

## **4.1 LAND USE**



This section describes the existing land uses within and surrounding the City of Rocklin and changes that would occur in association with the proposed project. Key issues include the environmental impacts of the proposed project relative to dividing an established community, potential conflicts with established land uses within and adjacent to the city, and potential conflicts with the Placer County Conservation Plan (a habitat conservation/natural community conservation plan). General Plan policies and mitigation measures that would serve to reduce impacts are also identified. This section is based on review of maps, plans, and documents related to land use within the Planning Area. Relevant regional and local plans, policies, and codes are identified which regulate land use. Abbreviated citations for each information source are provided in the text, with full references provided at the end of this section.

### 4.1.1 EXISTING SETTING

#### LOCAL SETTING

The current city limits of Rocklin encompass approximately 19.8 square miles. The City's Sphere of Influence (SOI), which is identified by the Placer County Local Agency Formation Commission (LAFCo) as the area of probable physical boundaries and service area for the City of Rocklin, covers approximately 1.2 square miles. The SOI abuts the city limits of Lincoln to the west and unincorporated Placer County to the north and east. The General Plan Update Planning Area encompasses both the current Rocklin city limits and the area within the SOI, a total area of approximately 13,000 acres, or 21 square miles. Both Interstate 80 (I-80) and the Union Pacific Railroad tracks bisect the city, and State Route (SR) 65 borders the west and southwest boundary of the Planning Area (refer to **Figure 3.0-5** in Section 3.0, Project Description).

#### EXISTING LAND USE

The Planning Area consists primarily of developed urban areas, with the majority of new development occurring in the northwestern portion of the city (Stanford Ranch, Sunset West, Highway 65 Corridor, and Whitney Ranch development areas). The Planning Area also contains some grasslands used for limited grazing and riparian habitat areas that are partially covered with native oaks and grasslands. No substantial commercial agricultural uses exist in the Planning Area. Although the City of Rocklin has undeveloped areas, the majority of these areas have been master-planned. Therefore, areas which appear to be undeveloped or vacant usually have City-approved development plans or entitlements (see Section 4.0). **Table 4.1-1** provides a breakdown of acres of existing land use designations within the city limits.

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**TABLE 4.1-1  
EXISTING LAND USE DESIGNATIONS BY ACREAGE  
CITY OF ROCKLIN**

<b>Land Use Designation</b>	<b>Area in Acres</b>
Rural Residential	60.2
Low Density Residential	1,863.5
Medium Density Residential	3,584.6
Medium High Density Residential	232.0
High Density Residential	296.6
Mixed Use	7.4
Retail Commercial	975.8
Service Commercial	27.2
Business Professional	235.2
Business Professional/Commercial	44.5
Business Professional/Commercial/Light Industrial	262.7
Light Industrial	537.0
Heavy Industrial	134.6
Recreation/Conservation	2,349.6
Public Quasi Public	667.2
<b>TOTAL</b>	<b>11,278.1</b>

Source: City of Rocklin 2008a

### **Redevelopment Project Area**

The City of Rocklin has an adopted Redevelopment Plan (discussed in more detail under Regulatory Framework below and depicted in **Figure 3.0-3** in Section 3.0, Project Description). The Redevelopment Project Area generally encompasses the area between Interstate 80 and Pacific Street between Sunset Boulevard and the Sierra College Boulevard interchange. The project area includes Downtown Rocklin as well as the Sunset Plaza shopping center, the Civic Center Master Plan Area, the last active granite quarry (Big Gun), and commercial properties along Granite Drive and I-80 east of Sierra Meadows Drive, as well as light industrial and residential areas. Existing land uses in the Redevelopment Project Area include residential; neighborhood, community, and highway-oriented retail; downtown retail and office; service commercial; and industrial. Other land uses are churches and various public facilities, including government buildings, public rights-of-way, and roads. Vacant industrial zoned parcels are located along Dominguez Road in partially developed industrial parks. Vacant commercial sites are located along commercial corridors.

### **Neighborhood Areas**

The Planning Area is divided into 17 neighborhood areas, listed alphabetically and described below. Most of the undeveloped or recently developed (within the last 10–15 years) areas in the City of Rocklin have been master-planned through a series of Planned Unit Developments referred to as "General Development Plans" under the Rocklin Zoning Ordinance. Many areas

that appear to be undeveloped or vacant actually have City-approved development plans or “entitlements.” The neighborhood areas are shown in **Figure 3.0-9** in Section 3.0, Project Description, and are described in more detail below.

**Central Rocklin/Downtown Area:** The oldest commercial area of the city is located along Pacific Street in the Central Rocklin/Downtown area. Although mostly developed, some undeveloped commercial land exists along Pacific Street, Rocklin Road, and Sunset Boulevard. Most of this area is within the Redevelopment Project Area, and it encompasses the Downtown and Civic Center areas. Many public facilities are located in this area, including City Hall and the City Administrative Offices, the Police Department and a fire station, the Post Office, the Johnson-Springview Community Center, Johnson-Springview Park, Memorial Park, Oldtimers Park, the Finnish Temperance Hall (Finn Hall), and Rocklin Elementary School. The oldest homes in the city are located within this neighborhood area. Most of them are single-family residences; however, there are a few vacant lots in the residential area. The Central Rocklin/Downtown area includes abandoned quarry pits, as well as service commercial and industrial uses along Pacific Street in the vicinity of the railroad tracks. The city’s last active quarry, Big Gun Quarry, is located on Pacific Street. Rocklin’s historical area, located along Front Street next to the railroad tracks between Farron Street and Rocklin Road, is within the Central Rocklin/Downtown area. The City has adopted the Front Street Historical Master Plan, and the Front Street Historic Committee advises the City Council on plans for the historical area. The City is also preparing a new Downtown Rocklin Plan to guide and set standards for development in that area.

**Croftwood:** The Croftwood area is located at the eastern end of the Planning Area, east of I-80, and consists primarily of residential uses and undeveloped land. Both sides of Secret Ravine Creek within the Croftwood area are bounded by a Low Density Residential land use designation. Croftwood contains a large area designated for commercial use with access from the Sierra College Boulevard/I-80 interchange. Work was recently completed on a project by Caltrans, Placer County, the City of Rocklin, and the Placer County Transportation Planning Agency to rebuild and modernize the interchange by upgrading the overcrossing to five lanes, adding bike lanes and sidewalks, and increasing the vertical clearance (Caltrans 2008).

**Delmar:** The Delmar area consists of rural residential uses and undeveloped land, with some commercial development on Pacific Street, Brace Road, and the Sierra College Boulevard/I-80 interchange. The area also consists of industrial uses, including the Rocklin Business Complex on the east side of Delmar Avenue and primarily vacant industrial lands west of Delmar Avenue.

**Fairway Heights:** The Fairway Heights area is predominantly developed with single-family and multi-family residential developments. The area also includes some commercial and professional office uses, a park, and an elementary school.

**Granite Drive/Sierra Meadows:** The Granite Drive/Sierra Meadows area includes newer commercial and industrial development located along Granite Drive and Sierra Meadows Drive, as well as industrial areas and undeveloped land along the railroad right-of-way at the eastern end of Granite Drive. The area includes some single-family residences, churches, a neighborhood park, and industrial uses along Pacific Street, as well as several vacant parcels designated for commercial and industrial development. Portions of Granite Drive have recently been developed with a county branch library and automotive, recreational vehicle, and boat retailers. The Granite Drive/Sierra Meadows area is entirely within the City’s Redevelopment Project Area (discussed below).

**Greenbrae Island:** The Greenbrae area is an “island” of unincorporated Placer County territory east of I-80 surrounded by the Secret Ravine-Sierra Bluffs neighborhood area in the City of

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Rocklin. The area contains a number of single-family homes, an apartment complex, and vacant residential parcels.

**Highway 65 Corridor:** The Highway 65 corridor is a portion of the North West Rocklin Annexation Area that is designated for non-residential uses. Development existing at the time of annexation included the former Herman Miller manufacturing facility, which has subsequently been converted into William Jessup University, and the almost fully developed Atherton Tech Center. The remaining acreage within the Highway 65 Corridor is largely undeveloped at this time. At buildout, land use designations and zoning in the area would accommodate 187.9 acres of Light Industrial land uses (although 81.8 acres is already developed with the Atherton Tech Center, and the remaining land designated as Light Industrial is currently owned by William Jessup University). Other land use designations within this neighborhood area include 92.8 acres of commercial, 134.3 acres of Business Professional/Commercial, 22.9 acres of Business Professional, and 66.2 acres of Open Space.

**Mission Hills/Clover Valley:** The Mission Hills and Lower Clover Valley portions of this area are developed with single-family residences, a neighborhood park and schools, and the Sunset Whitney Country Club (including a golf course and clubhouse). The visually prominent "summit" hillside is also located in the lower half of this neighborhood area. Upper Clover Valley is located in the most northeasterly portion of the Planning Area and is largely undeveloped. The area is designated for Low and Medium Density Residential development, one neighborhood park, a small commercial site, and open space. Clover Valley Creek traverses both Upper and Lower Clover Valley. Limited livestock grazing is presently conducted on a small portion of Upper Clover Valley.

**Secret Ravine/Sierra Bluffs:** This area, which is located east of I-80 and south of Sierra Community College, is a combination of traditional single-family residential, rural residential and multi-family residential areas, neighborhood parks, and limited commercial development near the college. The area includes several pending and approved but not yet built developments, consisting of residential and open space uses and access to Secret Ravine Creek. The area also contains the prominent Sierra Bluffs ridgeline.

**Sierra College:** The Sierra College area is located along Sierra College Boulevard east of I-80 and north of Rocklin Road. The area consists of Sierra Community College and surrounding property with rural residences, a church, and vacant properties predominating. This area was annexed to the city in 2003.

**Stanford Ranch:** Comprising 3,445 acres, Stanford Ranch is the largest neighborhood area. Stanford Ranch encompasses a large valley surrounded by steep, wooded ridges on three sides. The valley floor descends gradually from the northeast to the west and is enclosed on the west and northwest by a low bluff. Pleasant Grove Creek, the primary drainageway through Stanford Ranch, flows generally toward the west. Three distinct land use patterns are encompassed in the area: a suburban residential pattern focused on a community or neighborhood core area; the industrial and business parks; and the intensive commercial core area, which includes a variety of commercial and office uses. This large, multiple-phase development includes various densities of single- and multi-family residential development, commercial, business professional, and light industrial uses, as well as open space, parks, and schools.

**Sunset East:** The Sunset East neighborhood area consists of four specific plan areas for single-family residential, duplexes, and multi-family developments. Antelope Creek runs through the neighborhood area. The area also includes bicycle paths, equestrian trails, parks, a school,

offices, a South Placer Municipal Utility District (SPMUD) administrative office/corporation yard, and a petroleum tank facility.

**Sunset West:** The Sunset West area was master-planned in 16 phases and includes single-family residences and multi-family developments. A community park, several neighborhood parks, and an elementary school are located in this neighborhood area. The area also contains several commercial properties, the largest being the Blue Oaks Town Center at the west end of the neighborhood area boundary.

**Sunset Whitney:** The Sunset Whitney area is predominantly single-family residential in nature, with some duplexes located along South Whitney Boulevard. Parker-Whitney School is located in this area, which is part of the old Sunset City town plan. Other uses include the western portion of Sunset Whitney Golf Course and commercial uses at the intersection of Sunset and Whitney boulevards. The area is also characterized by some undeveloped land and bluffs.

**Whitney Oaks:** The Whitney Oaks community contains suburban residential development, the Whitney Oaks Golf Course, two parks, an elementary school, and age-restricted subdivisions commonly referred to as Springfield.

**Whitney Ranch:** Comprising 1,300 acres, Sunset Rancho Estates, now known as Whitney Ranch, was annexed to the City of Rocklin in 2003 as part of what is referred to as the North West Rocklin Annexation Area. At the time of annexation, the area consisted primarily of undeveloped land. The City has approved a general development plan for the Sunset Rancho/Whitney Ranch area that would ultimately accommodate up to 2,889 single-family dwellings, 1,426 multi-family dwellings, 36.5 acres of commercial development, 9.2 acres of business professional uses, 57.3 acres of public parks, including a community park, 6.7 acres of private recreation facilities, 199.8 acres of open space, two elementary school sites, one junior high school site, and one high school site.

**Woodside:** The Woodside area, located between I-80 and Pacific Street, includes single-family residences, duplexes, a senior apartment complex, and a neighborhood park, as well as a shopping center and office buildings located at the corner of Sunset Boulevard and Pacific Street. Some service commercial uses are also located within this area.

### ADJACENT LAND USE

#### City of Lincoln

Lincoln is adjacent to the Rocklin Planning Area's northern boundary (refer to **Figure 3.0-2** in Section 3.0, Project Description). Areas within Lincoln that are adjacent to Rocklin's Planning Area include open space areas and some housing developments, the majority of which are part of the Twelve Bridges Specific Plan area, which covers a total of 5,985 acres in the southern portion of Lincoln (**Figure 4.1-1**). Although the Specific Plan is not currently built out, several residential developments, an elementary school, a middle school, and a library have been constructed.

In 2005, the City of Lincoln approved annexation of 278 acres of land previously within unincorporated Placer County, located between State Route 65 to the east and Industrial Boulevard to the west, bisected by Twelve Bridges Drive. This area is immediately northwest of the Rocklin Planning Area and although it is currently undeveloped, it is rezoned for Business Professional, Medical Campus, General Commercial, and Light Industrial uses (City of Lincoln 2008a, p. 6).

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The land use interfaces between the two jurisdictions include primarily Open Space, Medium Density Residential, and Low Density Residential uses along the southern portion of Lincoln and Recreation-Conservation, Medium Density Residential, and Low Density Residential uses along the northern border of Rocklin. A small portion of the interface between the two jurisdictions is Business Professional and High Density Residential in the northwestern portion of Rocklin, which is adjacent to Open Space in Lincoln.

### City of Roseville

Roseville is adjacent to the Rocklin Planning Area's southern and western boundaries (refer to **Figure 3.0-2** in Section 3.0, Project Description). Land in Roseville that is adjacent to the Rocklin Planning Area's southern boundary is in the Highland Reserve North Specific Plan, which is primarily developed with low-density housing developments, as well as some high-density housing developments, commercial development, an open space area, and a large church and private school along the west side of Stanford Ranch Road (**Figure 4.1-2**) (City of Roseville 2007a). Land in Roseville that is adjacent to the Rocklin Planning Area's western boundary is within the North Industrial area and is currently developed with industrial uses (City of Roseville 2007b).

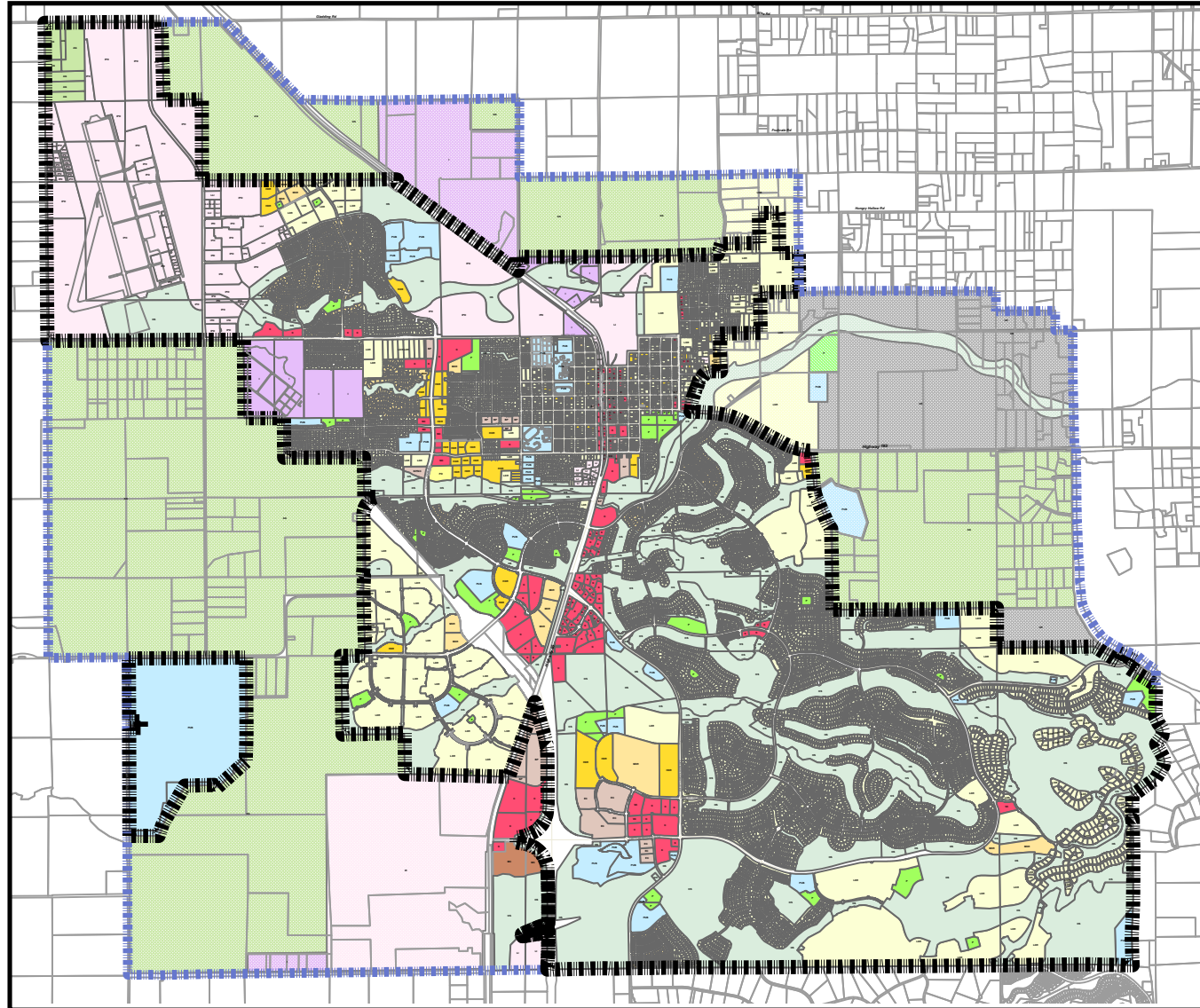
The land use interfaces between the two jurisdictions include primarily residential uses of various densities (High and Low Density Residential) as well as Community Commercial, and Public Quasi Public along the northern border of Roseville adjacent to Retail Commercial, High Density Residential, and Medium Density Residential uses along the southern portion of Rocklin. Industrial land uses are located along the eastern border of Roseville. The industrial uses are separated from Recreation Conservation, Light Industrial, Business Professional/Commercial/Light Industrial, and Retail Commercial along the western border of Rocklin by SR 65.

### Town of Loomis

Loomis is adjacent to the Rocklin Planning Area's eastern boundary (refer to **Figure 3.0-2** in Section 3.0, Project Description). Land use within Loomis that is adjacent to the Rocklin Planning Area is primarily large-lot residential/agricultural and single-family residential development. Many local landowners maintain small-scale, "hobby" agricultural activities on small ranches, including the raising of farm animals (**Figure 4.1-3**). However, some higher-density residential and commercial development is concentrated near the Taylor Road commercial corridor and between Taylor Road and I-80 adjacent to the Planning Area (Town of Loomis 2001, p. 9).

The land use interfaces between the two jurisdictions include primarily Low Density Residential and Recreation-Conservation and Public Quasi Public along the eastern border of the City of Rocklin that interface with Residential Agricultural, Residential Estate, and Rural Residential uses along the western boundary of Loomis. Residential Agricultural, Residential Estate, Commercial, and Residential Medium Density uses along the southern border of Loomis interface with Low Density Residential, Light Industrial, Commercial, and Low Density Residential uses along the northern border of the City of Rocklin.





**Legend**

**City of Lincoln**

- City Limits
- Sphere of Influence

**City of Lincoln General Plan**

**DESIGNATION**

**KEY**

- LDR LOW DENSITY (0-5 UNITS/ACRE)
- MDR MEDIUM DENSITY (6-12 UNITS/ACRE)
- HDR HIGH DENSITY (13-30 UNITS/ACRE)
- PD PLANNED DEVELOPMENT
- NC NEIGHBORHOOD COMMERCIAL
- C COMMERCIAL
- VC VILLAGE COMMERCIAL
- MC MEDICAL CAMPUS
- BP BUSINESS PROFESSIONAL
- EC EMPLOYMENT CENTER
- I INDUSTRIAL
- LI LIGHT INDUSTRIAL
- LIU LIMITED LIGHT INDUSTRIAL
- IPD INDUSTRIAL PLANNED DEVELOPMENT
- PUB PUBLIC
- P PARK
- OS OPEN SPACE
- AG AGRICULTURE/AGRICULTURAL

**Sphere of Influence Area**

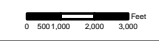
**KEY**

- LDR LOW DENSITY RESIDENTIAL
- I INDUSTRIAL
- IPD INDUSTRIAL PLANNED DEVELOPMENT
- IR INDUSTRIAL RESERVE
- OS OPEN SPACE
- P PARK
- AG AGRICULTURE
- PUB PUBLIC
- UR URBAN RESERVE

Parcel Map Placer County, January 2005

**REVISIONS**

DATE	DESCRIPTION
06/20/05	Original City Plan of July 05
06/20/05	Update to reflect changes
03/20/05	Review Regional and County Regulations
06/20/05	Review zoning codes
06/20/05	Review zoning codes
01/20/05	Review zoning codes and regulations
06/20/05	Update to reflect changes to the City of Lincoln General Plan, Lincoln 2015, and Regional Area Land Use
06/20/05	Changes to GP land use in several areas are indicated by this legend



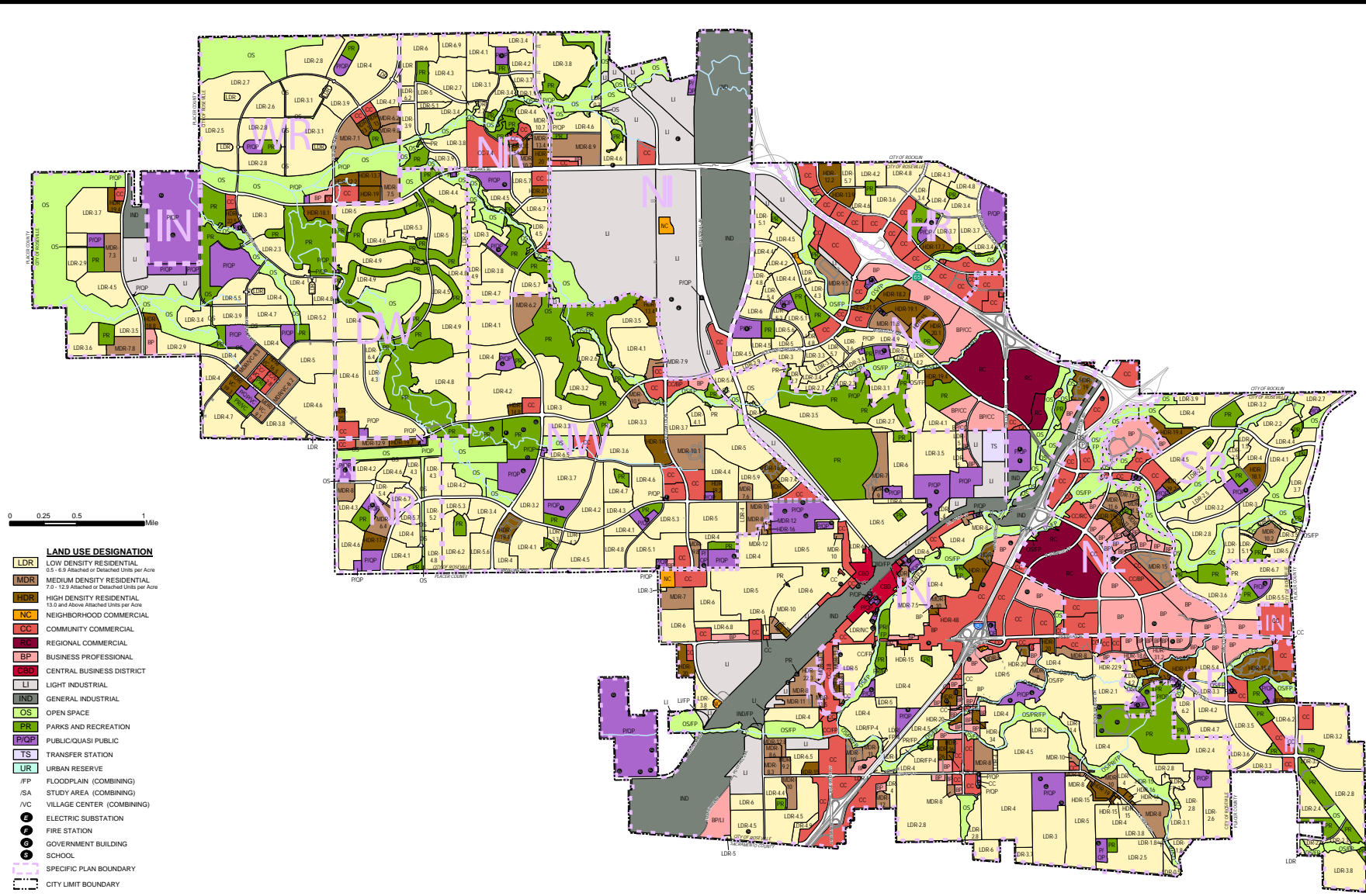
Source: City of Lincoln, General Plan, July 2005

NO SCALE



Figure 4.1-1  
City of Lincoln General Plan Land Use Map





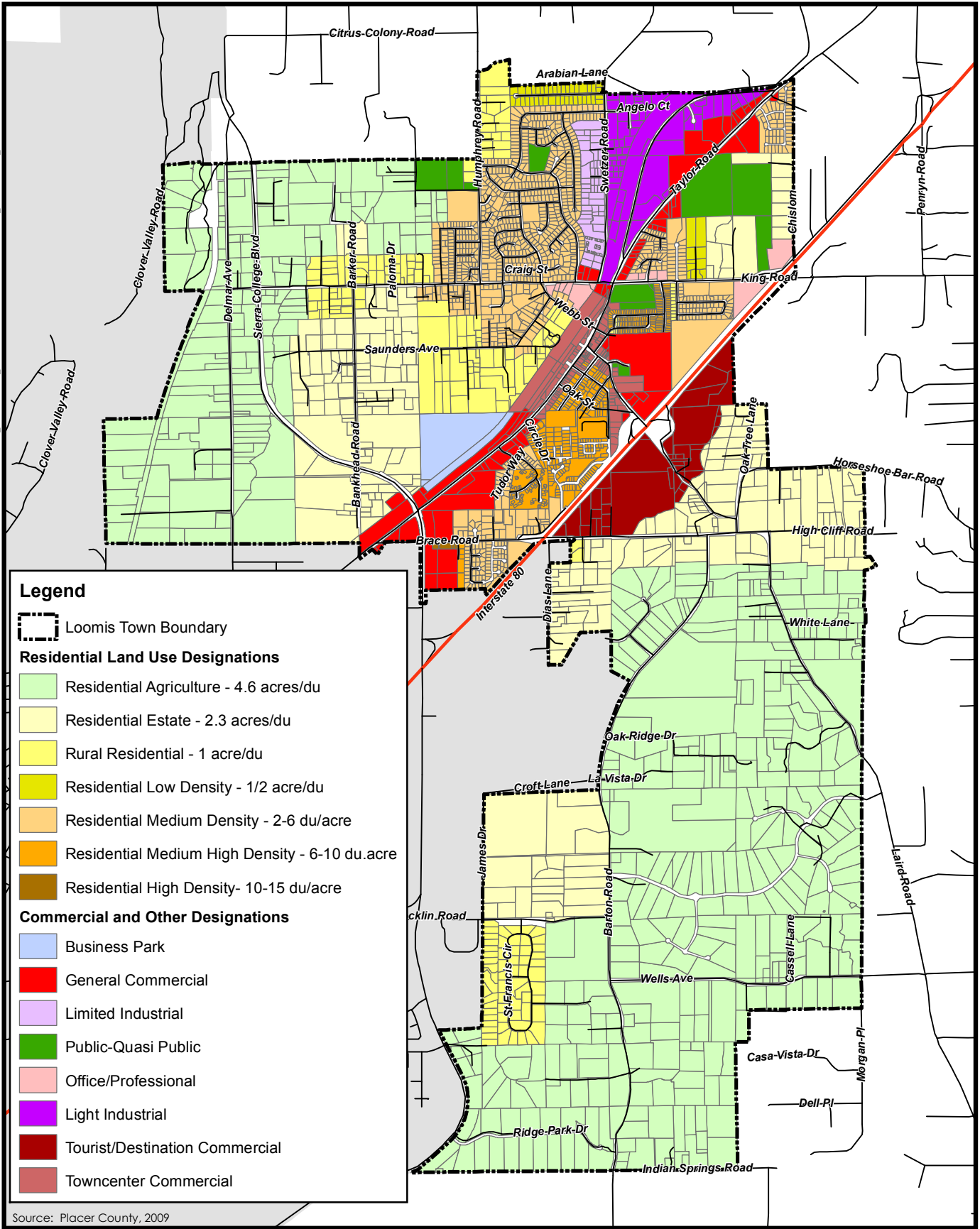
Source: City of Lincoln, General Plan, July 2005

NO SCALE



Figure 4.1-2  
Roseville General Plan Land Use Map





**Figure 4.1-3**  
Town of Loomis Land Use Plan





## **Unincorporated Placer County**

Land in unincorporated Placer County that is adjacent to the Rocklin Planning Area's western boundary is in the Sunset Industrial Area and is largely undeveloped. Existing developments adjacent to the Rocklin Planning Area include an Ace Hardware warehouse/distribution center and the Placer Corporate Center. The proposed office park known as Athens Park (Empire West) is located immediately southeast of the Athens Road/Industrial Boulevard intersection that includes 18 commercial lots and two open space lots on 30.5 acres. Other existing major land uses in the Sunset Industrial Area include Thunder Valley Casino, the Rio Bravo Rocklin Biomass Power plant, and the Western Regional Sanitary Landfill (AES 2007, Figure 4-4). The other portion of Rocklin adjacent to Placer County is in the northeast. This portion of Placer County is designated as Rural Residential, 1–10 acre minimum lot size. The southeast portion of the City of Rocklin borders the Granite Bay community in unincorporated Placer County (refer to **Figure 3.0-2** in Section 3.0, Project Description).

The western boundary of the City of Rocklin includes Business Professional, Retail Commercial, Light Industrial, and a small amount of Business Professional/Commercial/Light Industrial and Recreation-Conservation uses. Bordering uses to the east in Placer County include the Sunset Industrial Area. However, the interface between these uses is separated by SR 65. The southeast corner of the City of Rocklin is largely Low and Medium Density Residential with a small area of Retail Commercial and Recreation-Conservation uses adjacent to Granite Bay. The Granite Bay portion of the county is largely undeveloped land at the interface with the city, although there is some rural residential development now occurring.

### **4.1.2 REGULATORY FRAMEWORK**

#### **REGIONAL**

##### **Sacramento Area Council of Governments**

The Sacramento Area Council of Governments (SACOG) is an association of local governments in the six-county Sacramento region. SACOG members include the counties of El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba as well as 22 incorporated cities within those counties. SACOG provides transportation planning and funding for the region and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks, clean air, and airport land uses (SACOG 2008a).

##### **Sacramento Region Blueprint Project**

In 2002, SACOG and civic partner Valley Vision initiated the Sacramento Region Blueprint Project to study future land use patterns and their potential effects on the region's transportation system, air quality, housing, open space, and other resources. In December 2004, the SACOG Board of Directors adopted the Preferred Blueprint Scenario, which depicts a way for the region to grow through the year 2050 in a manner generally consistent with the Blueprint growth principles that promote compact, mixed-use development and more transit choices as an alternative to low-density development. The Preferred Blueprint Scenario is part of SACOG's Metropolitan Transportation Plan for 2035, the long-range transportation plan for the six-county region. It also serves as a framework to guide local government in growth and transportation planning through 2050 (SACOG 2008b). The Preferred Blueprint Scenario shows the City of Rocklin growing to a city of just over 67,000 people by 2050, with growth led by jobs (rather than houses).

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### LOCAL

#### **Placer County**

##### Placer County Conservation Plan

In June 2000, the Board of Supervisors directed staff to initiate the implementation of the Placer Legacy Program. Placer Legacy is a countywide, science-based open space and habitat protection program. Placer Legacy provides a comprehensive open space plan for Placer County that preserves the diversity of plant and animal communities in the county and addresses a variety of other open space needs, from agriculture and recreation to urban edges and public safety. Placer Legacy will help maintain the county's high quality of life and promote economic vitality.

As part of the Placer Legacy Program, a Natural Community Conservation Plan and Habitat Conservation Plan was prepared to comply with the California and federal Endangered Species Acts and to programmatically comply with the federal Clean Water Act related to wetlands. This conservation plan is now referred to as the Placer County Conservation Plan (PCCP). The PCCP addresses the impacts associated primarily with unincorporated growth in west Placer County and growth associated with the buildout of Lincoln's updated General Plan. Development in western Placer County will require the preservation of approximately 54,300 acres of land between now and 2050 (Placer County Legacy 2009).

#### **City of Rocklin**

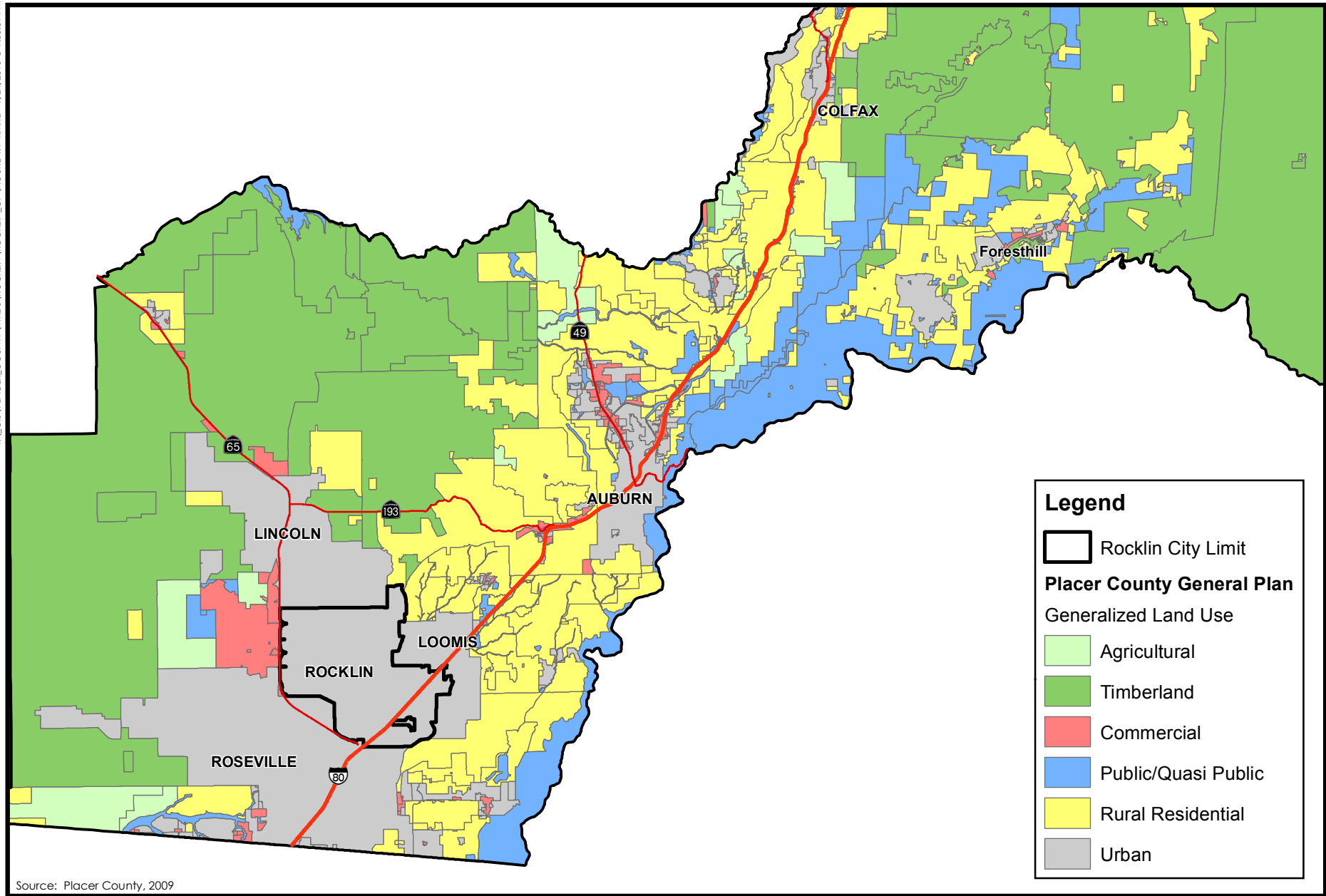
##### Rocklin Zoning Ordinance

The City of Rocklin Zoning Ordinance is set forth in Title 17 of the City's Municipal Code and applies to the incorporated area of the city. The purpose of the Zoning Code is to encourage the most appropriate use of land; to conserve, protect, and stabilize the value of property; to provide adequate open spaces for light and air; to prevent undue concentration of population; to lessen congestion on the streets; to provide adequate provisions for community utilities; and to promote the public health, safety, and general welfare. In addition, the Zoning Code implements the City's General Plan.

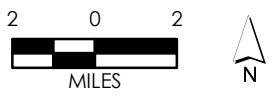
The City of Rocklin's Zoning Code has 27 zoning designations, including 14 residential zoning designations, 2 multi-family residential zoning designations, 6 commercial zoning designations, 2 industrial-manufacturing zoning designations, 1 open space and recreational zoning designation, 1 planned development zoning designation, and 1 design review combining zoning designation.



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Source: Placer County, 2009



**Figure 4.1-4**  
Placer County Land Use Map



### Design Review

The City of Rocklin Zoning Ordinance provides for design review for small-lot single-family, multi-family, commercial, and industrial developments through application of a design review procedure. Due to the size, bulk, and height of many of these types of developments, the Zoning Code seeks to ensure that project designs make the most efficient use of available resources and are consistent with existing uses. The criteria considered during design review include:

- Compatibility of height and scale of structures, including signs, with the surrounding area;
- Preservation of natural topographic patterns and their incorporation into site plans;
- Preservation of oak trees;
- Orientation of structures to conserve energy;
- Compatibility of different architectural styles;
- Orientation and intensity of lighting;
- Variable siting of individual structures;
- Avoidance of monotony of texture, building lines, or mass;
- Avoidance of blank walls;
- Variation in roof planes and exterior building walls;
- Screening of roof flashing, rain gutters, vents, and roof-mounted mechanical equipment;
- Signage guidelines; and
- Parking and landscaping guidelines.

The City has also adopted general development plans that include design guidelines or design criteria that apply to specific projects. These include, but are not limited to, Whitney Oaks, Clover Valley Lakes, Granite Lake Estates, Mansion Oaks, commercial property on Sunset Boulevard between Third and Whitney, Stanford Ranch, Granite Tech Center, the Highlands, the North West Rocklin Annexation Area, the Rocklin Crossings Shopping Center, the Rocklin Commons Shopping Center, and the Sunset West development.

### Redevelopment Plan

The City of Rocklin's Redevelopment Plan, which was last amended in 2004, was prepared in conformance with California Community Redevelopment Law, Section 33000 et seq. of the Health and Safety Code. The Redevelopment Project Area encompasses 1,650 acres including two of the major commercial corridors of the city, along with substantial industrial acreage (**Figure 3.0-3**). The Redevelopment Project Area also contains residential neighborhoods. Because of the long-term nature of the Redevelopment Plan and the need to retain flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities as they arise, the Redevelopment Plan does not present a precise plan for the redevelopment, rehabilitation, and revitalization of the Redevelopment Project Area but represents a process and a basic framework within which specific projects have been established to achieve solutions that will eliminate blight (RRA 2007). Specific anticipated redevelopment projects include the Civic Center Master Plan infrastructure improvements; public parking improvements; quarry reclamation; water system improvements; Granite Drive improvements; a commercial rehabilitation program; Rocklin Road interchange improvements; Dominguez overpass improvements; Midas under-grounding or over-crossing; general drainage improvements; assistance in new affordable housing construction; Granite Drive/Sierra Meadows parcel consolidation; development impact fee assistance; traffic circulation system improvements; Safe Routes to School program; assistance to senior housing projects; improvements to public facilities including, but not limited to, parks, performing arts center, senior center, library and community theater; Down Payment Assistance Programs (ongoing); and a housing rehabilitation program (ongoing).

## **4.1 LAND USE**

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### **Downtown Revitalization Plan and Downtown Plan Update**

The Downtown Revitalization Plan area is generally defined as the area abutting Rocklin Road west of I-80 to Front Street and Pacific Street from Midas Avenue to Farron Street. The plan, adopted in 1988, guides physical improvements in downtown Rocklin. The plan seeks to enhance the potential for economic development in the downtown area. The plan contains guidelines for public and private improvements relating to land use, circulation, parking, streetscape, architecture, lighting, signage, and historic preservation.

In February 2005, the City initiated a new planning effort to update the vision for development in the Downtown Rocklin Area. The focus of the new plan is to address land use mix (particularly providing for more residential living units incorporated in commercially designed projects), parking, pedestrian movement, traffic and circulation, add more specificity regarding the design of buildings and features, and address promotion opportunities to provide a clear and strong economic identity to the core downtown area. After review of conceptual versions of the new Downtown Rocklin Plan in 2006, the City Council and the Planning Commission directed staff to incorporate key portions of the new Downtown Rocklin Plan concepts, including land use densities and intensities, into the General Plan Update. The more detailed components of the Downtown Plan Regulating Code and Implementation Strategy are also being finalized and processed as separate concurrent planning documents. Once completed, these documents will supersede the 1988 Downtown Revitalization Plan.

### **Rocklin Civic Center Plan**

This plan expanded the Civic Center into areas designated under the 1991 Rocklin General Plan and originally included Medium Density Residential, Medium High Density residential, and Retail Commercial uses for the purpose of supporting development of governmental operations and recreational and cultural facilities. The plan, adopted in 1996, also included an amendment to the City's Circulation Element. Due to some areas of overlap between the Civic Center Plan and the area addressed in the Downtown Plan Update (2009), the portions of the Civic Center Plan dealing with commercial development will be superseded by the Downtown Plan Update and identified with a Mixed Use land use designation to separate and create consistency between the two plans. The resultant Civic Center Land Use Plan consists of only residential designations and is shown in **Figure 4.1-5**.

### **Front Street Historical Area Master Plan**

The Front Street Historical Area Master Plan was adopted in 1982, with the intent to preserve and enhance structures located within the city's historical area and to guide further development. The area where this Master Plan applies has been designated as H-D (Historic District) on the City's zoning map. The plan identified permitted uses in the area, established the Front Street Historic Committee, and established architectural styling and design criteria. The Front Street Historical Area Master Plan will be modified as necessary to ensure consistency with the new Downtown Rocklin Plan.

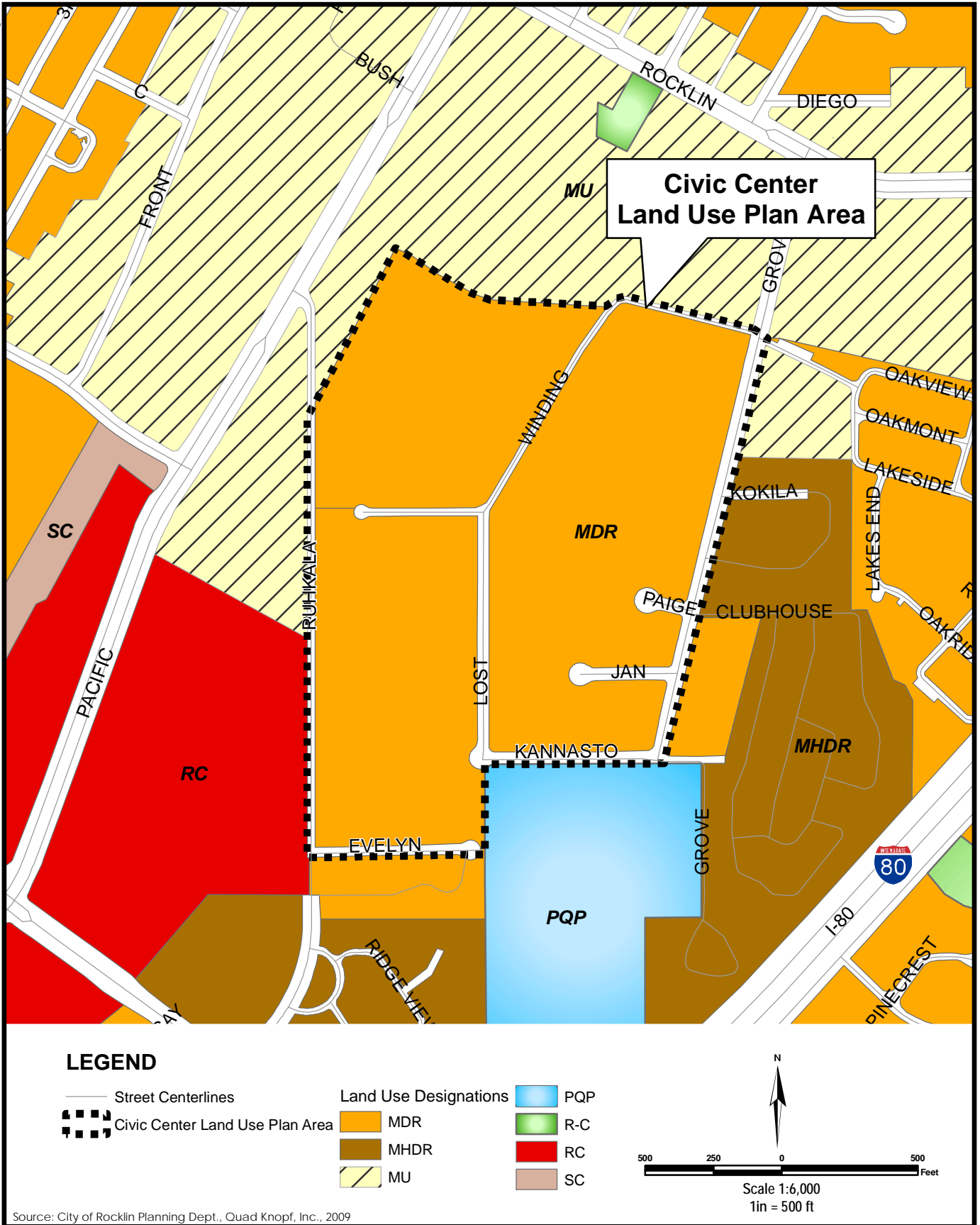


Figure 4.1-5  
Civic Center Land Use Plan



### **City of Lincoln General Plan**

The City of Lincoln adopted its General Plan in 1988, and a comprehensive update was adopted in 2008. The General Plan contains the goals and policies that will guide future development within the city and its planning area through 2050. It also identifies a full set of implementation measures to ensure the policies of the General Plan are carried out. The General Plan also contains a Land Use and Circulation Diagram showing the distribution of land use designations in the planning area. The City of Lincoln's General Plan designates the land adjacent to the Rocklin Planning Area as Open Space and Low- and Medium-Density Residential (Mintier & Associates 2008) (**Figure 4.1-1**).

### Twelve Bridges Specific Plan

The Twelve Bridges Specific Plan, adopted by the City of Lincoln in 2000, encompasses a total of 5,985 acres. The plan includes mixed land uses and a 2,945-acre "active adult residential community." The plan provides for 11,231 residential units in a variety of densities and types; 130 commercial acres; 71 employment center acres; 2,515 acres of open space, parks, habitat preserves, passive recreation areas, and golf courses; and 110 acres of land devoted to schools and public institutional uses including a community college campus and several church sites. In addition to the Twelve Bridges Specific Plan, two separate General Development Plans have been adopted for the site that provide details of the development of each land use. The documents include zoning for the plan area and design guidelines that establish building setbacks, heights, and materials. Land to the immediate north of the Rocklin Planning Area is within the Twelve Bridges Specific Plan.

### **City of Roseville General Plan**

Roseville's General Plan was adopted by the City Council in 1992, and a technical update was adopted in 2003. The City of Roseville 2020 General Plan serves as a long-term policy guide for the physical, economic, and environmental growth of the city and designates land use categories for the entire city. Each land use category identified within the 2020 General Plan has information on the general uses, development, intensity, siting, and compatibility standards associated with that designation. In addition, the General Plan identifies the city's Specific Plan areas. Land within the City of Roseville that is adjacent to the Rocklin Planning Area is within the Highland Reserve Specific Plan and the North Industrial Area, as discussed below (**Figure 4.1-2**).

### Highland Reserve Specific Plan

The Highland Reserve Specific Plan (HRSP) was adopted by the City of Roseville in May 1997 and includes 676 acres previously identified as urban reserve in the North Central Roseville Specific Plan. The HRSP includes 1,669 single- and multi-family units, approximately 162 acres of commercial use, and a 39-acre church/private school site. At buildout, the HRSP area is expected to accommodate approximately 4,239 residents and provide 4,900 jobs (City of Roseville 2004, p. II-8).

Land in the HRSP that is immediately adjacent to the Rocklin Planning Area is primarily designated Low-Density Residential. Other land use designations immediately adjacent to the Rocklin Planning Area include 19.82 acres of High-Density Residential, 14.84 acres of Community Commercial, 8.73 acres of Open Space, and 38.61 acres of Public/Quasi-Public (Church) (City of Roseville 2007a).

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### North Industrial Area

The North Industrial Area, while not subject to a specific plan, is a recognized planning subarea of the City of Roseville. The area consists of 2,045 gross acres west of Washington Boulevard and north of the Northwest Roseville Specific Plan. Devoted primarily to industrial uses, the area is intended to provide a major employment/industrial center for the South Placer region. The North Industrial Area is expected to accommodate approximately 2,649 residents and provide 31,346 jobs at buildout (City of Roseville 2004, p. II-8)

Land in the North Industrial Area that is immediately adjacent to the western boundary of the Rocklin Planning Area is designated by the City of Roseville Land Use Map and the North Industrial Land Use Map as Industrial (City of Roseville 2004, 2007b).

### **Town of Loomis General Plan**

The Town of Loomis adopted its first General Plan in 1987, and a comprehensive update was adopted in 2001. The Town of Loomis General Plan provides guidance for local decisions about community growth and expresses the community's goals for the future distribution and character of land uses and development. The goals, policies, and objectives of the General Plan are used as criteria for evaluating the appropriateness of proposed Zoning Ordinance amendments and rezonings, subdivisions, capital improvement programs, and other Town decisions (Town of Loomis 2001, pp. 15-16).

The Town of Loomis General Plan Land Use Diagram designates most land adjacent to the Rocklin Planning Area as Residential Agricultural (4.6 acres/du), Residential Estate (2.3 acres/du), or Rural Residential (1 acre/du). However, there is a small area adjacent to the Rocklin Planning Area, between Taylor Road and I-80 and surrounding the intersection of Sierra College Boulevard and Taylor Road, that is designated General Commercial and Medium- to Medium-High-Density Residential (Town of Loomis 2001) (**Figure 4.1-3**).

### **Placer Countywide General Plan**

The Placer County Board of Supervisors adopted its current Countywide General Plan in August 1994. The Placer County General Plan consists of two types of documents: the countywide General Plan and a set of more detailed community plans covering specific areas of the unincorporated county. The Countywide General Plan provides an overall framework for development of the county and protection of its natural and cultural resources. The goals and policies contained in the Countywide General Plan are applicable throughout the unincorporated county. The goals and policies contained in the community plans supplement and elaborate upon, but do not supersede, the goals and policies of the Countywide General Plan (Placer County 1994b, Introduction p. 5). The Placer County General Plan indicates that land in Placer County which is adjacent to the Rocklin Planning Area's western boundary is in the Sunset Industrial Area (SIA) (Placer County 1994b, Part 1 p. 4). Within the SIA, the General Plan land use designations that immediately abut the Rocklin Planning Area include Industrial and Professional Office. However, the zoning for the area shows a slim open space corridor extending on both sides of SR 65, reaching north from Blue Oaks Boulevard to the Rocklin/Lincoln city line. To the east, Placer County borders a segment of Rocklin north of Loomis. This area of the county is designated for Agriculture/Timberland (10-acre lot minimum) (**Figure 4.1-4**).



### Sunset Industrial Area

The SIA is a section of Placer County that is adjacent to the State Route 65 corridor. The area is approximately 8,900 acres and is surrounded by the City of Lincoln to the north, the City of Rocklin to the east, and the City of Roseville to the south. Most of the development in the SIA is close to SR 65 in the southeast corner of the area along Industrial and Cincinnati avenues. Currently, large sections of the SIA are undeveloped, but in recent years many major developments occurred, including Thunder Valley Casino. A notable development currently in the planning stage is Placer Ranch, which aims to bring a mixture of industrial, commercial, and residential development within 2,200 acres of the SIA (SRRI 2007, p.1). The SIA is divided into nine planning areas. The SIA planning areas that about the Rocklin Planning Area include the Industrial Core Area, the Sunset Boulevard Corridor West, and the Highway 65 Business Park Area.

### **4.1.3 IMPACTS AND MITIGATION MEASURES**

#### STANDARDS OF SIGNIFICANCE

This analysis evaluates the project's impacts on land use based on the standards identified in the California Environmental Quality Act (CEQA) Guidelines Appendix G. A land use impact is considered significant if implementation of the project would result in any of the following:

1. Physically divide an established community or create a conflict between adjacent land uses.
2. Substantially conflict with any applicable adopted land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
3. Conflict with any applicable habitat conservation plan or natural community conservation plan.

#### METHODOLOGY

Evaluation of potential land use impacts within the City of Rocklin resulting from implementation of the proposed General Plan Update was based on a review of planning documents pertaining to the City of Rocklin, including the current City of Rocklin General Plan and the City of Rocklin Zoning Code; a field review of the city and surrounding areas; a review of planning documents pertaining to lands adjacent to the proposed project including the Placer Countywide General Plan, the Town of Loomis General Plan, the Roseville General Plan, and the Lincoln General Plan; and consultation with appropriate agencies.

The analysis herein is based on buildout conditions for the City of Rocklin as provided in **Table 3.0-1** and **Table 3.0-2** in Section 3.0, Project Description, and in Section 4.0, Introduction to Environmental Analysis and Assumptions Used. This analysis does not assess impacts associated with the phasing of projects or interim improvements.

The focus of this land use analysis is on land use impacts that would result from the new General Plan Update policy document and Land Use Diagram as well as impacts to open space. Specific impacts and issues associated with population and housing, hazards, geology and soils, hydrology, aesthetics, recreation, cultural resources, biological resources, and public services and utilities are addressed in each technical section, and the reader is referred to other EIR

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sections for detailed analyses of other relevant environmental effects as a result of plan development.

### PROJECT IMPACTS AND MITIGATION MEASURES

#### Physically Divide an Established Community

**Impact 4.1.1** Implementation of the proposed project would not physically divide an established community. Therefore, this impact is considered **less than significant**.

As previously described, Rocklin has developed around two features which currently bisect the city. The historic Union Pacific rail line corridor passes through central Rocklin. Uses along the corridor include older commercial and industrial areas, vacant lots, and scattered residences. Interstate 80 also bisects the planning area in a southwesterly to northeasterly direction. The area east of I-80 and north of Rocklin Road encompasses residential areas, as well as the Sierra Community College campus. The presence of these bisecting features has not inhibited development of the city. The existing and proposed General Plan land use diagrams include one unincorporated Placer county "island" located east of I-80 designated for development with Medium Density Residential (MDR) and Recreation/Conservation (R-C) uses. This island would remain separate from the city and within the jurisdiction of Placer County and as such, no changes in land use designations would occur in association with the proposed General Plan Update.

No aspect of the proposed General Plan Update would divide the city or any of its 17 neighborhood areas (i.e., no new roadways or land uses that would divide or disrupt existing land use patterns and established communities). Future expansion of the boundaries of the city or its Sphere of Influence is severely limited because the city is mostly surrounded by the City of Roseville on the south and west, the City of Lincoln on the north, and the Town of Loomis on the east. Therefore, impacts resulting from the General Plan Update associated with dividing an established community are considered **less than significant**.

As part of the proposed project, the City plans to amend the Redevelopment Plan to increase tax increment limitations, increase the limit on the principal amount of bonded indebtedness secured by tax increment revenue, and extend the time limit for the commencement of eminent domain proceedings to acquire non-residential property. These amendments are intended to provide the City's Redevelopment Agency with the financial and administrative resources necessary to continue assisting projects that implement its program of blight elimination within the Redevelopment Project Area. While the extended time and financial limits authorized by the Sixth Amendment may foster and encourage new development that might not occur without the Sixth Amendment, or may occur faster than had the Sixth Amendment not been adopted, all development would be consistent with the City's General Plan and with the development assumptions analyzed throughout this DEIR. Any future development resulting from amending the Redevelopment Plan would occur in areas designated for such development by the General Plan, as the land uses permitted by the Redevelopment Plan are the allowable uses under the City's General Plan. Therefore, the proposed Sixth Amendment to the Redevelopment Plan would not result in impacts associated with the division of an established community beyond what is analyzed for the General Plan Update above. Impacts would be **less than significant**.

In addition to the activities identified above, the project includes a Climate Action Plan (CAP) to address climate change and identify greenhouse gas (GHG) emission reduction measures. The

City of Rocklin CAP augments the objectives, goals, policies, and actions of the City of Rocklin General Plan Update related to the reduction of GHG emissions; however, the CAP is intended to be updated on a more frequent basis than the General Plan, ensuring that implementation of City efforts to reduce GHG emissions is in compliance with current regulation. The CAP determines whether implementation of the proposed General Plan Update would be consistent with the state's ability to attain the goals identified in Assembly Bill (AB) 32, identifies GHG emission reduction measures, and provides monitoring of the effectiveness of GHG emission reduction measures. The CAP would not result in impacts associated with the division of an established community. Impacts would be **less than significant**.

### Proposed General Plan Update Policies That Provide Mitigation

None applicable.

### Mitigation Measures

None required.

### **Create a Conflict Between Adjacent Land Uses**

**Impact 4.1.2** Implementation of the proposed project could create conflicts between adjacent land uses including unincorporated Placer County, the City of Lincoln, the Town of Loomis, and the City of Roseville. However, the proposed Rocklin General Plan Update's mitigating policies and their associated action steps ensure the impact will be less than significant. Therefore, this impact is considered **less than significant**.

### Within the City of Rocklin

Implementation of the proposed General Plan Update would not create land use conflicts between land use designations within the City of Rocklin. The proposed land use designations in the General Plan Update would be internally compatible in keeping with General Plan policies. The General Plan Update includes some modifications to the General Plan Land Use Diagram. These modifications, which are discussed in more detail in Chapter 3.0, Project Description, include land use changes directly associated with the General Plan Update and land use changes considered to be "cleanup" efforts due to previously approved/adopted land use decisions or other factors.

The land use changes directly associated with the General Plan Update include land use designation modifications requested from the public which the City conceptually agreed were more appropriate for the affected property, given the actual development potential of a specific site or the character of development in the area in which the property was located. There were also some land use modifications proposed by the City, including application of the Mixed Use land use designation/Downtown Plan Area Overlay in the location referred to as the Rocklin Downtown Plan Area.

The land use changes considered to be cleanup efforts involve recognizing actual land uses that have since been established in designations that previously allowed more than one type of development and recognizing sites where development potential is no longer possible due to physical and/or environmental constraints. These cleanup efforts also include modifications to open space boundaries to more accurately reflect locations of areas containing open space characteristics established through approved tentative and final subdivision maps.

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The proposed General Plan Update Land Use Diagram modifications discussed above do not substantially change the existing General Plan Land Use Diagram (1991, as amended) with the exception of the proposed Mixed Use designation/Downtown Plan Overlay Area, which would be located along Pacific Street generally between Farron and Midas streets (refer to **Figure 3.0-6** in Section 3.0, Project Description). The purpose of the Mixed Use designation is to provide for land use patterns and mixed-use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities. The use is intended to support development and redevelopment or revitalization of areas that are in decline or economically underutilized. Mixed use also promotes economic vitality and diversification of the local economy by allowing creative development combinations that serve local needs and/or attract visitors to the community. Another purpose of the designation is to enhance activity or vitality by extending site occupancy and consumer activity outside of standard operating hours, where considered desirable. The designation allows intensified land uses and transit-oriented development at appropriate locations. Mixed-use development is anticipated to be concentrated in the Downtown Rocklin area, although the description of the designation does indicate that it may be considered in other locations such as along primary arterials or as a beneficial transition between differing land use types.

The revisions to the Land Use Diagram are consistent with the City's overall objectives of the proposed General Plan Update noted earlier in Chapter 3.0, Project Description. No conflicts would occur because the General Plan Land Use Element includes policies that ensure that land uses are compatible with each other. These include policies specific to Existing Residential Land Uses (Policies LU-6, LU-11); policies specific to New Residential Land Uses (Policies LU-13, LU-14, LU-18, LU-19, LU-21); policies specific to Mixed Land Uses (Policies LU-24, LU-25, LU-26, LU-28, LU-29); policies specific to Commercial Land Use (Policies LU-36, LU-37); and policies specific to Industrial Land Use (Policies LU-46, LU-47). Each of these policies addresses consistency between land uses and the appropriateness of development given the context and surrounding uses, as well as protecting potentially incompatible uses from each other through the use of open space setbacks, buffers, fencing, and the like. In addition, subsequent land uses would be subject to regulations under Title 17 (Zoning) of the City's Municipal Code that includes standards that address compatibility of uses (e.g., Chapter 17.08 and 17.72).

### Neighborhood Areas

The Planning Area is divided into 17 neighborhood areas: Croftwood, Delmar, Fairway Heights, Granite Drive/Sierra Meadows, Greenbrae Island, Mission Hills/Clover Valley, Central Rocklin/Downtown area, Secret Ravine/Sierra Bluffs, Sierra College, Stanford Ranch, Whitney Oaks, Sunset East, Whitney Ranch, Sunset West, Sunset Whitney, Woodside, and Highway 65 Corridor (each of these areas is described in greater detail above and shown in **Figure 3.0-9** in Section 3.0, Project Description).

Most of the undeveloped or recently developed (within the last 10-15 years) areas in the City of Rocklin have been master-planned through a series of Planned Unit Developments referred to as General Development Plans under the Rocklin Zoning Ordinance (Title 17 of the Municipal Code). Many areas which appear to be undeveloped or vacant actually have City-approved development plans or entitlements.

The implementation of the proposed General Plan Update will not result in land use conflicts with the existing neighborhood areas. The policy provisions in the proposed General Plan Update would ensure that the development of the neighborhood areas would not conflict with the surrounding areas. These policies include measures such as design guidelines (Policy LU-19), integrating existing land uses with infill development where feasible (Policies LU-11, LU-13, LU-21,

LU-52), and providing locations for office and employment activities that are compatible with the district and surrounding residential neighborhoods (Policies LU-24, LU-27, LU-43, LU-44).

In addition to policies contained in the Land Use Element, the design review component of the Zoning Ordinance includes general design guidelines that apply citywide to help ensure that projects are compatible with surrounding land uses and appropriate for the surrounding development context (size, scale, architectural style, etc.). The City has also adopted general development plans that include design guidelines and/or design criteria that apply to specific projects. These include, but are not limited to, Whitney Oaks, Clover Valley Lakes, Granite Lake Estates, Mansion Oaks, commercial property on Sunset Boulevard between Third and Whitney, Stanford Ranch, Granite Tech Center, the Highlands, the North West Rocklin Annexation Area, the Rocklin Crossings Shopping Center, the Rocklin Commons Shopping Center, and the Sunset West development.

Overall, mechanisms are in place, including policies in the proposed General Plan, design review included as part of the Zoning Ordinance, and design guidelines for specific development projects, to ensure that new development would be compatible with existing development.

### Conflicts with Adjacent Municipalities

As described in the Existing Setting subsection, the City of Rocklin is bordered by the cities of Lincoln and Roseville, the Town of Loomis, and unincorporated Placer County. The proposed General Plan Update Land Use Diagram would not significantly change the land use designations in areas that are adjacent to any of the surrounding communities or in unincorporated Placer County. Impacts relative to compatibility between land uses in the various jurisdictions are described below.

#### City of Roseville

One change that would occur with the proposed General Plan Update is in the southwestern corner of the city adjacent to the City of Roseville and the Roseville Planning Area on the east. The existing land uses would change from Business Professional/Commercial/Light Industrial (BP/COMM/LI) to Retail Commercial (RC) to reflect recent development of the Blue Oaks Town Center and the Rocklin 65 projects at this location (refer to **Figure 3.0-6** in Section 3.0, Project Description). This portion of the city is adjacent to SR 65. Uses within the City of Roseville adjacent to SR 65 include Retail Commercial and Community Commercial. Therefore, this proposed change from Business Professional/Commercial/Light Industrial to Retail Commercial on the Land Use Diagram would create greater consistency between the two cities and more accurately reflect existing development. Other areas along the border between Roseville and Rocklin would remain unchanged, placing residential uses adjacent to residential uses with Recreation-Conservation mixed in. Light Industrial as well as Retail Commercial, Business Professional, and some Recreation-Conservation uses would remain along the western edge in the northern portion of Rocklin adjacent to the City of Roseville (**Figure 4.1-2**). This northernmost portion of Roseville is designated for General Industry and would not conflict with land uses identified for the City of Rocklin. Policy 4 of the City of Roseville Land Use Element regarding Community Form-Community Involvement and Inter-jurisdictional Cooperation (CI & IC) states: "To the extent feasible, coordinate land use policies and public improvements with neighboring jurisdictions" (City of Roseville 2004). The proposed City of Rocklin General Plan Land Use Element includes a goal for land use coordination as well as Policy LU-67, which encourages communication between the County, the Town of Loomis, and the cities of Roseville, Lincoln, and Rocklin to address interface issues including land use compatibility and development

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standards, and Policy LU-16, which requires, to the extent feasible, that new development in areas contiguous to neighboring jurisdictions be compatible with existing land uses.

### City of Lincoln

Land uses along the southern portion of Lincoln adjacent to Rocklin include Open Space, Light Industrial, Medium Density Residential, Low Density Residential, and Public. Land uses on the northern border of Rocklin include Business Professional, High Density Residential, Recreation-Conservation, Medium Density Residential, and Low Density Residential (**Figure 4.1-1**). While a portion of open space in the City of Lincoln is adjacent to Business Professional uses in the City of Rocklin, these two uses would not conflict. The City of Lincoln General Plan designates open space for passive and active recreation uses, resource management, flood control management, and public safety. Uses that would typically be appropriate in this land use designation include, but are not limited to, public parks, playgrounds, and parkways; vista areas, wetlands, wildlife habitats and outdoor nature laboratories; stormwater management facilities; and buffer zones separating urban development and ecologically sensitive resources. These uses would not conflict with those of a business professional development which would typically consist of offices with landscaped parking lots. The City of Lincoln General Plan includes Policy LU 2.7, which addresses compatible uses between the two jurisdictions stating: "The City shall work with neighboring jurisdictions in planning contiguous areas in order to ensure compatible land uses" (City of Lincoln 2008b). In addition, the proposed City of Rocklin General Plan Land Use Element includes a goal for land use coordination as well as Policy LU-67, which encourages communication between the County, the Town of Loomis, and the cities of Roseville, Lincoln, and Rocklin to address interface issues including land use compatibility and development standards, as well as Policy LU-16, which requires, to the extent feasible, that new development in areas contiguous to neighboring jurisdictions be compatible with existing land uses.

### Town of Loomis

Land uses along the northeastern and eastern portions and within Loomis adjacent to Rocklin are primarily Residential Agriculture, with smaller amounts of Single Family Residential, Residential Estate, and Rural Residential (**Figure 4.1-3**). Within Loomis, some higher densities of residential development and some General Commercial uses are located along the Taylor Road commercial corridor and between Taylor Road and I-80, adjacent to the Rocklin Planning Area. The existing uses in Loomis are compatible with the eastern boundary of Rocklin, which includes Low and Medium Density Residential, Public/Quasi-Public, and Recreation-Conservation uses. Some Retail Commercial and Light Industrial uses exist within Rocklin in the area around the Taylor Road commercial corridor. No changes in density or intensity of uses are proposed as part of the General Plan Update adjacent to the Town of Loomis.

General Commercial uses in Loomis are located north of Retail Commercial in Rocklin. Light Industrial uses in Rocklin are located to the south of Residential Agriculture and Residential Estate uses in Loomis. Potential conflicts in this location could occur as the Light Industry designation is intended for the manufacturing, production, storage, or sale of consumer goods and services, and for heavy commercial uses that involve outdoor activity or storage areas. Such uses could generate noise and activity levels that are not compatible with Residential Agriculture and Residential Estate development. However, these uses within Rocklin would be subject to design and compatibility requirements set forth under Title 17 (Zoning) of the City's Municipal Code that would ensure compatibility of uses.

The Town of Loomis General Plan acknowledges, "Among the many separate tasks required to complete this General Plan were the review of the General Plans of neighboring jurisdictions,

particularly including the City of Rocklin, and Placer County. The Town of Loomis is committed to coordinating and working with the other jurisdictions in the region to address the many planning issues that cross political boundaries to affect cities, citizens, infrastructure, and environmental resources” (Town of Loomis 2001). Likewise, the proposed City of Rocklin Land Use Element includes a goal for land use coordination as well as Policy LU-67, which encourages communication between the County, the Town of Loomis, and the cities of Roseville, Lincoln, and Rocklin to address interface issues including land use compatibility and development standards, and Policy LU-16 which requires, to the extent feasible, that new development in areas contiguous to neighboring jurisdictions be compatible with existing land uses. With these policies in place to safeguard against placement of incompatible uses adjacent to one another, no land use conflicts are anticipated between the Rocklin General Plan Land Use Diagram and adjacent land uses in the Town of Loomis.

### Placer County

The Placer County General Plan did not contain any specific policies regarding compatibility between land uses in the City of Rocklin and unincorporated areas.

A portion of the western boundary of the city is bordered by Placer County and State Route 65. The highway serves as a barrier between the city and industrial land uses to the west. This portion of the county is identified as the Sunset Industrial Area. Though largely undeveloped, existing uses include an Ace Hardware warehouse/distribution facility and the Placer Corporate Center. Land use designations along the western portion of the City of Rocklin include Business Professional, Light Industrial, Recreation Conservation, and Retail Commercial. SR 65 acts as a barrier between the two jurisdictions and their respective land uses. In addition, the proposed City of Rocklin Land Use Element includes a goal for land use coordination, Policy LU-67, which encourages communication between the County, the Town of Loomis, and the cities of Roseville, Lincoln, and Rocklin to address interface issues including land use compatibility and development standards, and Policy LU-16, which requires, to the extent feasible, that new development in areas contiguous to neighboring jurisdictions be compatible with existing land uses.

On the east, north of Loomis, the City of Rocklin abuts a portion of Placer County that is designated as Rural Residential, 1–10 acre minimum lot size. The northern portion of the City of Rocklin at this location is designated Recreation-Conservation and Medium Density Residential. The southeastern portion of Rocklin is designated Low Density Residential and borders the largely rural community of Granite Bay in unincorporated Placer County. No incompatibilities occur between the interface of unincorporated Placer County and the City of Rocklin at either of the above-discussed locations.

### Proposed General Plan Update Policies That Provide Mitigation

The following proposed General Plan policies would assist in avoiding or minimizing land use incompatibilities within the Planning Area:

*Policy LU-6      Buffer residential areas from land use impacts of adjacent non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.*

*Policy LU-13     Review proposals for new residential development for compatibility with the character and scale of nearby neighborhoods, while providing a*

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*variety of densities and housing types as reflected by the zoning and land use designation of the infill property.*

- Policy LU-14 Buffer residential land uses locating adjacent to non-residential land uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.*
- Policy LU-15 Restrict single family residential units proposed to be located adjacent to non-residential land uses to a single story where appropriate.*
- Policy LU-16 To the extent feasible, require that new development in areas contiguous to neighboring jurisdictions be compatible with those existing land uses.*
- Policy LU-18 Establish residential design standards for planned unit developments, especially for hillsides and other unique areas, to reduce the impact of new development on the existing natural terrain and built environment.*
- Policy LU-21 Maintain development standards unique to Central Rocklin that encourage residential development on infill parcels, including affordable housing, while maintaining compatibility with existing residential land uses.*
- Policy LU-26 Allow a variety of compatible commercial, service and residential uses that will contribute to an active pedestrian environment.*
- Policy LU-36 Minimize conflicts between new commercial land uses and other land uses, such as residential, park, and recreational uses.*
- Policy LU-37 Require that commercial land uses be protected from encroachment by residential or other incompatible uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation and/or other similar techniques.*
- Policy LU-46 Require that industrial land uses be protected from encroachment by residential or other incompatible uses through the use of landscaping, soundwalls, berms, fencing, open space setbacks, terrain features, greenbelts, building orientation, and/or other similar techniques.*
- Policy LU-57 Urge Placer County to maintain low density rural land use designations and large parcel zoning in areas that have the potential to impact the City.*
- Policy LU-58 Discourage residential, commercial, or industrial development at urban densities or intensities in areas on the periphery of the Rocklin planning area, unless public services can be provided and annexation is accomplished to an appropriate city.*
- Policy LU-59 Promote commercial and industrial development within the City limits as more efficient, economical, and desirable than development outside the City limits.*



*Policy LU-60 Oppose land uses proposed in areas outside the City limits that would be incompatible with existing or planned land uses within the City, or do not serve the best interests of the City of Rocklin.*

*Policy LU-67 Encourage communication between the County and the cities of Roseville, Loomis, Lincoln, and Rocklin to ensure the opportunity to comment on actions having cross-border implications and to address other community interface issues, including land use compatibility, circulation and access, and development standards.*

Implementation of Policies LU-6, LU-13, LU-14, LU-15, LU-16, LU-18, LU-21, LU-26, LU-36, LU-37, LU-46, LU-57, LU-58, LU-59, LU-60, and LU-67 would avoid land use conflicts with adjacent uses within and outside the city resulting from the implementation of the General Plan Update. In particular, the proposed City of Rocklin Land Use Element includes a goal for land use coordination as well as Policies LU-16 and LU-67 referenced above. Policy LU-16 requires, to the extent feasible, that new development in areas contiguous to neighboring jurisdictions be compatible with existing land uses. Policy LU-67 encourages communication between the County, the Town of Loomis, and the cities of Roseville, Lincoln, and Rocklin to address interface issues including land use compatibility and development standards. With these policies addressing land use interfaces in place to safeguard against placement of incompatible uses adjacent to one another, no land use conflicts are anticipated between the Rocklin General Plan Land Use Diagram and adjacent land uses in unincorporated Placer County, the cities of Roseville and Lincoln, and the Town of Loomis.

In addition, much of the land along the borders between the City of Rocklin, unincorporated Placer County, the cities of Roseville and Lincoln, and the Town of Loomis has been built out or entitled. As a result, no major change in land uses would occur between the City of Rocklin and adjacent jurisdictions that would create a conflict. Therefore, conflicts between adjacent land uses within the city and with outside jurisdictions are considered **less than significant**.

In addition, as discussed in Section 3.0, Project Description, and under Impact 4.1.1 above, the project includes the Sixth Amendment to the Redevelopment Plan and the CAP, both of which would be consistent with the proposed General Plan Update and with the development assumptions analyzed throughout this DEIR. As these project components would not result in land use activities or growth beyond what is identified in the General Plan Update, they would not result in land use incompatibilities beyond what is analyzed for the General Plan Update above. Impacts would be **less than significant**.

### Mitigation Measures

None required.

### **Conflict with Applicable Plans and Policies**

**Impact 4.1.3** Implementation of the proposed project could conflict with applicable plans, policies, and regulations of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. However, the proposed Rocklin General Plan Update's mitigating policies and their associated action steps ensure the impact will be less than significant. Therefore, this impact is considered **less than significant**.

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### Plans Within the City of Rocklin

As part of the proposed project, the City plans to amend the Redevelopment Plan to increase tax increment limitations, increase the limit on the principal amount of bonded indebtedness secured by tax increment revenue, and extend the time limit for the commencement of eminent domain proceedings to acquire non-residential property. These amendments are intended to provide the City's Redevelopment Agency with the financial and administrative resources necessary to continue assisting projects that implement its program of blight elimination within the Redevelopment Project Area. These redevelopment activities are intended to eliminate blighting conditions and stimulate and promote new development and redevelopment consistent with the uses permitted by the General Plan and adopted land use policies. In fact, the land uses permitted by the Redevelopment Plan are the allowable uses under the City's General Plan. Therefore, all Redevelopment Plan program goals and strategies would be subject to and consistent with the updated General Plan. As such the proposed Sixth Amendment to the Redevelopment Plan would have **less than significant** impacts associated with conflicts with applicable plans.

In addition, the project includes a Climate Action Plan (CAP) to address climate change and identify greenhouse gas emission reduction measures. The CAP augments the objectives, goals, policies, and actions of the City of Rocklin General Plan Update related to the reduction of GHG emissions and would not conflict with any applicable plans. Impacts would be **less than significant**.

Other documents expected to accompany and/or be adopted shortly after the General Plan Update include modifications to the existing Rocklin Civic Center Plan and Front Street Historical Area Master Plan to eliminate areas of overlap between the original versions of these plans and the Downtown Plan implementing documents. Other documents anticipated to be adopted include a Downtown Plan Regulating Code (i.e., form-based zoning document) and a Downtown Plan Implementation Strategy.

Due to some areas of overlap between the Rocklin Civic Center Plan and the area addressed in the Rocklin Downtown Plan (2009), the portions of the Civic Center Plan dealing with commercial development will be superseded by the Downtown Plan Update and identified with a Mixed Use land use designation. The Mixed Use designation is intended to provide for land use patterns and mixed-use development that integrates residential and non-residential land uses to facilitate walking or biking to shopping, services, employment, and leisure activities; support development and redevelopment or revitalization of areas that are in decline or economically underutilized; promote economic vitality and diversification of the local economy by allowing creative development combinations that serve local needs and/or attract visitors to the community; and enhance activity or vitality by extending site occupancy and consumer activity outside of standard operating hours, where considered desirable. Thus, the Mixed Use designation will allow more flexibility for commercial and residential development rather than just commercial development.

The Front Street Historical Area Master Plan will be modified as necessary to ensure consistency with the new Downtown Rocklin Plan. Policies in the proposed Land Use Element provide development standards (Policy LU-38) and encourage development along Front Street (Policy LU-41).

Other existing miscellaneous documents such as the City's Design Review Criteria, Subdivision Ordinance, Oak Tree Preservation Guidelines, and Traffic Impact Study Guidelines may or may not require modification in order to achieve consistency with the General Plan Update.

Overall, the majority of proposed land uses will stay the same, with the one noteworthy change occurring in the Downtown with the application of the Mixed Use designation. The minimal changes are consistent with the objectives of the proposed General Plan Update to promote orderly and well-planned development and to retain the amount and location of designated land uses in the city provided in the 1991 General Plan that have been refined through land use entitlements since 1991. Therefore, conflicts with existing plans within the city are not anticipated to occur in association with implementation of the proposed General Plan Update. Therefore, this impact is considered **less than significant**.

### City of Rocklin Zoning Ordinance (Title 17 of the Municipal Code)

Zoning is generally considered to be the primary tool for implementing the General Plan. State law requires that the City's Zoning Ordinance be consistent with the General Plan. This means that the land uses allowed by the Zoning Ordinance must be compatible with the goals, policies, and land uses specified in the General Plan. The Zoning Ordinance of the City of Rocklin is primarily intended to encourage the most appropriate use of land and to promote the public health, safety, and general welfare. In addition, the Zoning Ordinance implements the City's General Plan. When amendments to the General Plan are made, corresponding changes in the Zoning Ordinance may be required within a reasonable time to ensure consistency between the revised land use designations in the General Plan (if any) and the permitted uses or development standards of the Zoning Ordinance (Gov. Code, Section 65860, subd. [c]).

The City of Rocklin Zoning Ordinance is set forth in Title 17 of the City's Municipal Code and applies to the incorporated area of the city.

The City of Rocklin's Zoning Code has 27 zoning designations, including 14 residential zoning designations, 2 multi-family residential zoning designations, 6 commercial zoning designations, 2 industrial-manufacturing zoning designations, 1 open space and recreational zoning designation, 1 planned development zoning designation, and 1 design review combining zoning designation. All land use designations are considered consistent with Planned Development (PD) zoning per Table 4-4, Zoning Consistency Table, in the proposed Land Use Element of the General Plan. The new land use designation, Mixed Use, is also consistent with PD zoning as this zoning category provides the necessary flexibility that is desired with mixed use. The Planned Development zone provides the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances. The citywide zoning map and portions of the citywide Zoning Ordinance will be modified following adoption of the proposed General Plan Update to ensure consistency between the adopted General Plan Land Use Diagram and citywide zoning regulations. Policy LU-62 is proposed to amend the Zoning Ordinance and other land use regulations as needed to make them consistent with the General Plan. Therefore, impacts associated with conflicts with the Zoning Ordinance are considered **less than significant**.

### Adjacent Municipalities

The general plans of the cities and town (Roseville, Lincoln, and Loomis) surrounding the City of Rocklin apply to those jurisdictions, and the Placer County General Plan applies to unincorporated areas in the County's jurisdiction. Regulations include those adopted by local agencies for lands under their jurisdiction. The proposed City of Rocklin General Plan Update would not substantially alter the existing land use pattern currently set forth in the existing City of Rocklin General Plan Land Use Diagram. As previously discussed in Impact 4.1.2, no major changes in land use designations are occurring around the periphery of the City of Rocklin Planning Area. Potential conflicts with the plans of adjacent municipalities, including the City of

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Roseville, the City of Lincoln, the Town of Loomis, and Placer County (including the community of Granite Bay to the southeast of the City of Rocklin), are addressed through policies included in the proposed Land Use Element (Policies LU-16, LU-57, LU-58, LU-67) that focus on lands along the periphery of the city and coordination with adjacent communities. The goal of these policies is to ensure that development around the periphery of Rocklin outside of its jurisdiction does not develop at densities inconsistent with adjacent lands within the city. This objective applies especially to areas that may be annexed or to areas in adjacent jurisdictions that could create conflicts relative to land use compatibility, circulation and access, and development standards. Therefore, conflicts with plans of adjacent municipalities are considered **less than significant**.

### Proposed General Plan Update Policies That Provide Mitigation

The following proposed General Plan policies would assist in avoiding or minimizing conflicts with applicable plans and policies:

- Policy LU-3      Apply a mixed-use (residential/commercial or office) land use category or overlay within the Downtown Rocklin Plan area and other appropriate locations in the City of Rocklin.*
- Policy LU-16     To the extent feasible, require that new development in areas contiguous to neighboring jurisdictions be compatible with those existing land uses.*
- Policy LU-38     Maintain development standards, including off-site parking provisions, unique to the Downtown Rocklin Plan Area along streets such as Pacific Street from Midas Avenue to Farron Street, Front Street, Rocklin Road and Railroad Avenue.*
- Policy LU-39     Implement the Downtown Rocklin Plan to address land use mix, design features, parking, pedestrian movement, traffic and circulation, and promotion opportunities to provide a clear and strong economic identity to the core downtown area.*
- Policy LU-57     Urge Placer County to maintain low density rural land use designations and large parcel zoning in areas that have the potential to impact the City.*
- Policy LU-58     Discourage residential, commercial, or industrial development at urban densities or intensities in areas on the periphery of the Rocklin planning area, unless public services can be provided and annexation is accomplished to an appropriate city.*
- Policy LU-60     Oppose land uses proposed in areas outside the City limits that would be incompatible with existing or planned land uses within the City, or do not serve the best interests of the City of Rocklin.*
- Policy LU-61     Coordinate with Placer County and Placer County LAFCO for the annexation of unincorporated developed areas that lie within the City of Rocklin's Sphere of Influence, when such annexation does not place an undue financial burden on the City.*
- Policy LU-62     Amend the Zoning Code and other land use regulations as needed to make them consistent with the General Plan.*

*Policy LU-63 Approve amendments to the Zoning Code and other land use regulations only if the changes are consistent with the General Plan.*

*Policy LU-67 Encourage communication between the County and the cities of Roseville, Loomis, Lincoln, and Rocklin to ensure the opportunity to comment on actions having cross-border implications and to address other community interface issues, including land use compatibility, circulation and access, and development standards.*

Proposed General Plan Update Land Use Element Policies LU-3, LU-38, and LU-39 address land use planning within Downtown Rocklin and provide specific direction for this area. Policies LU-57, LU-58, LU-60, LU-61, and LU-67 provide direction on lands outside the city limits that are currently under the jurisdiction of Placer County, the City of Roseville, the City of Lincoln, or the Town of Loomis. Policies LU-62 and LU-63 address consistency between the Zoning Ordinance and the Land Use Element. Given that policies are provided regarding the Downtown Rocklin Plan Area, that there are no major changes in the land uses proposed along the periphery of the City of Rocklin, and that the Land Use Element includes policies to address development of areas on the periphery and adjacent to the city limits, the implementation of the proposed General Plan Update is not anticipated to create conflicts with applicable plans, policies, and regulations. The impact would be **less than significant**.

### Mitigation Measures

None required.

### **Conflict with Applicable Habitat Conservation Plan**

**Impact 4.1.4** Implementation of the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan, including the Placer Legacy Program. Therefore, this impact is considered **less than significant**.

As described in the Regulatory Framework subsection, Placer County recently implemented the Placer County Conservation Plan, a Natural Community Conservation Plan and Habitat Conservation Plan, as part of the Placer Legacy Program. However, the City of Rocklin has chosen not to participate. The Placer Legacy Program, as well as the Placer County Conservation Plan and Natural Community Conservation Plan, are outside the City of Rocklin and its SOI. None of these plans have targeted areas for conservation within the city. Furthermore, the City would not be subject to the habitat conservation plan since it is not a participant. Therefore, the City is not subject to the provisions of these programs. Therefore, conflicts with a habitat conservation plan or natural community conservation plan are not anticipated, and the impact is considered to be **less than significant**.

### Proposed General Plan Update Policies That Provide Mitigation

None applicable.

### Mitigation Measures

None required.

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### 4.1.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

#### CUMULATIVE SETTING

As previously described, the City of Rocklin Planning Area is located in south Placer County. The land use policies in the proposed City of Rocklin General Plan Update would provide direction for growth within the Planning Area (city limits and Sphere of Influence shown in **Figure 3.0-2** in Section 3.0, Project Description), while Placer County, City of Roseville, City of Lincoln, and Town of Loomis general plan policies would provide direction for growth outside of the Rocklin city limits. The Planning Area and adjacent lands must be considered for the purpose of evaluation of land use impacts on a cumulative level. Development in the western portion of Placer County, including the proposed and approved projects discussed in Section 4.0, Introduction to the Environmental Analysis and Assumptions Used, would change the intensity of land uses in the region.

#### CUMULATIVE IMPACTS AND MITIGATION MEASURES

##### Cumulative Land Use Effects

**Impact 4.1.5** Implementation of the proposed project, in addition to existing, approved, proposed, and reasonably foreseeable development in western Placer County, could result in cumulative impacts to land use in the region. However, the proposed General Plan Update has mitigating policies and their associated action steps that would reduce its contribution to a less than significant level. The project's contribution to cumulative land use impacts is considered **less than cumulatively considerable**.

The land use patterns and development within the Planning Area would contribute to the environmental effects of growth expected to occur in the region over the next 30 years and beyond. There are multiple large-scale development projects in the unincorporated Placer County area (Auburn/Bowman, Granite Bay, Sunset, Bickford, Dry Creek), as well as other major projects in western Placer County (Curry Creek, Regional University, Lincoln SOI, Placer Ranch, Placer Vineyards, Riolo Vineyard, Creekview, Sierra Vista) (see **Table 4.0-1**) that will contribute to cumulative changes in the landscape and land uses in the region.

Future development in Rocklin under the proposed General Plan Update would intensify development, primarily in the Downtown area in association with application of the new Mixed Use designation. As demonstrated in the preceding discussions, this intensification of development is not anticipated to physically divide an established community or create a conflict between adjacent land uses, is not anticipated to substantially conflict with any applicable adopted land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect, and is not anticipated to conflict with any applicable habitat conservation plan or natural community conservation plan, due in part to the mitigating qualities of the proposed General Plan Update's policies and their associated action steps.

For areas with increased intensity, such as the Downtown, associated increases are anticipated with regard to traffic, air, and noise impacts. These potential physical impacts are addressed in the respective chapters throughout this environmental document. There are areas within the city that were previously identified for development under the City's current General Plan but are now being redesignated for a different type of development under the proposed General Plan Update. The development of these areas, which in most cases will result in the conversion of

undeveloped land, would still potentially impact biological resources, cultural resources, and geology and soils, as well as hydrology and water quality. Again, these potential physical impacts are addressed in the respective chapters throughout this environmental document.

As portrayed by the listing of existing, proposed, approved, and planned development discussed in Section 4.0, additional development in the region is anticipated to occur. The proposed land use patterns and development intensities would continue to contribute to increased traffic, air emissions, elevated noise levels, removal of habitat and biological resources, reduction in impervious surfaces, increased runoff, potential for increased erosion, and potential impacts to cultural resources. These cumulative impacts would result in significant effects to the environment, which are discussed and analyzed in greater detail in the sections relating specifically to those particular issue areas (see Sections 4.2 through 4.15 of the Draft EIR).

### Proposed General Plan Update Policies That Provide Mitigation

As discussed earlier in this chapter, implementation of the proposed project would not physically divide an established community, would not create a conflict between adjacent land uses, and would not conflict with applicable plans and policies, and the impacts were determined to be less than significant. As also discussed, implementation of the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan, and the impact was determined to be less than significant.

In addition, neither the Sixth Amendment to the Redevelopment Plan nor the Climate Action Plan would result in impacts associated with cumulative land use effects beyond what is analyzed for the General Plan Update above.

The reader is referred to Impacts 4.1.2 and 4.1.3 for identification and discussion of General Plan Update policies that would reduce the proposed project's contribution to cumulative land use impacts associated with conflicts between adjacent land uses and conflicts with applicable plans, policies, and regulations.

The cumulative development within the region would result in changes in regional land uses, primarily as a result of undeveloped lands being converted to urban uses. As regional development proceeds, individual projects would need to consider the context of their contribution to this cumulative change. Implementation of the above-referenced proposed General Plan Update policies would assist in reducing the land use impacts of proposed development under the General Plan Update. Following the application of the proposed General Plan Update's policies, the proposed project would not contribute to any significant impacts related to the specific potential land use impacts addressed above (Impacts 4.1.1 through 4.1.4), and the proposed project would not significantly contribute to cumulative land use impacts in the region. Therefore, this impact is considered **less than cumulatively considerable**.

### Mitigation Measures

None required.

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