

B. SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACTS FOR WHICH IDENTIFIED MITIGATION MEASURES ARE OUTSIDE THE CITY'S RESPONSIBILITY AND/OR JURISDICTION

Impact I-2 identifies that the construction of Monument Springs Drive (offsite) will result in the loss of native oak trees. This impact will occur in Placer County. However, this impact is considered to be less than significant prior to mitigation, but is mentioned here to reflect that the impact is outside the City's Responsibility and/or jurisdiction. This impact is also called out under Section D, Less Than Significant Impacts Prior to Mitigation, below.

C. SIGNIFICANT AND UNAVOIDABLE IMPACTS

Impact E-1: The Project will replace the undeveloped character of the project site with an urban setting. (Draft EIR, p. E-9.)

Finding:

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible any mitigation of the identified significant impact. No mitigation measures are proposed in the Draft or Final EIRs.

Explanation:

Certain areas of the project site will be visible from off-site locations, including Greenbrae Road to the northeast of the site and adjacent residences to the west. A portion of the site can be visible from Interstate 80; however, it is not certain that houses will be visible. If houses are visible from the freeway, the view will be background to existing development adjacent to the freeway, so the change in views will not be significant. (Draft EIR, p. E-9.)

To accommodate development of the project site, trees will be removed in areas for roadways, utilities, and residences. However, trees on residential lots will only be removed in areas for the building pad, driveway and immediately adjacent to these areas in order to allow construction. Houses will be designed to preserve slopes and/or oak trees to the extent feasible and to respect the privacy and views of neighboring lots. Trees in the required setback areas will be retained. Future development will be up to 30 feet tall, so some rooftops will be visible when viewed from offsite. The view will probably be similar to what can be seen of existing houses north of Greenbrae Road, where all but the rooftops are obscured by fences. The only development adjacent to the site is located along Greenbrae Road, to the northeast, and along Secret Ravine Creek to the west of the site. (Draft EIR, p. E-9.)

The site generally slopes down to the west, with building pads proposed at an elevation of approximately 284 feet at the northeast corner of the site at Greenbrae Road, to approximately 256 feet near Secret Ravine. Because the site slopes down from this point, only the easternmost homes will be visible from this location. Along the eastern boundary of the site, the building pads are gradually higher in elevation toward the south, to an elevation of approximately 312 feet. Therefore, the fence line and homes along the eastern edge of the site will likely be visible from Greenbrae Road. (Draft EIR, p. E-10.)

Many of the existing residences to the west of the project site are themselves obscured by trees. Therefore, much of the development on the project site will not be visible, given that many of the trees on the project site will be retained in the open space area along Secret Ravine. However, some portions of the project site will be more visible to adjacent residences, particularly where development will be closer to existing development. Due to the proximity of existing residences and the less dense tree cover in the area near lots 15 through 19, these lots will most likely be visible from the adjacent development. (Draft EIR, p. E-10.)

The adjacent homes are at a higher elevation than the Project, and the back of some of the lots are relatively steep, so only tall trees will be able to obscure views. Where this situation exists, even with a substantial amount of tree cover retained on the site, the rooftops of the new homes will likely be visible. With the height restrictions of 30 feet for construction under the Project, the rooflines will still be partially visible. (Draft EIR, p. E-10.)

Ultimately, the change in the existing character of the site from an undeveloped, natural environment to a developed urbanized environment will constitute a substantial permanent alteration to the existing visual character of the project site. Therefore, this is considered a significant and unavoidable impact. (Draft EIR, p. E-10.)

Mitigation Measures:

No mitigation measures are available.

Significance After Mitigation

Significant and unavoidable. (Draft EIR, p. E-9.)

Impact E-4: The Project will contribute to the cumulative change in visual character of the region from oak woodland/grassland to residential. (Draft EIR, p. E-11.)

Finding:

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible any mitigation of the identified significant impact. No mitigation measures are proposed in the Draft or Final EIRs.

Explanation:

Due to the location of the project site within a valley bordered by a ridge to the southeast and development and Interstate 80 generally to the west, the cumulative context of the visual impact of the Project can be considered as within the valley or, in a larger context, the City as a whole. All of the property within the City in the immediate vicinity of the project is zoned the same as the project site. Therefore, in terms of the change to the visual character of the valley, development on the project site will be typical of what can be developed on the adjacent properties. When developed, the character of the area will change from wooded hillsides to residences interspersed with trees. This development, in addition to the development on the project site, will contribute to a significant change in the visual character of the area. The change to the existing visual character of the area will be considered unavoidable. (Draft EIR, p. E-12.)

On a larger scale, continued growth in the City of Rocklin will result in a long-term change to the aesthetic character of the City, from areas of undeveloped open space to a developed environment. Such transition is already evident in many areas of the City. As growth continues, the prevalent visual character will become predominantly residential with fewer open space areas. The City of Rocklin General Plan Update EIR found that future development, in accordance with the General Plan Update, will substantially alter viewsheds and vistas and will result in a significant impact on visual resources that cannot be mitigated to a less-than-significant level. The Project will contribute to the alteration of views and contribute to a significant cumulative transition of the project vicinity and the City as a whole from undeveloped to developed. (Draft EIR, p. E-12.)

Mitigation Measures:

No mitigation measures are available.

Significance After Mitigation

Significant and unavoidable. (Draft EIR, p. E-12.)

Impact E-5: The Project will contribute to cumulative light and glare in the region. (Draft EIR, p. E-12.)

Finding:

Changes or alterations have been required in, or incorporated into, the project that substantially lessen, but do not avoid, the project's cumulative contribution to significant cumulative effects associated with light and glare in the region. The effect therefore remains significant and unavoidable.

Explanation:

As the project site and region develop, the cumulative level of light and glare will increase. Many areas that are presently undeveloped, such as the project site and adjacent areas, will support some level of outdoor lighting. The cumulative effect of this increasing development will be an overall increase in nighttime light levels in the project area and the region. The City of Rocklin General Plan Update EIR found that future development in accordance with the General Plan Update will generate new sources of light and glare and result in a significant impact on visual resources that cannot be mitigated to a less-than-significant level. The Project will contribute to the cumulative increase in light and glare. (Draft EIR, pp. E-12, E-13.)

Mitigation Measures:

The following mitigation measure complies with local ordinances and will reduce the impact at the project site (and thus substantially lessen the Project's incremental contribution to the cumulative impact):

REQ-MM Roadway streetlights on the project site shall adhere to the City of Rocklin residential street light standards. (Draft EIR, p. E-12.)

Significance After Mitigation

Significant and unavoidable. (Draft EIR, p. E-12.)

Impact I-1: The Project will result in the loss of native oak trees. (Draft EIR, p. I-32.)

Finding:

Changes or alterations have been required in, or incorporated into, the project that avoid the significant long-term environmental effect as identified in the Final EIR. The short-term effect, however, remains significant and unavoidable.

Explanation:

The project site supports approximately 2,736 trees. The majority of trees are identified as either interior live oak or blue oak. The project applicant will minimize the loss of oak trees by preserving approximately 25.91 acres of oak woodland in open space preserves and by requiring that the developer retain the services of a certified arborist to prepare

design details to preserve oak trees that can be impacted by grading. Nonetheless, the Project will result in the removal of approximately 1,159 healthy trees (or 42.2 percent) in areas designated for roadways, residential development and the proposed trail. (Draft EIR, p. I-32; Final EIR, p. B-3.)

The City of Rocklin has recognized the importance of the preservation and enhancement of oak woodlands by adopting the City of Rocklin Oak Tree Preservation Guidelines, which requires the replacement of oak trees or the payment of an in-lieu fee for the removal of oak trees. Because oak trees take a relatively long time to reach a large size, it is nearly impossible to replace the biological habitat value of a mature oak tree by planting numerous small, young oak saplings. A mature oak tree provides much better habitat than an equivalent number of young oaks. Prior to the removal of any oak trees, the project applicant must obtain a tree permit from the City, which will include provisions for replacing lost trees. To mitigate the predicted removal of 1,159 native oaks, the ordinance requires the replacement of native oaks based on the formula described in the Final EIR. At this time, it is not known the total number of inches (at breast height) of trees to be removed; therefore, the exact number of replacement trees cannot be determined at this time. All replacement trees will be of a 15-gallon size. It is anticipated these trees will be planted on residential lots, within street medians, open space areas and roadway landscape corridors. The General Development Plan requires each residence to plant two street trees, one of which is required to be a native oak tree. The plan shall specify monitoring requirements including quarterly inspections for a five-year period, and establish a fund for replacement of any trees that die within the monitoring period. However, because the number of replacement trees required will likely be more than what will be removed, it is anticipated the site will not be able to accommodate all the replacement trees. Therefore, trees will either be planted off-site in parks and in other areas within the city or the project applicant will contribute a fee to the City's Tree Preservation Fund. Even with implementation of the City's Tree Preservation Guidelines, due to the number of trees stated for removal from this site the adverse effects of tree loss in the short-term will not be fully mitigated until the replacement trees reach maturity. The loss of oak trees on this site is considered a short-term significant impact. With implementation of the City's Tree Preservation Guidelines, the long-term impact will be less than significant once the replacement trees reach maturity. (Draft EIR, p. I-33.)

Mitigation Measures:

The following mitigation measure complies with local ordinances and will reduce the impact at the project site:

REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Tree Ordinance (Chapter 17.77 of the Rocklin Municipal Code (Ordinance 676)), including payment of fees and/or replacement of trees. (Draft EIR, p. I-32.)

Significance After Mitigation

Short-term significant and unavoidable. Long-term less than significant. (Draft EIR, p. I-32.)

Impact I-3: Development of the Project will result in disturbance and/or loss of natural habitat on the project site, including loss of annual grassland, oak woodland and riparian habitats. (Draft EIR, p. I-34.)

Finding:

Changes or alterations have been required in, or incorporated into, the project that substantially lessen, but do not avoid, the project's cumulative contribution to significant cumulative effects associated with light and glare in the region. The effect therefore remains significant and unavoidable

Explanation:

Implementation of the Project will result in the loss and/or degradation of the habitat types present on the project site, and alter the matrix of habitat values. A total of approximately 54.15 acres of habitat will be lost due to project development (including internal roadways and construction of the Monument Springs Drive extension). Development of the Project will unavoidably introduce an urban setting into a currently undeveloped and predominantly natural setting. This change and the consequent loss of habitat cannot be avoided. Compliance with required policies and regulations, including Section 7 Consultation with the USFWS and the City's Tree Ordinance, will reduce the magnitude of the impacts on habitat and various individual components of habitat (such as oak trees or riparian). Section 7 of the ESA states that all federal departments and agencies must insure that any actions authorized, funded, or carried out by them do not jeopardize the continued existence of any listed species, or result in the destruction or adverse modification of habitat of listed species that is determined to be critical to the survival of the species. Complying with the City of Rocklin Oak Tree Preservation requires the applicant to replace the 1,159 healthy native oak trees slated for removal with 15-gallon native oaks, in compliance with the City's Tree Ordinance. If the project site cannot accommodate all the replacement trees then they will be planted off-site in parks and in other areas within the city, or the project applicant will contribute to the City's Tree Preservation Fund. However, these measures are not sufficient to reduce the overall reduction of onsite habitat to a less-than-significant level. The resulting reduction of habitat, change in habitat value and function, and displacement of wildlife from the project site remain significant and unavoidable consequences of project implementation. (Draft EIR, p. I-35.)

Mitigation Measures:

The following mitigation measure complies with local ordinance:

REQ-MM The project applicant shall comply with the provisions of the City of Rocklin Tree Ordinance (Chapter 17.77 of the Rocklin Municipal Code (Ordinance 676)), including payment of fees and/or replacement of trees. (Draft EIR, p. I-34.)

Significance After Mitigation

Significant and unavoidable. (Draft EIR, p. I-34.)

Impact I-11: Construction of the Project, in combination with other development in the County, can contribute to the loss of native plant communities, wildlife habitat values, special-status species and their potential habitat, and wetland resources in the region. (Draft EIR, p. I-46.)

Finding:

Changes or alterations have been required in, or incorporated into, the project that substantially lessen, but do not avoid, the project's cumulative contribution to significant cumulative effects associated with biological resources in the region. The effect therefore remains significant and unavoidable.

Explanation:

The City of Rocklin General Plan EIR states that development can directly and indirectly affect biological resources. The development of natural areas can cause loss of important wildlife habitats or uncommon plant communities. The General Plan EIR finds cumulative impacts on biological resources resulting from urbanization of the City of Rocklin under the General Plan to be significant and unavoidable. (Draft EIR, pp. I-46, I-47.)

The Project will contribute incrementally to the cumulative loss of native plant communities, wildlife habitat values, special-status species and their potential habitat, and wetland resources in the south Placer County region. Growth and urbanization of the City of Rocklin, and other areas in Placer County, cumulatively contribute to the loss of these resources. The project site supports a rich and diverse flora and fauna. Construction and operation of the Project will degrade and/or destroy some of these resources; therefore, the Project will contribute to the cumulative loss of biological resources in the region. The project's contribution is cumulatively considerable and cumulative impacts on biological resources are considered significant and unavoidable. (Draft EIR, p. I-47.)

Mitigation Measures:

The following mitigation measures will reduce the impacts at the project site:

IMM-11 Implement Mitigation Measures IMM-4 through IMM-10. (Draft EIR, p. I-46.)

Significance After Mitigation

Significant and unavoidable. (Draft EIR, p. I-46.)

Impact K-1: Construction activities associated with the Project can generate criteria air pollutants that will exceed Placer County APCD thresholds. (Draft EIR, p. K-11.)

Finding:

Changes or alterations have been required in, or incorporated into, the Project that substantially lessen, but do not avoid, the significant environmental effect associated with impacts to air quality. The effect therefore remains potentially significant and unavoidable.

Explanation:

Construction emissions are generated from earthmoving activities such as site-grading and material handling, which produces PM₁₀, and from the operation of diesel equipment, which produces ROG, NO_x, and CO emissions. When modeling construction related emissions, it was assumed that five acres per day will be graded consistent with current construction practices and the size of the project site, and that all mobile construction equipment will be diesel powered. It was also assumed that construction equipment will be operated for eight hours per day. Construction activities associated with the Project will generate about 16 pounds per day of ROG, 170 pounds per day of NO_x, and 112 pounds per day of PM₁₀. When compared with the PCAPCD thresholds, construction emissions will exceed the significance criteria for NO_x and PM₁₀. Mitigation measures will reduce emissions. For example, PM₁₀ can be reduced by as much as 75 percent using dust control strategies (Measure KMM-1 (a)), so mitigated PM₁₀ levels will be below District thresholds. Measures are also identified to reduce NO_x emissions, but not to below the acceptable thresholds. Since construction is a short-term activity, construction of the project will not affect regional long-term ozone and PM₁₀ conditions. (Draft EIR, p. K-13.)

Mitigation Measures:

The following mitigation measures comply with local ordinances, state and federal regulations and will reduce the impact at the project site:

KMM-1 (a) The project shall implement the following measures to reduce dust generated from construction activities:

Prior to commencement of grading, the project applicant shall submit a Construction Emission/dust control plan for approval by the Public Works Director, City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction. These measures may include the following:

- (i) Traffic speeds on all unpaved roads shall be posted at 25 mph or less.
- (ii) All grading operations shall be suspended when wind speeds exceed 25 mph.
- (iii) All trucks leaving the site shall be washed off to eliminate dust and debris.
- (iv) All construction equipment shall be maintained in clean condition.
- (v) All exposed surfaces shall be re-vegetated as quickly as feasible.
- (vi) If fill dirt is brought to the construction site, traps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- (vii) Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
- (viii) No open burning of any kind shall be allowed.
(Final EIR, p. C-23.)

KMM-1 (b) The contractor shall reduce NO_x and ROG emissions by complying with the construction vehicle air pollutant control strategies developed by the Placer County APCD. The contractor shall include in Improvement Plans and construction contracts the following requirements or measures shown to be equally effective:

- (i) Construction equipment operators shall shut off equipment when not in use to avoid unnecessary idling. As a general rule, vehicle idling should be kept below 10 minutes.
- (ii) Contractors' construction equipment shall be properly maintained and in good operating condition.
- (iii) Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.

(iv) The prime contractor shall submit to the District a comprehensive inventory (i.e. make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. District personnel, with assistance from the California Air Resources Board, will conduct initial Visible Emission Evaluations of all heavy-duty equipment on the inventory list.

(v) Construction contracts shall stipulate that at least 20% of the heavy-duty off-road equipment included in the inventory be powered by CARB certified off-road engines, as follows:

175 hp	750 hp	1996 and newer engines
100 hp	174 hp	1997 and newer engines
50 hp	99 hp	1998 and newer engines

In lieu of or in addition to this requirement, an applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from their project through the use of emulsified diesel fuel and/or particulate matter traps. The District shall be contacted to discuss this measure.

(vi) Contractors shall use new low emission technologies to control ozone precursor emissions as they become available and feasible. (Final EIR, p. C-24.)

- REQ-MM The project applicant shall comply with all of Placer County Air Pollution Control District's rules and regulations.
- REQ-MM The project applicant shall comply with all requirements in the Uniform Building Code.
- REQ-MM The project applicant shall comply with all requirements in the California Code of Regulations, Title 24.

(Draft EIR, pp. K-11 to K-13.)

Significance After Mitigation

Short-term significant and unavoidable. (Draft EIR, p. K-13.)

Impact K-5: The Project, in combination with other cumulative development, can hinder the PCAPCD's ability to bring the region into attainment for O₃ and PM₁₀. (Draft EIR, p. K-23.)

Finding:

Changes or alterations have been required in, or incorporated into, the project that substantially lessen, but do not avoid, the project's cumulative contribution to significant cumulative effects associated with air quality in the region. The effect therefore remains significant and unavoidable.

Explanation:

The cumulative context for air quality consists of all areas the PCAPCD regulates, which is part of the SVAB. Air quality emissions associated with development of Rocklin were evaluated in the City of Rocklin's General Plan update and were identified as significant and unavoidable. Placer County is currently designated as severe non-attainment for ozone and non-attainment for PM₁₀. The Project, in combination with other development in the area, will contribute to an existing air quality problem in Placer County. Furthermore, even though the project is consistent with the City of Rocklin's General Plan and emissions associated with the project may have been accounted for in the Sacramento Area Attainment Plan, Placer County, as a whole, is experiencing more growth and development than anticipated in the plan. As a result, the Placer County Air Pollution Control District must now reduce ozone and PM₁₀ emissions more than initially required. Compliance with Mitigation Measures KMM-1 and KMM-2 will help to reduce the overall magnitude of the impact, but implementation of the Project will cumulatively contribute to an existing and future O₃ and PM₁₀ non-attainment problem resulting in a significant and unavoidable cumulative impact. (Draft EIR, p. K-23.)

Mitigation Measures:

The following mitigation measure will reduce the impact at the project site:

KMM-5 Implement Mitigation Measures KMM-1 and KMM-2. (Draft EIR, p. K-23)

Significance After Mitigation

Significant and unavoidable. (Draft EIR, p. K-23.)

Impact O-5: Cumulative development, in the Secret Ravine watershed in conjunction with development of the Project, can contribute incrementally to the regional loss of cultural resources in Placer County. (Draft EIR, p. O-18.)

Finding:

Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible any mitigation measures that could substantially lessen or avoid the cumulative impact identified in the Final EIR.

Explanation:

Cultural resources are unique and non-renewable resources, and development activities continue to damage and destroy both prehistoric and historic sites and features in many cases before the information inherent in them can be reviewed, recorded, and interpreted. (Draft EIR, p. O-19.)

Existing, but yet undiscovered, archeological sites in the project site, including prehistoric resources, can contain important information pertinent to the general understanding of the prehistoric past of this region. (Draft EIR, p. O-19.)

The Project, along with other cumulative development in the Secret Ravine watershed, can damage or destroy cultural resources particular to the area. The archaeology of prehistoric resources in their original contexts is crucial in developing an understanding of the social, economic, and technological character. The boundaries of an archaeologically important site can extend beyond the property boundaries. As a result, a meaningful approach to preserving and managing cultural research must focus on the likely distribution of cultural resources, rather than on project or parcel boundaries. The cultural system is represented archaeologically by the total inventory of all sites and other cultural remains. (Draft EIR, p. O-19.)

Existing federal, state and local laws and policies protect prehistoric and historic resources. The loss of any one archaeological site can affect others in a region because these other properties are best understood completely in the context of the cultural system of which they (and the destroyed resource) were a part. There is one recorded culturally significant resource known to exist within the project site and there can be subsurface resources. If they were damaged or destroyed during construction, these resources will lose their ability to add to an understanding of the County's and the region's prehistory and history. If these resources were damaged or destroyed during construction, these resources will lose their ability to add to an understanding of the County's and the region's prehistory and history. This is considered a potentially significant cumulative impact.

(Draft EIR, p. O-19.)

Mitigation Measures:

No mitigation measures are available.

Significance After Mitigation

Significant and unavoidable. (Draft EIR, p. O-19.)

D. LESS THAN SIGNIFICANT IMPACTS PRIOR TO MITIGATION

Impact E-3: Light and glare from the Project will substantially alter the nighttime lighting character of the area. (Draft EIR, p. E-11.)

Finding:

Under CEQA, no mitigation measures are required for impacts that are less than significant. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15091, 15126.4, subd. (a)(3).)

Explanation:

Development of the project site will introduce lighting from residential uses. Night lighting will be readily apparent to neighboring properties that are not accustomed to development on the site; but the type of lighting will be typical of residential use and is not expected to significantly impact neighboring properties. This level of light will represent a change from the existing condition, but will not introduce lighting unlike that which already exists at other residences in the vicinity. Streetlights within the project area will adhere to the City's light standards for roadway streetlights. (Draft EIR, p. E-11.)

Comments in response to the Notice of Preparation also stated that development will have the potential to reflect some sunlight during the day, especially in the direction of sunrise and sunset. Lots within the project site have required setbacks where existing vegetation will be retained and new vegetation planted that will reduce the potential for glare on adjacent residences. In addition, due to the position of the sun and the height of the homes, glare from the sun on windows will not be high enough to reflect sunlight that will affect existing residences or roadways. Given that the elevation of the residences to the west is higher than the Project site, these residences will not be affected by glare from the sun. Existing residences located farther east on Greenbrae Road front the road, but they are set back farther and generally have vegetation within this setback. Given the distance to the project site and the setbacks and vegetation that will be retained or planted, these residences will not be significantly affected by glare. (Draft EIR, p. E-11.)