Figure 3-2
Project Location Map**



**Figure 3-3
 Large Lot Tentative Subdivision Map**

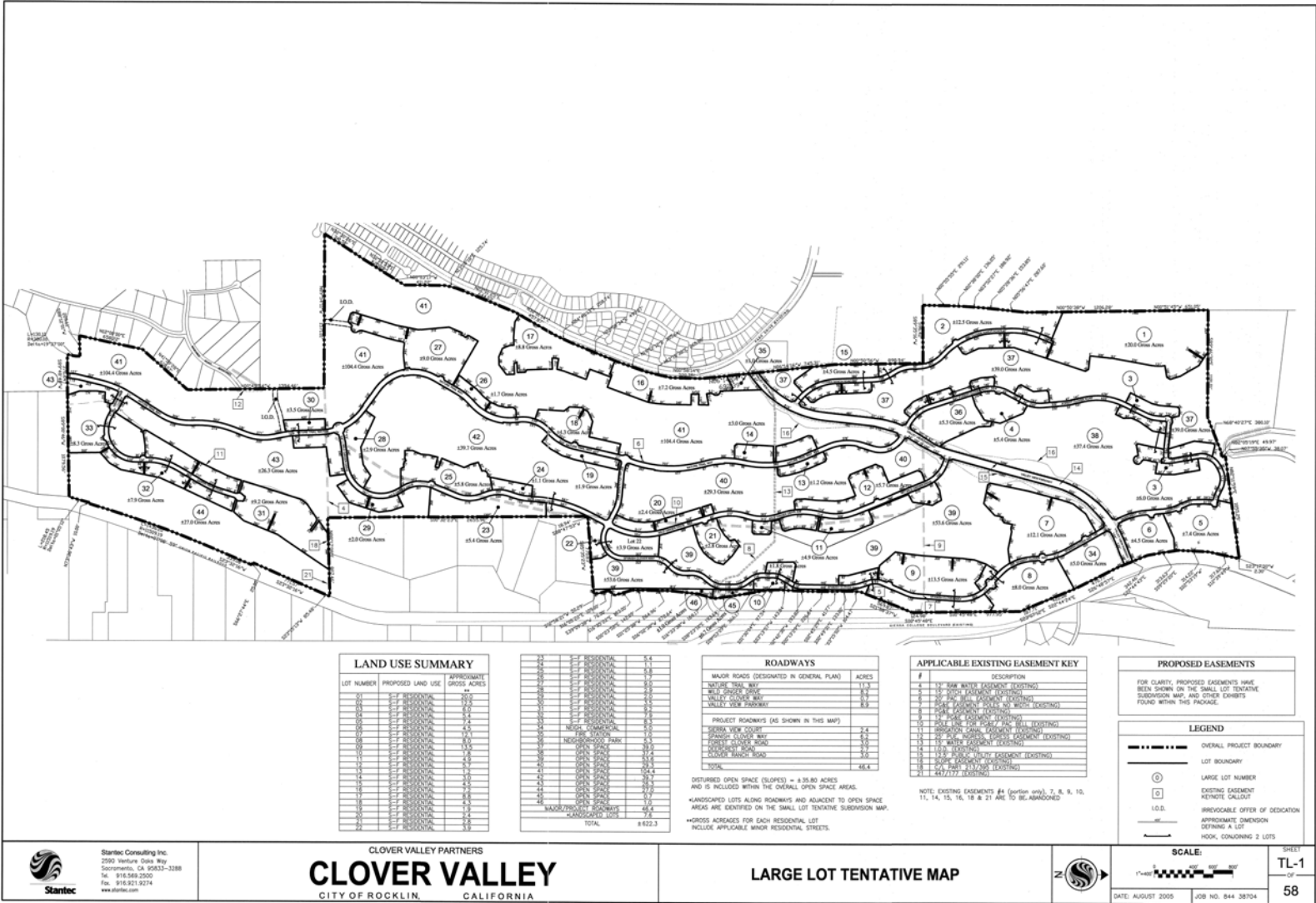


Figure 3-4(a)
Small Lot Tentative Subdivision Map

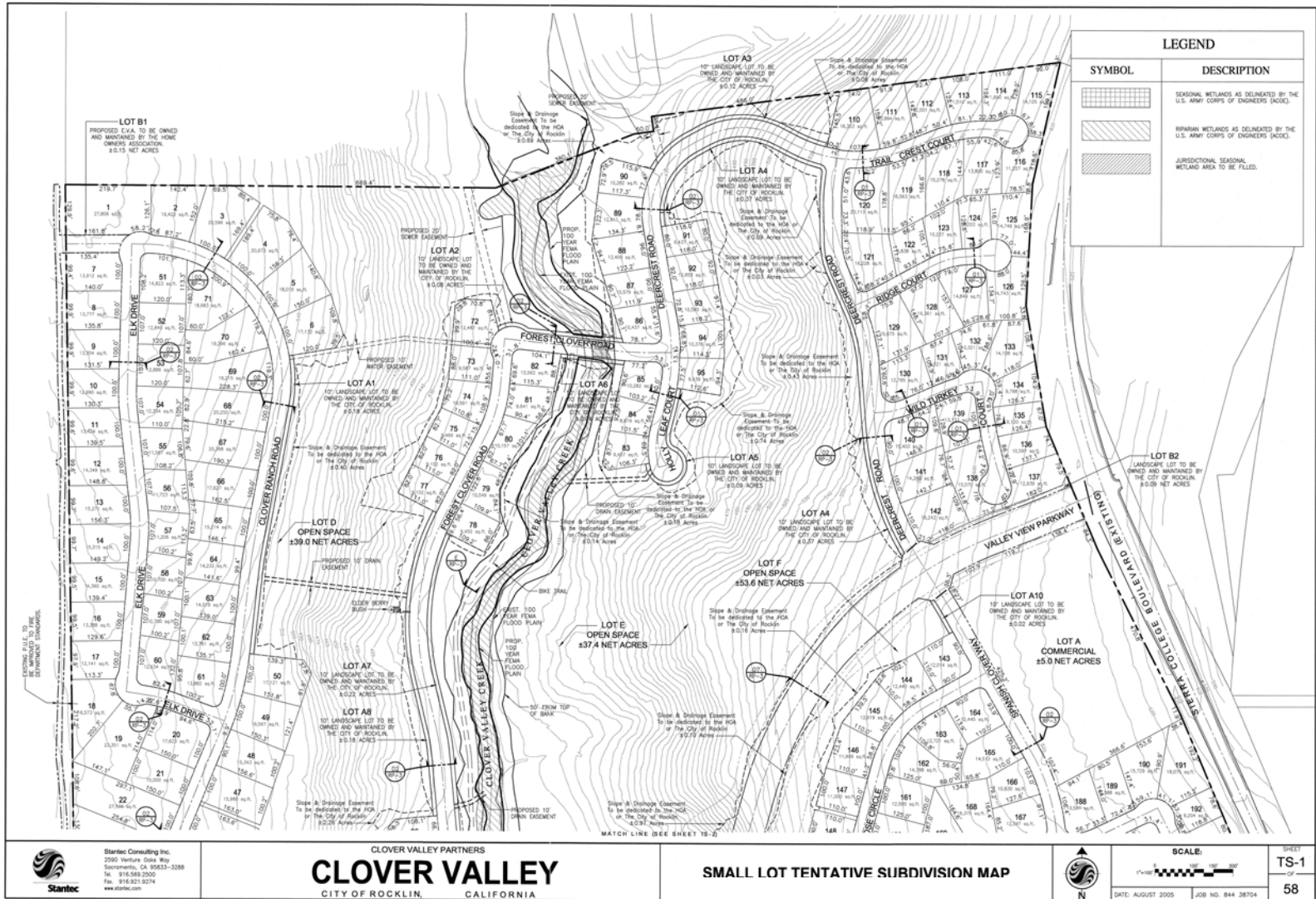
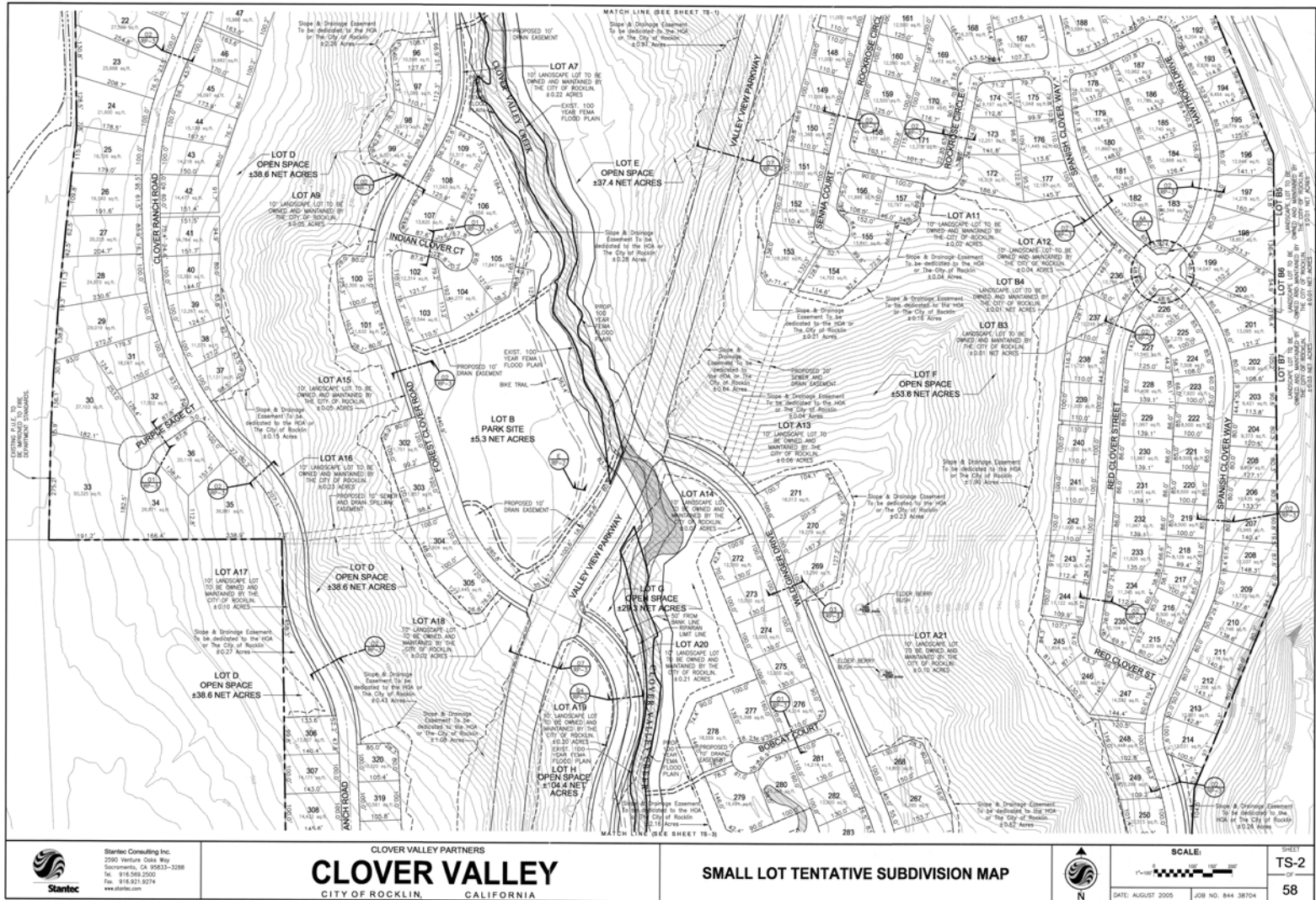


Figure 3-4(b)
Small Lot Tentative Subdivision Map



Stantec
 Stantec Consulting Inc.
 2590 Venture Oaks Way
 Sacramento, CA 95833-3288
 Tel: 916.269.2500
 Fax: 916.851.0274
 www.stantec.com

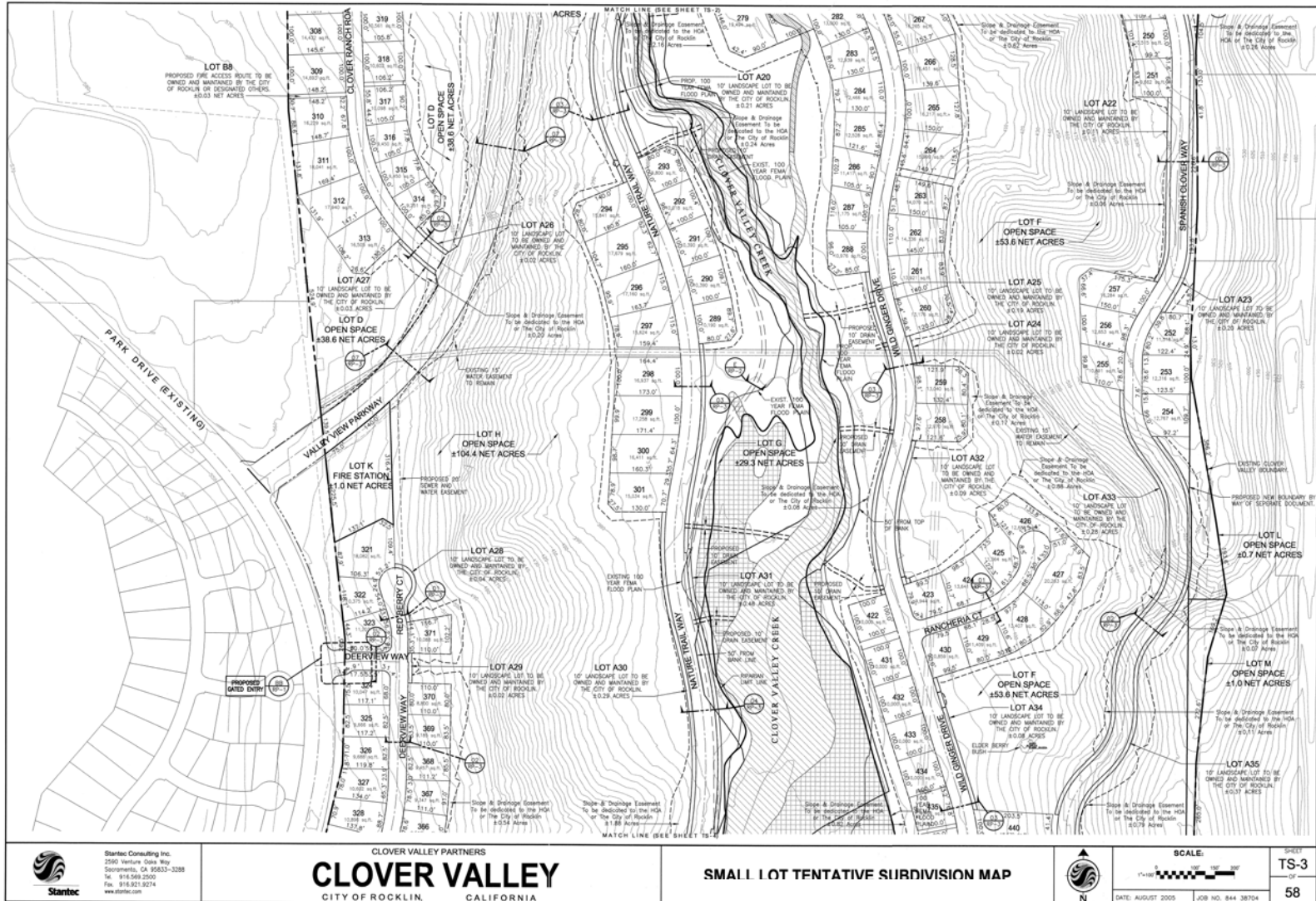
CLOVER VALLEY PARTNERS
CLOVER VALLEY
 CITY OF ROCKLIN, CALIFORNIA

SMALL LOT TENTATIVE SUBDIVISION MAP

SCALE:
 1"=100'
 DATE: AUGUST 2005 JOB NO. 844 36704

SHEET
 OF
TS-2
 58

Figure 3-4(c)
Small Lot Tentative Subdivision Map



Stantec
 Stantec Consulting Inc.
 2550 Venture Oaks Way
 Sacramento, CA 95833-3388
 Tel. 916.589.2500
 Fax. 916.921.9274
 www.stantec.com

CLOVER VALLEY PARTNERS
CLOVER VALLEY
 CITY OF ROCKLIN, CALIFORNIA

SMALL LOT TENTATIVE SUBDIVISION MAP



SCALE:
 1" = 100'
 DATE: AUGUST 2005 JOB NO. 844 38704

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 58

Figure 3-4(d)
Small Lot Tentative Subdivision Map

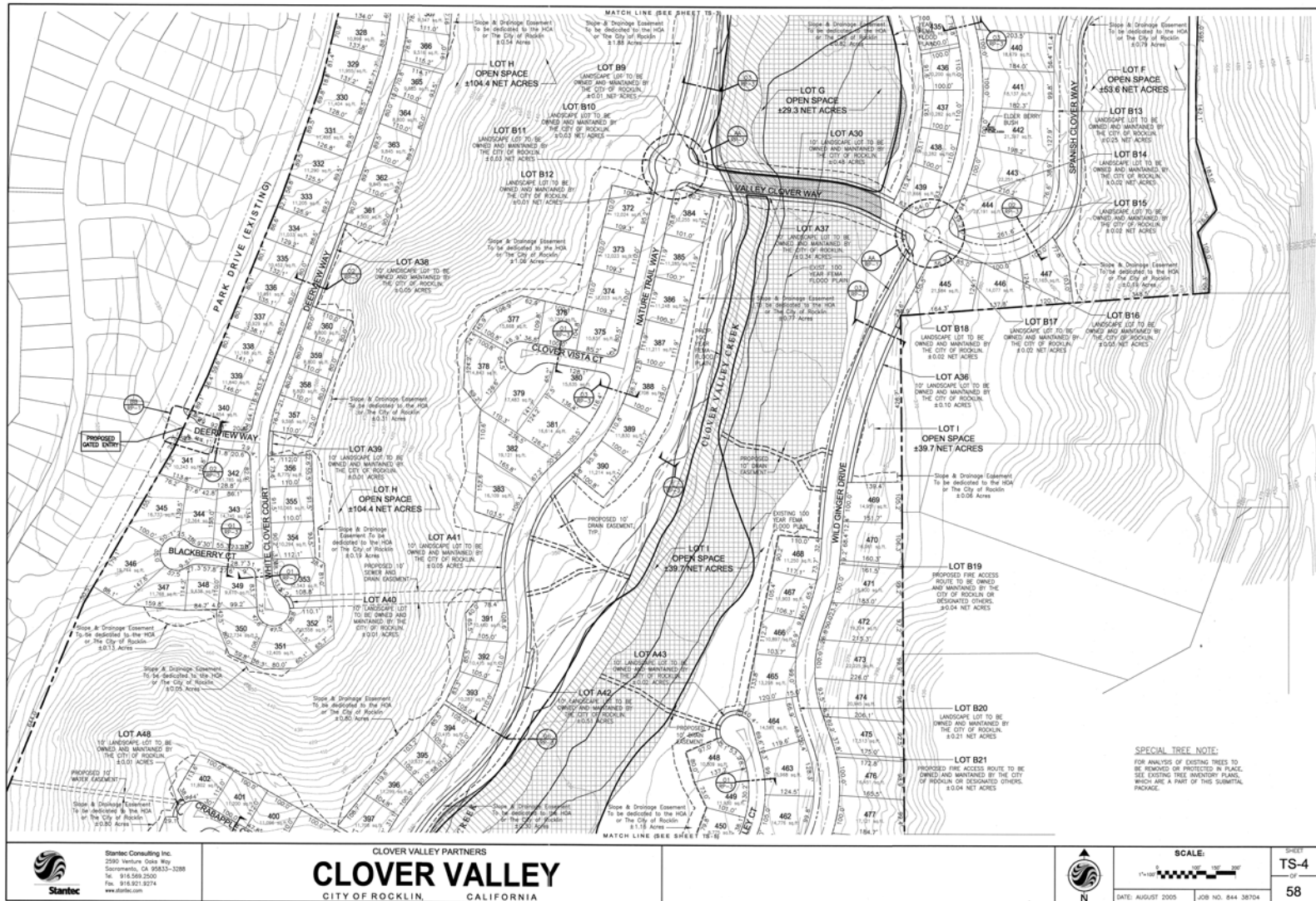


Figure 3-4(e)
Small Lot Tentative Subdivision Map

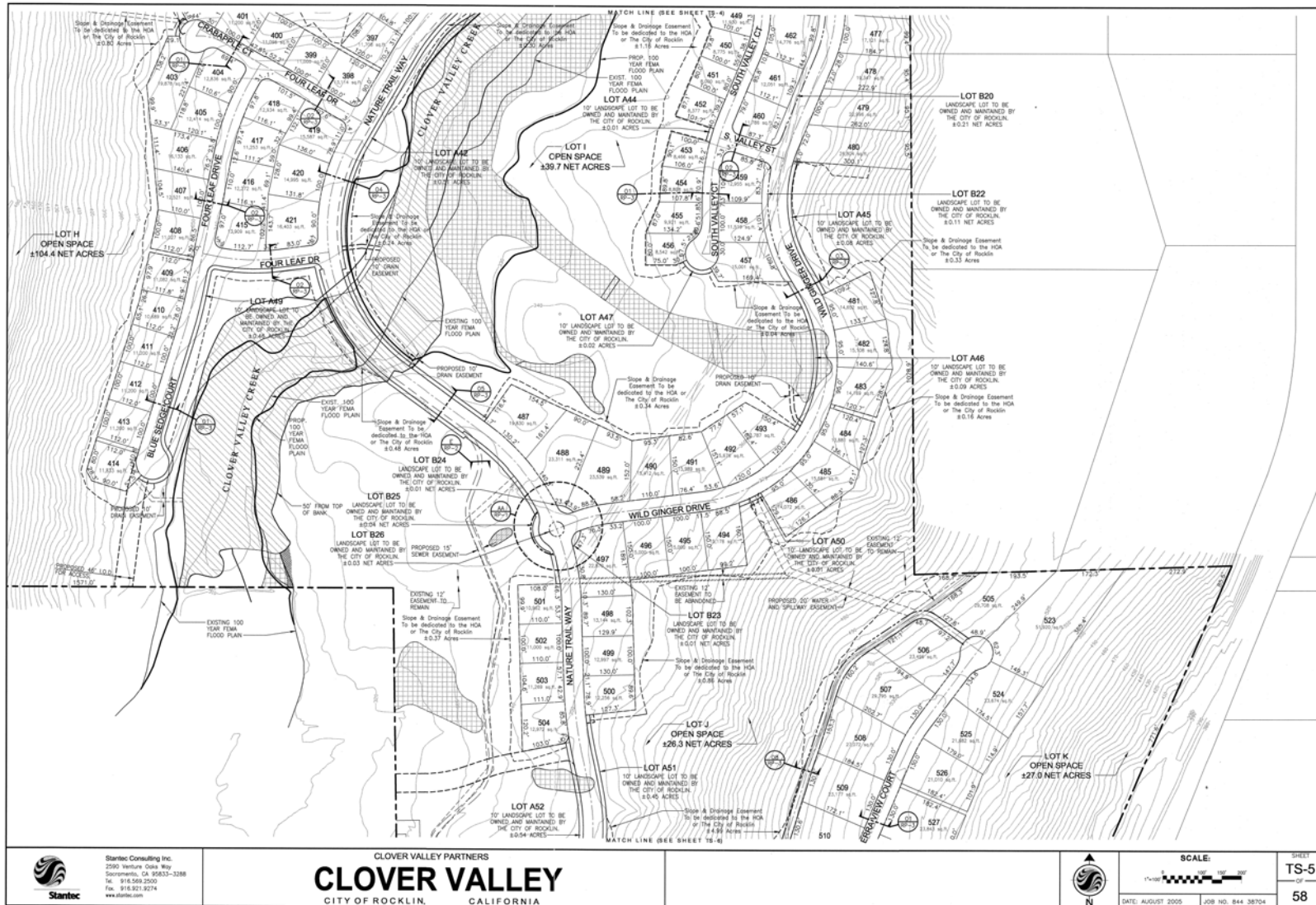
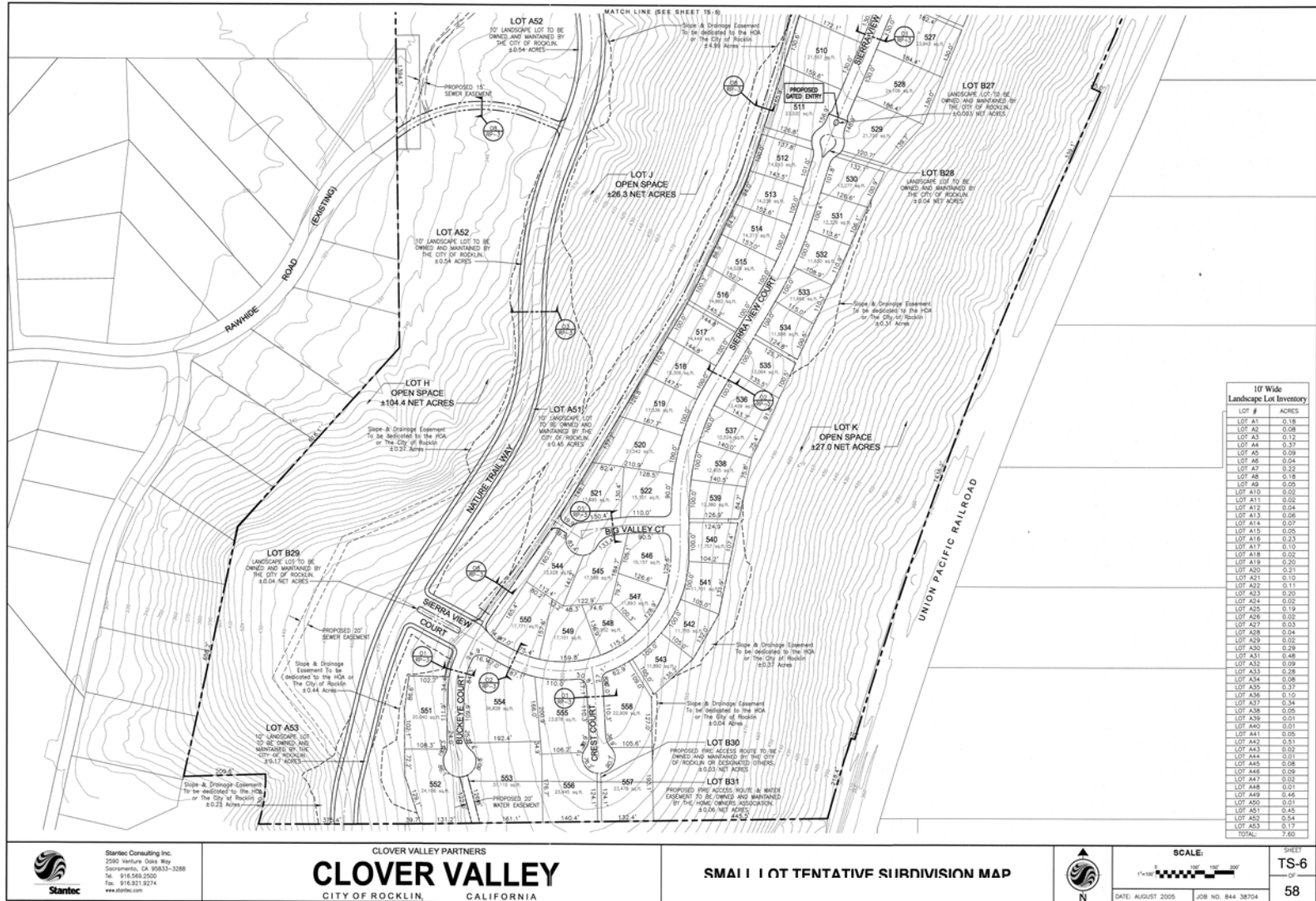


Figure 3-4(f)
Small Lot Tentative Subdivision Map



PROJECT OBJECTIVES

The applicant proposes the Clover Valley LSLTSM project to achieve the following objectives:

1. Increase the City's housing supply in close proximity to existing transportation corridors.
2. Develop an economically viable project that provides a reasonable rate of return on investment for the landowner and is compatible with existing nearby neighborhoods.
3. Preserve Clover Valley Creek and minimize impacts on other significant on-site natural resources through appropriate project design.
4. Create a place to live that enhances neighborhoods by providing natural areas through the development and by providing access to the natural areas through visual and pedestrian links.
5. Construct the General Plan roadways approved as part of the 1995 Clover Valley Annexation EIR project.
6. Provide the regional benefit of creating a roadway connection from Park Drive to Sierra College Boulevard via the proposed Valley View Parkway and to establish an alternative evacuation route for residents in the northeast area of the City.

PROJECT COMPONENTS

The project applicants are seeking approval of two tentative subdivision maps, including a Large Lot Tentative Subdivision Map and a Small Lot Tentative Subdivision map. The Large Lot Tentative Subdivision Map would subdivide 622.3 undeveloped acres into 33 large lots ranging from 0.7 acres to 104.4 acres, with 46.4 acres of proposed major streets. The large lots would establish individual units further subdivided by the proposed Small Lot Tentative Subdivision Map. The Small Lot Tentative Subdivision Map further subdivides the large lots into a total of 558 single-family residential lots, 82 landscape lots, and related interior roadways.

The proposed project would include construction of 558 residential small lots, one 5.3-acre park site, one 5.0-acre neighborhood commercial site, as well as major streets and open space areas. A total of 366 acres would remain in open space and landscape lot areas. A 1.0-acre future fire station site would be dedicated by the applicant to City and would be constructed by the City at a later date. Based on a floor-area-ratio (FAR) of 0.25, the project commercial acreage represents approximately 54,450 square feet of commercial space.

Table 3-1 summarizes the proposed area buildout of the project site.

Table 3-1 Clover Valley LSLTSM Proposed Buildout		
Land Use	Number of Units	Acres
Single Family Residential Lots (including minor roads)	558	198.6
Open Space (including roadway landscape lots)	-	366.0
Core Roadways	-	46.4
Neighborhood Park	-	5.3
Neighborhood Commercial	-	5.0
Fire Station	-	1.0
Total	558	622.3

Infrastructure

The road system that would serve the project would consist of local roads within a 46- to 50-foot right-of-way, connecting to a 50-foot collector road within a 120-foot right-of-way which would access Sierra College Boulevard to the east and Stanford Oaks (aka Whitney Oaks) to the west. Three traffic signals are proposed along Valley View Parkway, one at each end of the street where the street terminates at the existing Park Drive and Sierra College Boulevard, and a signal at the Nature Trail Way-Forest Clover Road and Valley View Parkway intersection. The Tentative Map shows four road crossings of Clover Valley Creek.

Primary access to the site would be provided by Sierra College Boulevard and Park Drive, located east and west of the site, respectively, with future roadway access and improvements into the Summit property to the south. Valley View Parkway (formerly Clover Valley Parkway) is proposed to traverse the site for approximately 4,700 feet from Sierra College Boulevard to Park Drive.

Implementation of the proposed project would include the construction of on-site streets, water lines, sewer lines, creek crossings, and utilities, including phone, electrical, and natural gas lines. In addition, a Class II bikeway is planned on Valley View Parkway and a Class I path is planned along Clover Valley Creek on the proposed project site. The proposed project would also construct two detention basins intended to detain on-site waters of the Clover Valley Creek system. These basins would be built within the riparian corridor and wetland areas, as on-line basins incorporated into the creek.

The proposed project would also include the construction of an off-site sanitary sewer extension to ensure that the project is provided with adequate wastewater conveyance capacity.

The site is estimated to have 28,246 trees. The construction of the major roadways would result in the removal of approximately 1,632 trees. The anticipated development of the minor streets and the small lots would result in the loss of an estimated 5,790 trees, for a total estimated loss of 7,422 trees.

Off-Site Sewer Extension

The Clover Valley project site is not currently served by wastewater conveyance infrastructure. The nearest off-site sewer line is the South Placer Municipal Utility District's (SPMUD) 15-inch Clover Valley trunk line that stubs into the project site at the terminus of Rawhide Road in the Clover Valley Woods subdivision. From the project site's southern boundary, the existing 15-inch sewer line in Rawhide Road extends south to Dry Gulch Court where the line connects to an 8-inch sewer line. The 8-inch line continues southerly within Midas Avenue and turns westerly within Argonaut Avenue, then increases to a 10-inch line just west of Kennedy Court and continues to the vicinity of Union Street. The line traverses Union Street, cuts between two existing houses, then turns south across Sunset Whitney Country Club property to connect into an existing 18-inch trunk sewer line. This line ultimately connects to a 42-inch interceptor that flows into the City of Roseville system and then connects to the Roseville Wastewater Treatment Plant.

The SPMUD Master Plan indicates that ultimate buildout of the Clover Valley watershed, including the northern Clover Valley properties, would require the upsizing of the existing 8-inch line south of the project area. The existing 8-inch line and the proposed alignment of a new 12-inch line under Rawhide Road is along Midas Avenue and through the Sunset Whitney Country Club. SPMUD would be the authority for the contracting, construction, operation and maintenance of this new 12-inch sewer line. Due to the potential width of the proposed trench, the possibility exists that the construction of the proposed sewer line may also require Rawhide Road and Midas Avenue to receive a new asphalt overlay.

The proposed off-site sewer line required for the buildout of the Clover Valley area has been designed by Stantec Consulting, Inc (see Figure 3-10, Proposed Off-Site Sewer Line). A summary of the off-site sewer improvements is provided below.

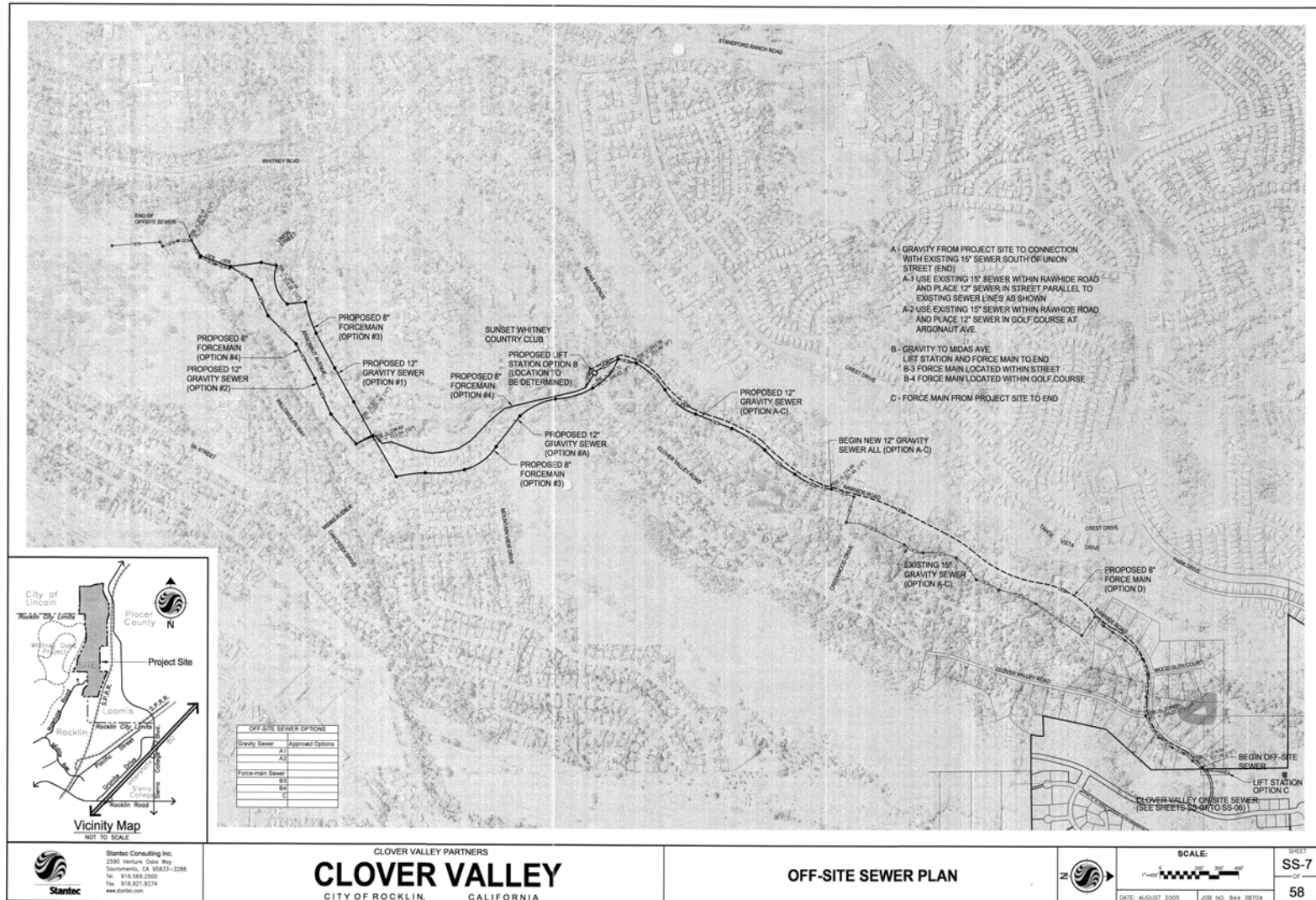
Section 1 – Rawhide to Midas

Beginning at the intersection of Rawhide Road and Dry Gulch Court, a new 12-inch sewer line would be installed within Rawhide's street rights-of-way to the vicinity of Clover Valley Park. At the park, two alignment options exist: cross through the park in a manner similar to the existing sewer line system (Option 1A) or to continue in Rawhide to its intersection at Midas Avenue, then turn east of Midas (Option 1B).

Section 2 – Clover Valley Park to Argonaut Avenue

From the intersection of Midas Avenue and Clover Valley Road, Section 2 would continue southeast on Midas Avenue to Argonaut Avenue, then turn southwest to cross with Clover Valley Creek. On Midas Avenue, north of the Mountain View Drive intersection, either a 12-inch gravity lateral (Option 2A) or a 6-inch force main (Option 2B) would be installed in the street.

**Figure 3-5
 Proposed Off-Site Sewer Line**



Section 3 – Argonaut Avenue to the 18-inch Trunk Line

The terminus of Section 2 would be located where Argonaut Avenue crosses over a large culvert that contains Clover Valley Creek and the golf cart path, between existing residences on Argonaut Avenue. At this point, Section 3 would mark the southwesterly course of a new 12-inch sewer line, with options for gravity sewer or force main alignments. Option 3A includes a 12-inch gravity lateral parallel to Argonaut, and Option 3B would install the 12-inch gravity lateral in the street. Option 3C would install a 6-inch force main parallel to Argonaut (Option 3C), and Option 3D would install a 6-inch force main in the street.

Grading and Cut and Fill

The construction of the proposed project would result in the removal of grasslands, shrubs, and trees. Construction of only the major roads would result in the surface grading of approximately 46.4 acres. Construction of roadways, residential lots and park would result in the surface grading of 256.3 acres, and construction on slopes, landscape lots, and utility corridors would result in the surface grading of 53.3 acres, for a total graded surface area of 309.6 acres. Open space that will not be graded totals 312.7 acres; however, the final count of the project's open space includes the 53.3 acres that will be temporarily impacted by surface grading for slopes, landscape lots, and utility corridors, resulting in a total of 366 permanent open space acres.

The estimated amount of earth to be moved in association with the above construction activities is approximately 1.46 million cubic yards. The goal of the project applicant is to have the cut and fill balance on-site. The construction of Valley View Parkway will require "cuts" of 60 feet into the side slopes and "fills" of 60 feet.

Project Phasing

The conceptual phasing plan associated with the proposed project includes one major phase of grading and construction (Phase 1), in various locations (represented as Phases 2 through 4J on the Conceptual Phasing Plan (see Figure 3-11(a) and (b)).

Phase #1

Grading of entire project including tree removal. Phase 1 would include the following subphases.

Phase #2

Construct Valley View Parkway from Sierra College Boulevard (existing) to Park Drive (existing). Improve as required existing Park drive and existing Sierra College Boulevard intersections.

Phase #3

Construct Nature Trail Way and Wild Ginger Drive from Valley View Parkway to Valley Clover Way. Construct Valley Clover Way.

Figure 3-6(a)
Conceptual Phasing Plan

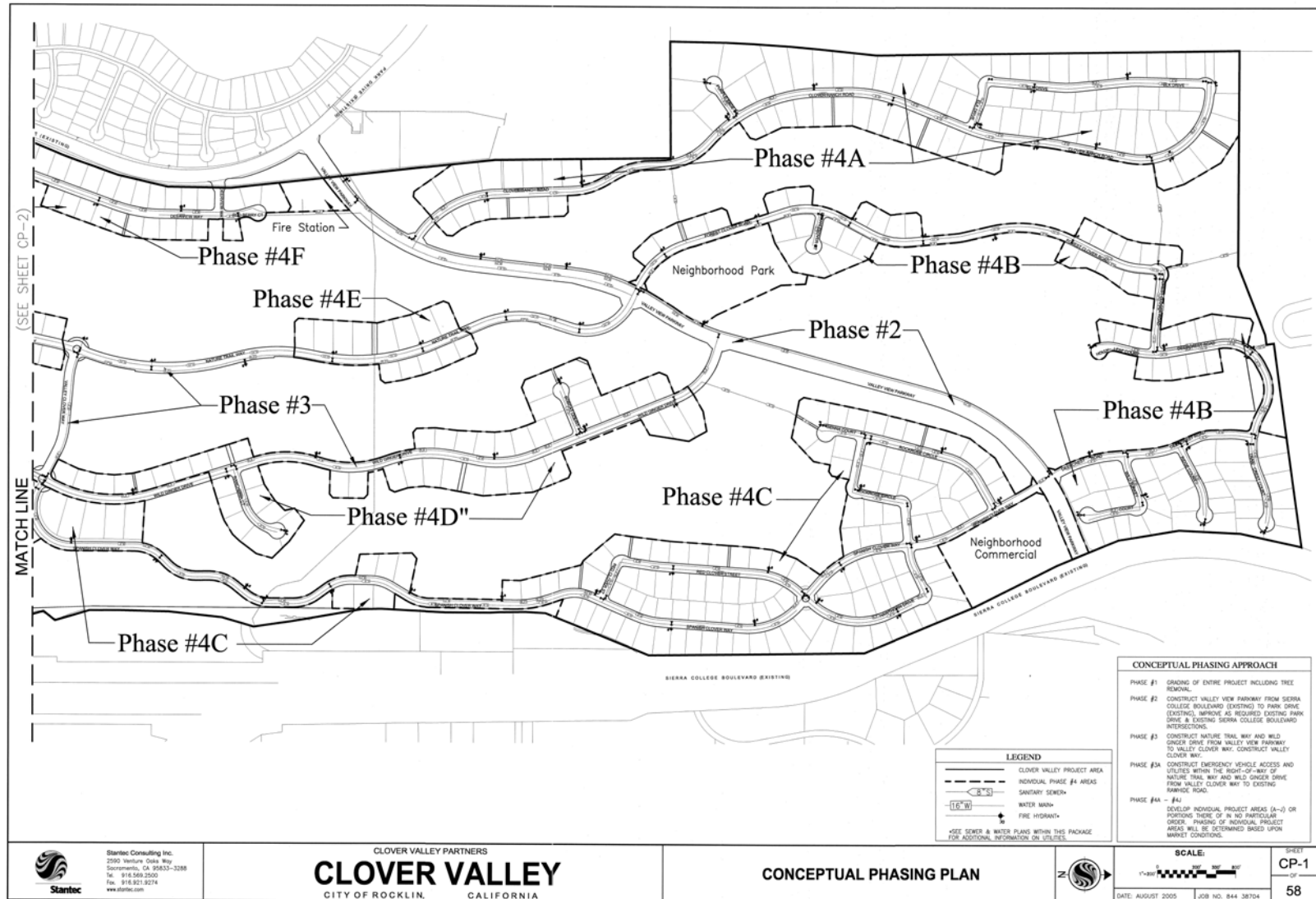
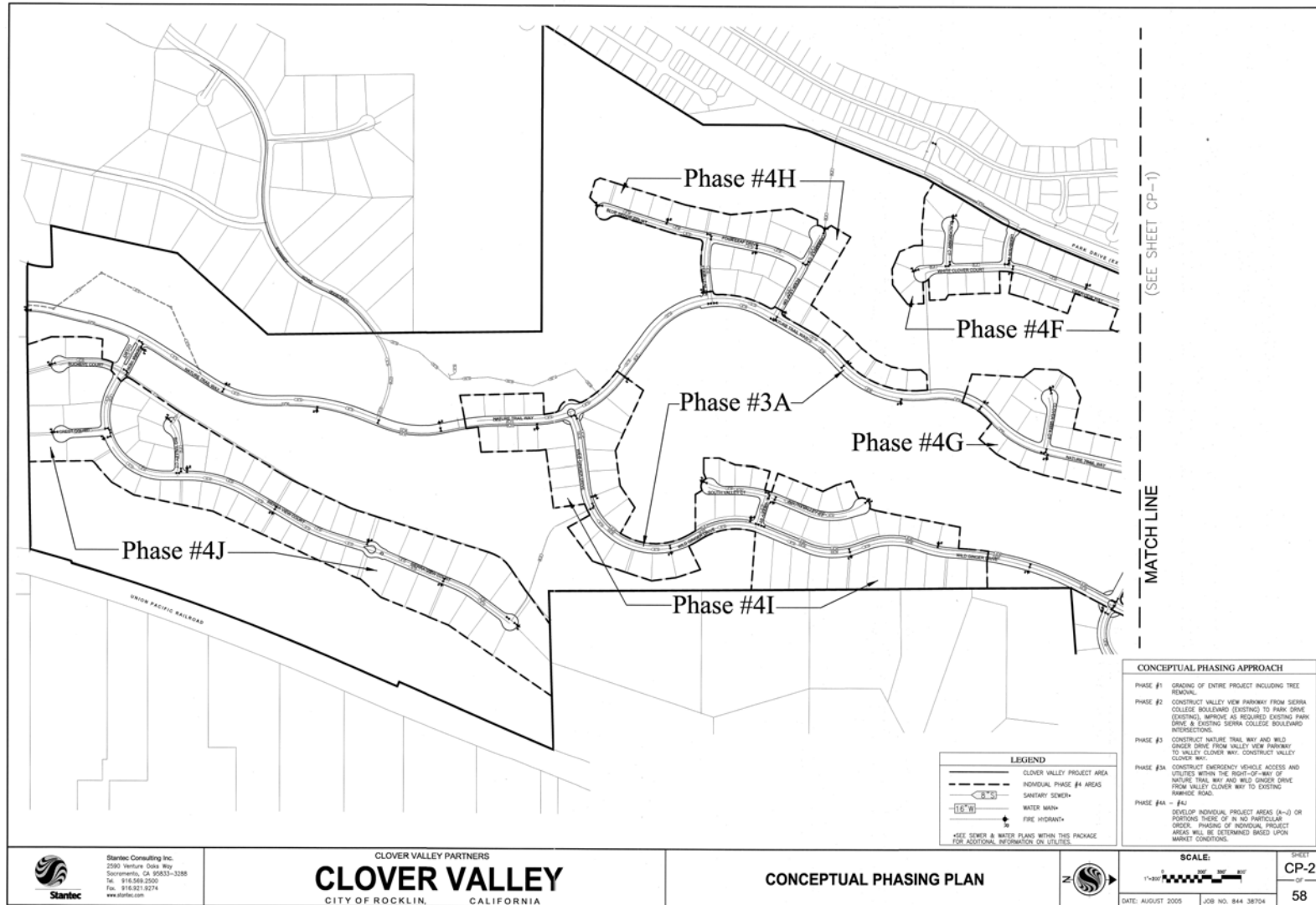


Figure 3-6 (b)
Conceptual Phasing Plan



Phase #3A

Construct emergency vehicle access and utilities within the right-of-way of Nature Trail Way and Wild Ginger Drive from Valley Clover Way to existing Rawhide Road.

Phase #4A - #4J

Develop individual project areas (A-J) or portions there of in no particular order. Phasing of individual project areas will be determined based upon market conditions.

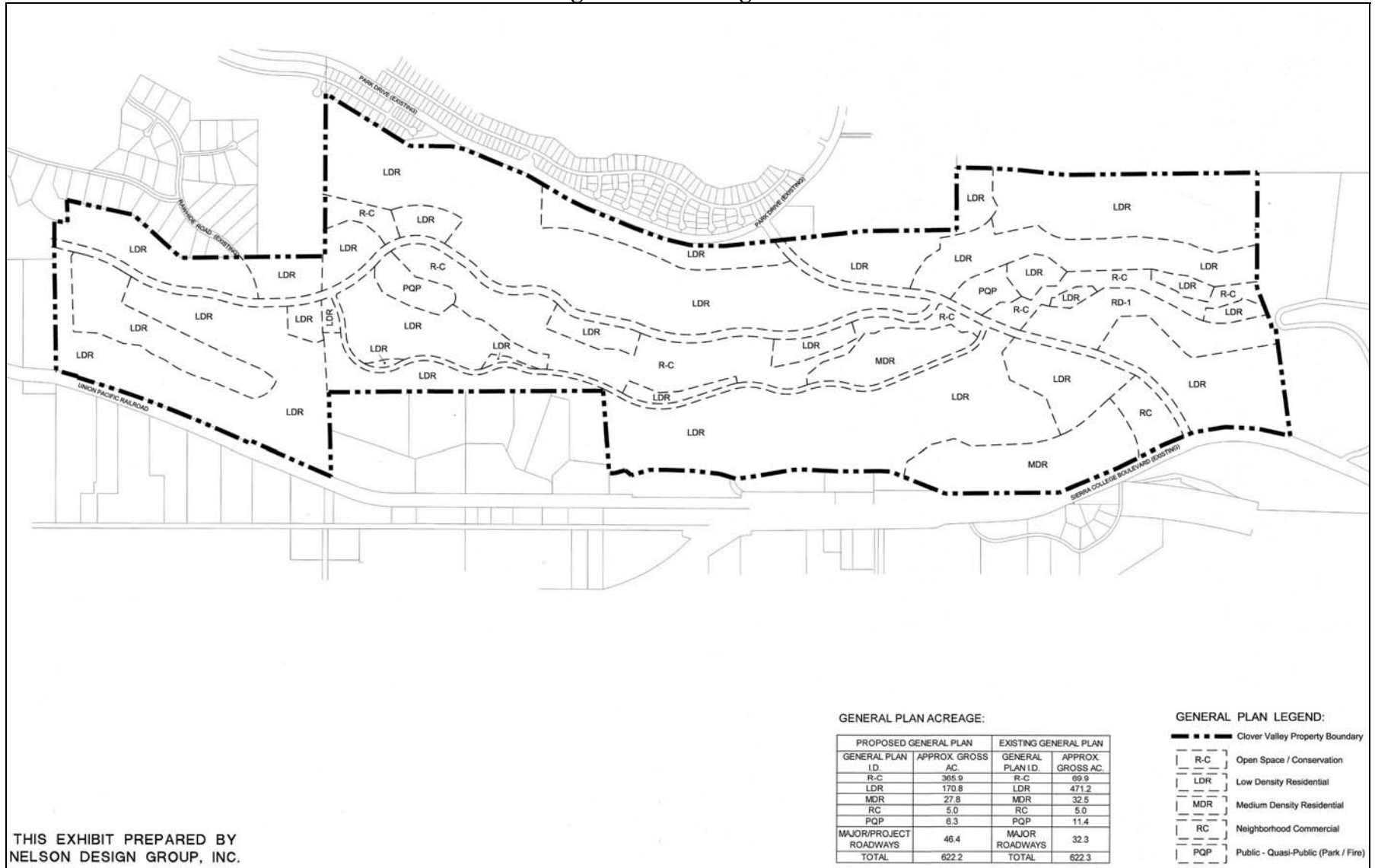
The grading associated with Phase 1 is shown in Table 3-2 below:

Table 3-2 Clover Valley Phase 1 Grading Summary (quantities are in cubic yards)				
Site	Method	Cut	Fill	Net
Phase 2	Grid/Comp	185,438	61,440	123,998
Phase 3		39,131	42,876	-3,745
Phase 3A		68,739	66,248	2,491
Phase 4 A	Grid/Comp	253,831	106,628	147,204
Phase 4 B	Grid/Comp	190,549	237,193	-46,644
Phase 4 C	Grid/Comp	350,092	253,862	96,230
Phase 4 D		44,499	159,056	-114,558
Phase 4 E	Grid/Comp	6,641	15,305	-8,664
Phase 4 F	Grid/Comp	65,216	64,915	301
Phase 4 G	Grid	21,155	71,522	-50,367
Phase 4 H	Grid/Comp	21,492	106,264	-84,772
Phase 4 I	Grid/Comp	61,549	129,379	-67,830
Phase 4 J	Grid/Comp	166,314	140,839	25,476
Total	Average	1,474,644	1,455,525	19,120
Source: Stantec Consulting, 2005.				

Current and Proposed Land Use Designations

The property is currently within the City of Rocklin and is designated by the General Plan as Low Density Residential (LDR), Medium Density Residential (MDR), Recreation/Conservation (R-C), Public/Quasi-Public (PQP-Park), and Retail Commercial (RC) (see Figure 3-12, Existing Land Use Designations).

**Figure 3-7
 Existing Land Use Designations**



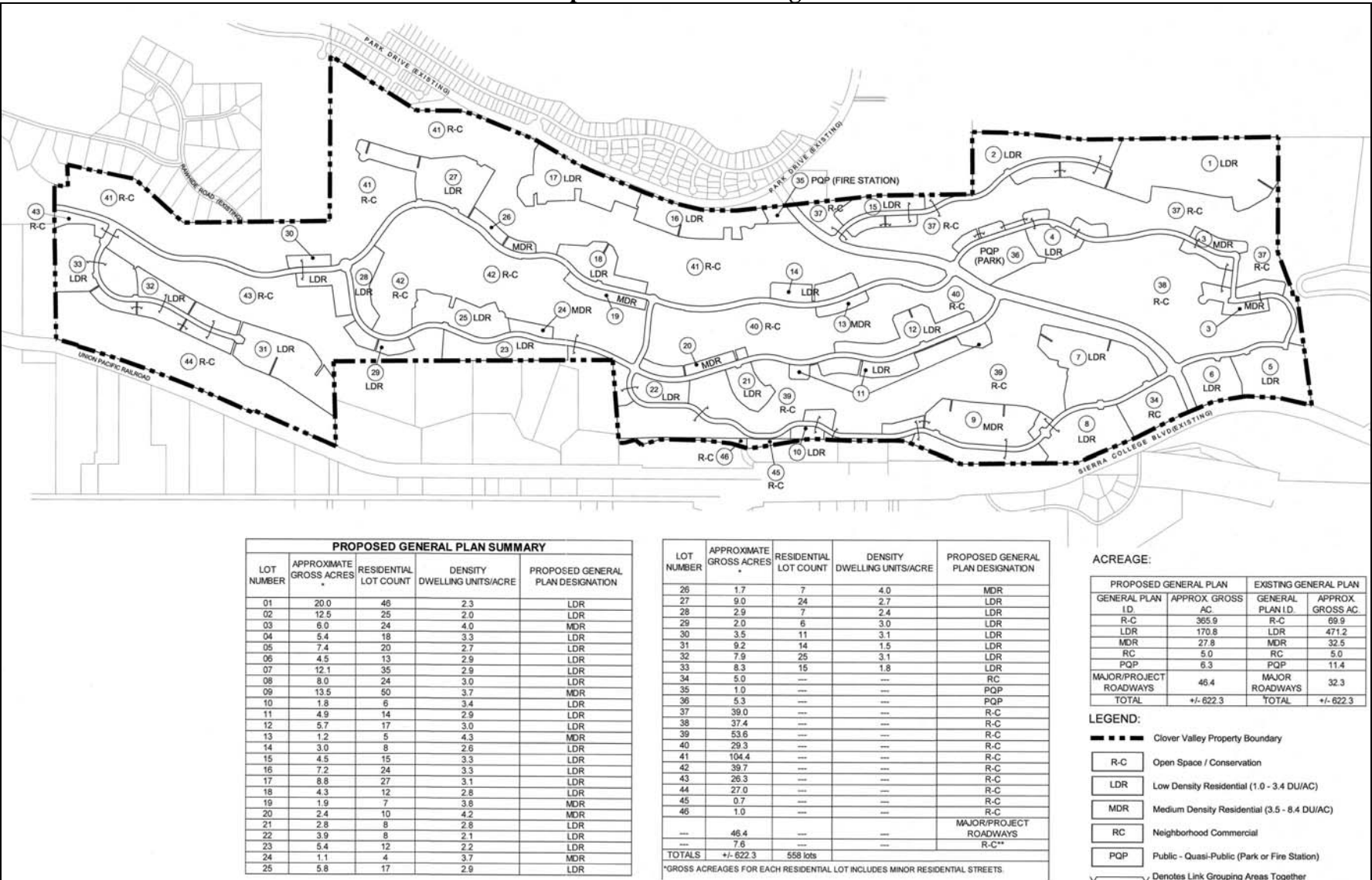
The applicant is requesting a General Plan Amendment and Rezone in order to address modifications to the open space and residential components of the proposal (see Figure 3-13, Proposed Land Use Designations). The proposed amendments would increase the amount of dedicated open space area, decrease the residential development area, and re-orient the 5.0-acre commercial site. In addition to the proposed land use modifications, a Circulation Element Amendment is also proposed for the Valley View Parkway in order to reduce the planned four-lane roadway to two lanes. The project roadways would also encroach into the 50-foot creek setback area along Nature Trail Way in some locations.

Table 3-3 below identifies the existing and proposed land use designations with approximate gross acreages of each land use category.

Table 3-3 Clover Valley Existing and Proposed Land Use Designations			
Existing Land Use Designations		Proposed Land Use Designations	
General Plan I.D.	Approx. Gross Ac.	General Plan I.D.	Approx. Gross Ac.
LDR	471.2	LDR	170.8
MDR	32.5	MDR	27.8
RC	5.0	RC	5.0
PQP	11.4	PQP	6.3
R-C	69.9	R-C	365.9
Major Roadways	32.3	Major Roadways	46.4
Total	622.3	Total	622.3
Notes: LDR = Low Density Residential MDR = Medium Density Residential RC = Neighborhood Commercial PQP = Public/Quasi-Public R-C = Open Space/Conservation			

Table 3-3 indicates that the proposed project would modify existing LDR (low density residential) designations from 75.7 percent of the project area to 27.4 percent of the project area. Similarly, MDR (medium density residential) and PQP (public/quasi-public uses) uses would decrease from 5.2 percent and 1.8 percent of the total project area under the existing designations, relatively, to 4.5 percent and 1.0 percent under the proposed project, relatively. Conversely, R-C (Open Space/Conservation) would increase from 11.2 percent under the existing designations to 58.8 percent under the proposed project. Roadways would increase from 5.2 percent of the project area to 7.5 percent of the project area under the proposed project. Overall, then, because the R-C designation would be undeveloped and the remaining designations would be developed, the developed area would be modified from 88.8 percent under existing land use designations to 41.2 percent of the project area with the proposed project, or less than half of what is currently designated.

**Figure 3-8
 Proposed Land Use Designations**



PROPOSED GENERAL PLAN SUMMARY				
LOT NUMBER	APPROXIMATE GROSS ACRES	RESIDENTIAL LOT COUNT	DENSITY DWELLING UNITS/ACRE	PROPOSED GENERAL PLAN DESIGNATION
01	20.0	46	2.3	LDR
02	12.5	25	2.0	LDR
03	6.0	24	4.0	MDR
04	5.4	18	3.3	LDR
05	7.4	20	2.7	LDR
06	4.5	13	2.9	LDR
07	12.1	35	2.9	LDR
08	8.0	24	3.0	LDR
09	13.5	50	3.7	MDR
10	1.8	6	3.4	LDR
11	4.9	14	2.9	LDR
12	5.7	17	3.0	LDR
13	1.2	5	4.3	MDR
14	3.0	8	2.6	LDR
15	4.5	15	3.3	LDR
16	7.2	24	3.3	LDR
17	8.8	27	3.1	LDR
18	4.3	12	2.8	LDR
19	1.9	7	3.8	MDR
20	2.4	10	4.2	MDR
21	2.8	8	2.8	LDR
22	3.9	8	2.1	LDR
23	5.4	12	2.2	LDR
24	1.1	4	3.7	MDR
25	5.8	17	2.9	LDR

LOT NUMBER	APPROXIMATE GROSS ACRES	RESIDENTIAL LOT COUNT	DENSITY DWELLING UNITS/ACRE	PROPOSED GENERAL PLAN DESIGNATION
26	1.7	7	4.0	MDR
27	9.0	24	2.7	LDR
28	2.9	7	2.4	LDR
29	2.0	6	3.0	LDR
30	3.5	11	3.1	LDR
31	9.2	14	1.5	LDR
32	7.9	25	3.1	LDR
33	8.3	15	1.8	LDR
34	5.0	---	---	RC
35	1.0	---	---	POP
36	5.3	---	---	POP
37	39.0	---	---	R-C
38	37.4	---	---	R-C
39	53.6	---	---	R-C
40	29.3	---	---	R-C
41	104.4	---	---	R-C
42	39.7	---	---	R-C
43	26.3	---	---	R-C
44	27.0	---	---	R-C
45	0.7	---	---	R-C
46	1.0	---	---	R-C
---	46.4	---	---	MAJOR/PROJECT ROADWAYS
---	7.6	---	---	R-C**
TOTALS	+/- 622.3	558 lots		

*GROSS ACRES FOR EACH RESIDENTIAL LOT INCLUDES MINOR RESIDENTIAL STREETS.

ACREAGE:

PROPOSED GENERAL PLAN		EXISTING GENERAL PLAN	
GENERAL PLAN ID	APPROX. GROSS AC	GENERAL PLAN ID	APPROX. GROSS AC
R-C	365.9	R-C	69.9
LDR	170.8	LDR	471.2
MDR	27.8	MDR	32.5
RC	5.0	RC	5.0
POP	6.3	POP	11.4
MAJOR/PROJECT ROADWAYS	46.4	MAJOR ROADWAYS	32.3
TOTAL	+/- 622.3	TOTAL	+/- 622.3

LEGEND:

- Clover Valley Property Boundary
- R-C Open Space / Conservation
- LDR Low Density Residential (1.0 - 3.4 DU/AC)
- MDR Medium Density Residential (3.5 - 8.4 DU/AC)
- RC Neighborhood Commercial
- POP Public - Quasi-Public (Park or Fire Station)
- Denotes Link Grouping Areas Together

Current and Proposed Zoning Designations

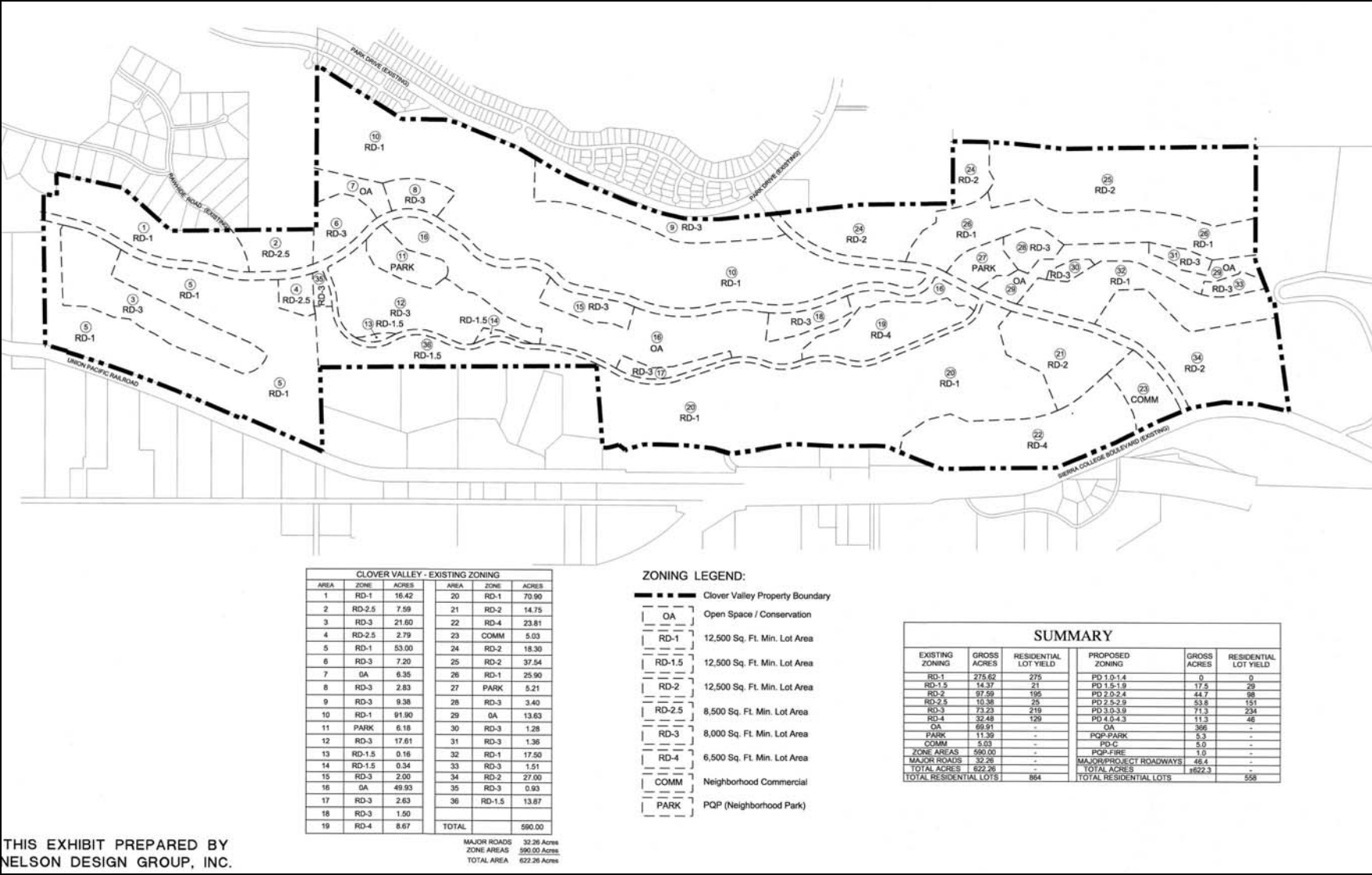
The project includes a request for a rezone to designate the project site from a Planned Development consisting of RD-1, RD-1.5, RD-2, RD-2.5, RD-3, RD-4, Commercial, Park, and Open Area zones (see Figure 3-14, Existing Zoning Designations) to a project-specific Planned Development (PD), which will include the following: Planned Development (PD 1.0-1.4), Planned Development (PD 1.5-1.9), Planned Development (PD 2.0-2.4), Planned Development (PD 2.5-2.9), Planned Development (PD 3.0-3.9), Planned Development (PD 4.0-4.3), Open Space/Conservation (OA), Neighborhood Park (PQP-PARK), Neighborhood Commercial (PD-C), and Neighborhood Fire Station (PQP-Fire) (see Figure 3-15, Proposed Zoning Designations).

The RD and PD designations above would allow the development of the number of residential units per acre as specified by the number after the designation (*i.e.*, RD-1.5 would allow up to 1.5 units per acre, PD 1.0-1.4 would allow 1.0 to 1.4 units per acre). Minimum and average lot sizes are shown in Figure 3-15, Proposed Zoning Designations. Existing and proposed zoning is shown in Table 3-4.

Existing Zoning	Gross Acreage	Residential Lot Yield	Proposed Zoning	Gross Acreage	Residential Lot Yield
RD-1	275.62	275	PD 1.0-1.4	0	0
RD-1.5	14.37	21	PD 1.5-1.9	17.5	29
RD-2	97.59	195	PD 2.0-2.4	44.7	98
RD-2.5	10.38	25	PD 2.5-2.9	53.8	151
RD-3	73.23	219	PD 3.0-3.9	71.3	234
RD-4	32.48	129	PD 4.0-4.3	11.3	46
OA	69.91	-	OA	366	-
PARK	11.39	-	PQP-PARK	5.3	-
COMM	5.03	-	PD-C	5.0	-
Zone Areas	590.00	-	PQP-Fire	1.0	-
Major Roads	32.26	-	Major Project Roadways	46.4	-
Total Acres	622.26	-	Total Acres	622.3	-
Total Residential Lots		864	Total Residential Lots		558

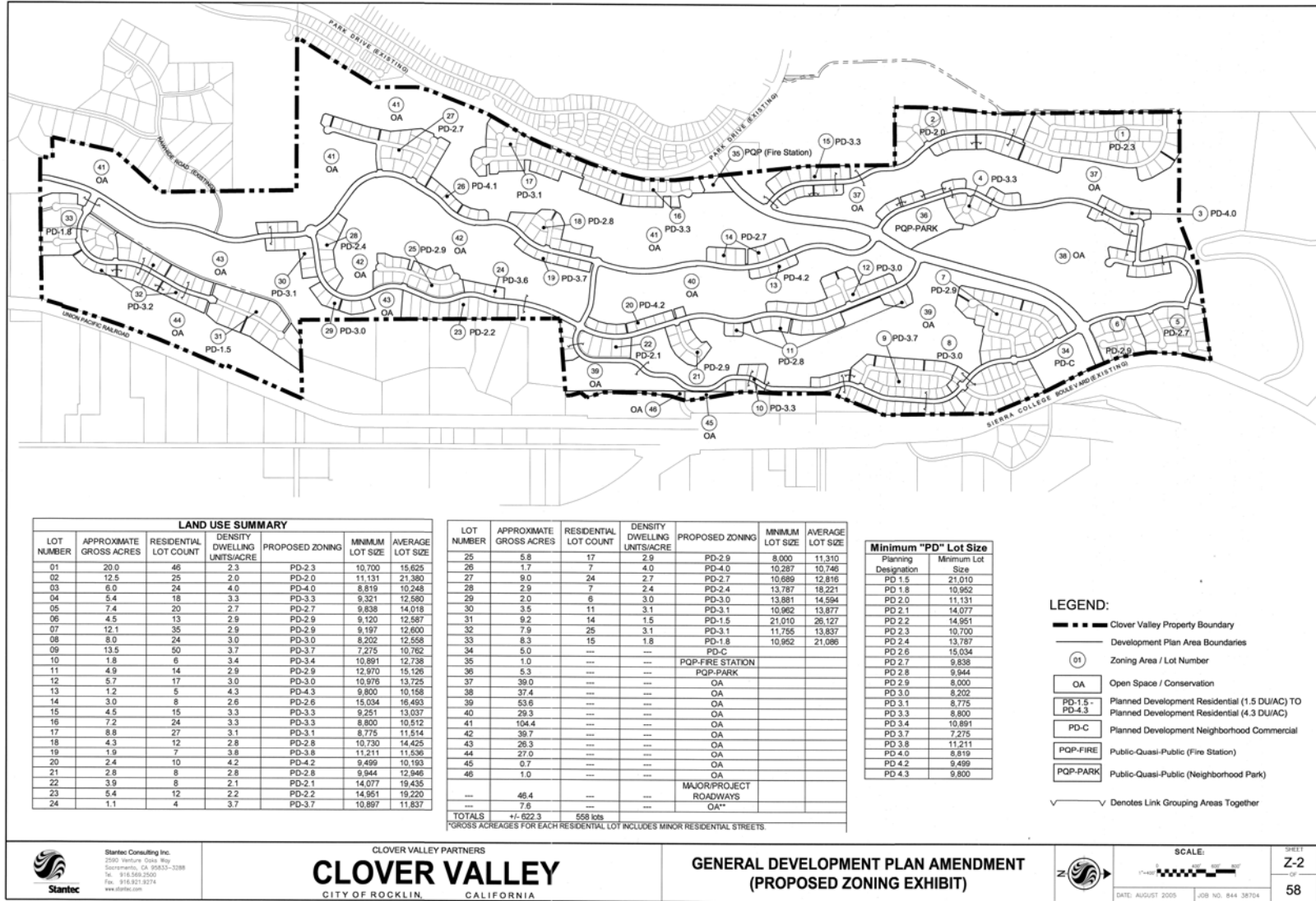
Table 3-4 above indicates that the 275 larger lots in the RD-1 zone would be eliminated under the proposed project. The majority of the lots would remain around 3 units per acre, although under the proposed project the density in this zone would allow up to 3.9 units per acre.

**Figure 3-9
 Existing Zoning Designations**



THIS EXHIBIT PREPARED BY
 NELSON DESIGN GROUP, INC.

Figure 3-10
Proposed Zoning Designations



Stantec Consulting Inc.
 2580 Venture Oaks Way
 Sacramento, CA 95833-3388
 Tel. 916.586.2500
 Fax. 916.921.9274
 www.stantec.com

CLOVER VALLEY PARTNERS
CLOVER VALLEY
 CITY OF ROCKLIN, CALIFORNIA

GENERAL DEVELOPMENT PLAN AMENDMENT
 (PROPOSED ZONING EXHIBIT)

SCALE: 1"=400'
 DATE: AUGUST 2005 JOB NO. 844 38704
 SHEET Z-2 OF 58
 58

BACKGROUND

1995 Clover Valley Lakes Annexation EIR

A program-level EIR was prepared and certified for the initial development steps of the Clover Valley project. The entitlements addressed in that document included annexation, General Plan land use designations and circulation, a General Development Plan which created zoning and development standards for the project area, and Design Guidelines. In September 1995, the Clover Valley Annexation EIR (State Clearinghouse #93122077) was circulated for public review. The Final EIR was circulated for public review during August of 1996. The Rocklin Planning Commission conducted a public hearing on the Final EIR and land use entitlements in September 1996. In October 1996, the Planning Commission recommended approval of the Final EIR and proposed land use entitlements. In January 1997, the Rocklin City Council conducted a public hearing on the Final EIR and land use entitlements. The council then certified the Final Program EIR and approved the proposed land use entitlements on February 11, 1997. A Development Agreement (DA-97-01) for the Clover Valley project was approved by the City Council in December 1997. Subsequently, the Placer County Local Agency Formation Commission approved the annexation of the subject site into the City of Rocklin using the 1995 Clover Valley Annexation EIR.

Development Agreement

The Development Agreement between the City of Rocklin and Rocklin 650 Ventures was adopted on December 9, 1997. The major points are the developer's vested right to develop, subsequent approvals, timing of construction, financing, oak tree preservation and open space trail system, and operating memorandum.

2002 Clover Valley Lakes Large Lot Tentative Subdivision Map EIR

In October 2000, the applicant submitted a Large Lot Tentative Subdivision Map (LLTSM) to the City of Rocklin Planning Department to subdivide Clover Valley 622.3± vacant acres into 47 large lots (SD-98-05). The proposed lots ranged from 2.9 acres to 47.6 acres, with 32.1 acres proposed for major streets. The proposed project also included the construction of an off-site sewer extension to ensure that the project area is provided with adequate wastewater conveyance capacity. In October 2001, the LLTSM was modified to subdivide the site into 40 large lots ranging in size from 0.16 acre to 91.9 acres, with 32.26 acres proposed for major streets.

The LLTSM Draft EIR was completed and circulated for a 45-day public review period on August 26, 2002. The City of Rocklin determined that additional review time was necessary for the Draft EIR and the comment period was extended to 60 days. In addition, a public hearing to receive comments on the Draft EIR was held on October 9, 2002.

Prior to the certification of the 2002 Final EIR, including responses to the comments received, the applicants amended the project application to include the Small Lot Tentative Subdivision Map (SLTSM). The decision to add a Small Lot Tentative Map entitlement to the proposed project, coupled with the numerous comments received on the Draft EIR, prompted the determination to prepare a new recirculated Draft EIR.

REQUIRED PUBLIC APPROVALS

The proposed project requires the following discretionary actions by the Rocklin City Council:

- Certification of the Recirculated Environmental Impact Report. The City Council would need to certify the EIR prior to any action on the proposed project.
- CEQA Findings. The appropriate findings and statement of overriding considerations, if necessary, must be adopted by the City in conjunction with the certification of the EIR.
- General Plan Amendments. The General Plan Amendments would increase the amount of dedicated open space area and decrease the residential development area. In addition, the amendments would re-orient the 5.0-acre commercial site.
- Rezone. The project includes a request for a rezone to designate the project site from a Planned Development consisting of RD-1, RD-1.5, RD-2, RD-2.5, RD-3, RD-4, Commercial, Park, and Open Area zones to a project-specific Planned Development (PD), which will include the following: Planned Development (PD 1.0-1.4), Planned Development (PD 1.5-1.9), Planned Development (PD 2.0-2.4), Planned Development (PD 2.5-2.9), Planned Development (PD 3.0-3.9), Planned Development (PD 4.0-4.3), Open Space/Conservation (OA), Neighborhood Park (PQP-PARK), Neighborhood Commercial (PD-C), and Neighborhood Fire Station (PQP-Fire).
- Large Lot Subdivision Map. The City Council would need to approve the Large Lot Subdivision Map in order to subdivide 622 acres into 33 large lots.
- Small Lot Subdivision Map. The City Council would need to approve the Small Lot Subdivision Map in order to further subdivide the 33 large lots into 558 single family residential lots.
- Mitigation Monitoring Program. The City Council would need to approve the Mitigation Monitoring Program.
- Tree Preservation Plan Permit (TRE-2001-35). The City Council must consider the Tree Preservation Plan Permit (TPPP) in conjunction with the large lot subdivision map.
- Extension of Development Agreement. The City Council would need to approve an extension of the current Development Agreement.

The proposed project would require actions by the following Responsible Agencies:

- U.S. Army Corps of Engineers (Corps)– Nationwide Permit 26 (N26), for the discharge of dredged or fill material for headwaters and isolated waters discharges, extended from its original expiration date of February 11, 2002. (It should be noted that the Corps is an “Interested Party,” which is a Federal agency with jurisdiction by law over resources affected by the project.)
- US Fish and Wildlife Service (USFWS) – Implementation of the terms and conditions of the Biological Opinion issued by USFWS. Consultation with USFWS on the off-site sewer line extension.
- California Central Valley Water Quality Control Board – 401 Certification, SWPPP
- South Placer Municipal Utility District (SPMUD) – Approval of off-site sewer line
- Placer County Water Agency (PCWA) – Approval of water supply
- Placer County Air Pollution Control District (PCACD) – Approval of dust control plan
- California Department of Fish and Game (CDFG) – Streambed Alteration Agreement

The ultimate anticipated development of the project area would require the following anticipated approvals:

- Large Lot Final Maps. The City Council would need to approve the Large Lot Final Map.
- Large Lot Subdivision Improvement Plans. In compliance with the approved Tentative Map, the developer must submit Subdivision Improvement Plans for the review and approval of the City of Rocklin Engineering Services Division to ensure compliance with City Standards.
- Small Lot Final Maps. The City Council must review the Final Maps to determine if they are in substantial compliance with the approved Tentative Maps. The approved Final Maps are then recorded with Placer County.
- Small Lot Tentative Subdivision Improvement Plans. In compliance with the approved Tentative Map, the developer must submit Subdivision Improvement Plans for the review and approval of the City of Rocklin Engineering Services Division to ensure compliance with City Standards.
- Building Permits/Fees. The developer must submit construction drawings of the proposed single-family residences to the Building Department for plan check compliance with state and local code requirements. Concurrent with the issuance of a building permit, all applicable fees must be paid.

SCHEDULE

Construction is anticipated to occur as follows: Pending project approval, construction would likely begin in 2006. Mass grading would occur within the first year of project approval; however, depending on the timing of approvals and construction contracts, grading operations could extend into 2007 if the start of grading is delayed until late

summer 2006. If grading does not start until 2007, grading would likely be completed in that year.

Construction would be completed in one phase, which would take two to three construction seasons, ending between 2008 and 2010.

Home sales would begin at the end of the first construction year and continue through buildout. All 558 residential units would likely be complete in five to six years from the start of construction (between 2011 through 2013), and the commercial site would be constructed in the seventh year (between 2012 and 2014).