

Second Partially Recirculated Draft
Environmental Impact Report for the
Rocklin Crossings Project



SCH# 2006112097

Prepared for:
City of Rocklin

December 2010

Second Partially Recirculated Draft
Environmental Impact Report for the
Rocklin Crossings Project



SCH# 2006112097

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December 14, 2010



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December 10, 2010

To: INTERESTED PERSONS AND AGENCIES

Subject: **NOTICE OF PUBLIC REVIEW AND AVAILABILITY OF
SECOND PARTIALLY RECIRCULATED DRAFT EIR FOR ROCKLIN
CROSSINGS PROJECT (SCH# 2006112097)**

The Rocklin Planning Department is announcing the availability of the Second Partially Recirculated Draft Environmental Impact Report (SPRDEIR) for the Rocklin Crossings Project and has forwarded a Notice of Availability of this document to the following: all agencies and organizations that received the Notice of Preparation or commented on the prior Draft EIR and/or the Partially Recirculated Draft EIR, and all persons who own property within 600 feet of the site or have asked to be on the mailing list to receive project information. The State Clearinghouse has also distributed this document to numerous state agencies. Reviewers should focus on the comprehensiveness and accuracy of the Second Partially Recirculated Draft EIR in discussing possible impacts upon the environment and measures that might mitigate adverse impacts.

Project Description: The Rocklin Crossings project (proposed project) includes the construction of a regional shopping center on approximately 55.1 acres (49.5 acres +/- development site and 5.6 acre +/- detention basin site) at the southeast corner of Interstate 80 and Sierra College Boulevard. A variety of retail uses are proposed for the center, including major tenants (expected to be a Wal-Mart and a Home Depot), smaller retail tenants and restaurants. Other traveler-serving uses could also be developed within the project site. Preliminary plans call for approximately 21 buildings totaling a maximum of 543,500 square feet with 2,463 parking stalls. The number of parking stalls provided would be required to conform with the requirements set forth in the Rocklin Crossings General Development Guidelines.

Project Location: The project site is located within the City of Rocklin, south of Interstate 80 and east of Sierra College Boulevard. The City of Rocklin is located within the western portion of Placer County and is approximately 25 miles northeast of the City of Sacramento. The project site is comprised of the following Assessor's Parcel Numbers 045-043-068 and 071 and 045-053-058, 059 and 060.

Notice of Public Review Period: This document is being circulated for a 45-day public review period beginning December 14, 2010. Consequently, comments should be received by the Rocklin Planning Department **NO LATER THAN 5:00 P.M. ON JANUARY 27, 2011.** **Pursuant to CEQA Guidelines Section 15088.5, subdivision (f)(2), the City of Rocklin directs that public comments must be restricted to the newly circulated information contained in the SPRDEIR document related to the Traffic and Circulation and Economic Impact and Urban Decay Analysis chapters.** Following the close of the comment period, the

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City will prepare a new Second Supplement to the Final EIR that will supplement the original Final EIR issued in April 2008 and the Supplement to the Final EIR issued in November 2008. The new Second Supplement to the Final EIR will include all comments received in writing during the comment period for the Second Partially Recirculated Draft EIR. The City is not obligated to respond to any new comments that are directed to the portions of the Draft EIR that were not revised and are not being recirculated in this document. In other words, *the second partial recirculation is not an opportunity to re-submit comments on previously published topics, or add additional comments on previously published topics.* The new Second Supplement to the Final EIR for the Project will contain detailed responses to all comments made on the Second Partially Recirculated Draft EIR that are properly limited to the subjects of the revised portions of the Traffic and Circulation and Economic Impact and Urban Decay Analysis chapters. Readers are therefore cautioned not to make comments on issues not directly implicated by this Second Partially Recirculated Draft EIR. Once it is completed, the new Second Supplement to the Final EIR will be published and made available to commenting agencies a minimum of ten days prior to a hearing by the Rocklin City Council to consider its adequacy in accordance with the CEQA Statutes and Guidelines and City Guidelines. Notice of Availability of the Second Supplement to the Final EIR will be sent to those electing to comment on the Second Partially Recirculated Draft EIR. Therefore, the City requests that all agencies and individuals who comment on this Second Partially Recirculated Draft EIR keep the document for reference.

For individuals receiving only the Notice of Availability for the Second Partially Recirculated Draft EIR at this time, a copy of the SPRDEIR document is available for public review at the Sierra College Library at 5000 Rocklin Road, Rocklin. In addition, the Second Partially Recirculated Draft EIR and all other reference documents are available for review or loan at the Rocklin Planning Department during normal business days from 8:00 a.m. to 5:00 p.m.

Please send your written comments to Sherri Abbas, Acting Community Development Director, 3970 Rocklin Road, Rocklin, CA, 95677. We would appreciate the name of the contact person in your organization and/or agency.

PUBLIC HEARINGS TO CONSIDER CERTIFICATION OF THE ENVIRONMENTAL DOCUMENT AND A DECISION ON THE PROJECT WILL BE SCHEDULED AND NOTICED AS APPROPRIATE IN THE FUTURE.

Listing of Potential Significant Environmental Effects: As listed in the Draft EIR, Partially Recirculated Draft EIR and Second Partially Recirculated Draft EIR, the project would result in the following significant unavoidable adverse impacts –


- Contribution to Long-Term Operational (Regional) Criteria Air Pollutants
- Changes in the Site's Visual Resources
- Short-Term Loss of Native and Heritage Oak Trees
- Exceedance of Traffic Levels of Service at Various Intersections
- Cumulative Contribution to Long-Term Operational (Regional) Criteria Air Pollutants
- Cumulative Changes in Local Viewshed
- Cumulative Losses of Biological Resources

- Existing Plus Approved Projects Plus Project and Cumulative Exceedances of Traffic Levels of Service at Various Intersections

The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code as related to hazardous materials.

Please contact David Mohlenbrok or myself at (916) 625-5160 if you have any questions regarding the project or the environmental review process.

Sincerely,

A handwritten signature in cursive script that reads "Sherri Abbas".

Sherri Abbas, AICP
Acting Community Development Director

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