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## APPENDICES

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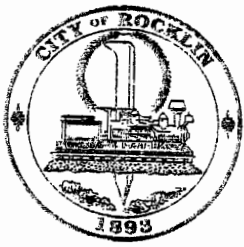
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## APPENDIX A

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# City of Rocklin

3970 Rocklin Road  
Rocklin, CA 95677-2720  
916-625-5000  
TDD 916-632-4187  
www.ci.rocklin.ca.us

## NOTICE OF PREPARATION CLOVER VALLEY RECIRCULATED ENVIRONMENTAL IMPACT REPORT

Date: September 12, 2005

To: Organizations and Interested Persons

### Lead Agency

City of Rocklin  
Community Development Department  
3970 Rocklin Road  
Rocklin, CA 95677  
Contact: **David Mohlenbrok**, (916) 625-5160  
Fax (916) 625-5195

The City of Rocklin will be the Lead Agency and will prepare an environmental impact report ("EIR") for the project identified below. The City is requesting the comments of agencies as to the scope and content of the environmental information which is germane to each agency's statutory responsibilities in connection with the proposed project. An agency may need to use the EIR prepared by the City when considering a permit or other approval of the project. The City of Rocklin is also soliciting comments on the scope of the EIR from interested persons.

### Submitting Comments

Due to the time limits mandated by State law, a response must be sent at the earliest possible date but not later than, **5:00 pm on October 14, 2005**, 30 days after receipt of this notice.

Please send responses to Mr. Mohlenbrok at the address shown above. The response should include the name of a contact person at the agency or interested person should the City require clarification of the comments provided.

### Scoping Meeting

A scoping meeting will be held regarding the proposed Recirculated EIR for the revised Clover Valley project on Wednesday October 5, 2005 from 4-6pm at Rocklin City Council Chambers located at 3970 Rocklin Road. The scoping meeting will be an open

house format with informational stations and a court reporter to record individual verbal comments. A formal presentation will not occur.

## **I. Project Title**

### **Clover Valley Large and Small Lot Tentative Maps**

## **II. Project Location**

### **Regional Setting**

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

### **Local Setting**

Clover Valley is located in the northeast corner of the City of Rocklin. The project site consists of 13 parcels, totaling 622± vacant acres along the west side of Sierra College Boulevard and Union Pacific Railroad tracks, two miles north of Interstate 80, and three miles south of State Route 193.

Surrounding lands to the south within the City limits of Rocklin include the Summit Property and Clover Valley Woods. Rocklin's Whitney Oaks residential subdivision is located to the west. The subject site's specific location in Rocklin is along the west side of Sierra College Boulevard, north of the terminus of Rawhide Road, and south of North Clover Valley Road/Creekside Lane. Clover Valley Creek traverses the entire site from north to south at the base of the valley.

The site can also be located by Placer County Assessor Parcel Numbers: 030-010-010; 030-010-011; 030-020-003; 030-030-059; 030-041-001; 030-050-013; 030-070-016; 030-070-017; 032-010-021; 032-060-065; 032-070-065, 032-070-066; and 032-070-067.

## **III. Project Background**

In 1991, the property owner requested the necessary land-use entitlements for a project plan that consisted of 974 residential units on 545± acres. The plan also included 4.5± acres of Retail Commercial, 10± acres of Park area, 58± acres for Recreation/Conservation, and 24± acres for streets.

The City's Environmental Coordinator determined that a comprehensive EIR would be necessary for approval of the plan. In January 1993, a Notice of Preparation of an EIR was prepared for the Clover Valley Lakes Annexation and Development Plan and



released for a 30-day public review period. In addition, a public scoping meeting was conducted by the City staff. A Program EIR (SCH#93122077) was prepared and circulated for a 45-day public review period in September 1995. The Rocklin City Council conducted public hearings on the EIR and land-use entitlements in January 1997 and certified the EIR and approved the proposed entitlements in February 1997. The City Council then approved a Development Agreement (DA-97-01) for the Clover Valley Lakes project in December 1997. Subsequently, the Placer County Local Agency Formation Commission approved the annexation of the subject site into the City of Rocklin using the 1995 Clover Valley Annexation EIR.

In October 2000, the applicant submitted a Large Lot Tentative Subdivision Map (LLTSM) to the City of Rocklin Planning Department to subdivide Clover Valley Lakes' 622± vacant acres into 47 large lots (SD-98-05). The proposed lots ranged from 2.9 acres to 47.6 acres, with 32.1 acres proposed for major streets. The proposed project also included the construction of an off-site sewer extension to ensure that the project area is provided with adequate wastewater conveyance capacity. In October 2001, the Large Lot Tentative Subdivision Map was modified to subdivide the site into 40 large lots ranging in size from 0.16 acre to 91.9 acres, with 32.26 acres proposed for major streets.

The City of Rocklin Planning Department distributed a Notice of Preparation of an EIR for the LLTSM for a 30-day public review period on April 25, 2001. It was determined that additional time would be provided, and comments were accepted through June 18, 2001. The LLTSM Draft EIR was completed and circulated for a 45-day public review period on August 26, 2002. The City of Rocklin determined that additional time was necessary for the Draft EIR and the comment period was extended to 60 days. In addition, a public hearing to receive comments on the Draft EIR was held on October 9, 2002.

Prior to the completion of the Final EIR, including responses to the comments received, the applicant amended the project application to include the Small Lot Tentative Subdivision Map (SLTSM). The decision to add a Small Lot Tentative Map entitlement to the proposed project, coupled with the numerous comments received on the Draft EIR, prompted the choice to prepare a new recirculated EIR. Consistent with CEQA Guidelines Section 15088.5 (f)(1), because the Clover Valley EIR will be substantially revised and the entire document will be recirculated, the City of Rocklin will require reviewers to submit new comments. The previous comments submitted during the earlier circulation period do not require a written response in the final EIR. Although the comments will be considered during the preparation of the recirculated EIR. The City of Rocklin need only respond to those comments submitted in response to the recirculated revised EIR. The issuance of this NOP is the first step in the recirculated EIR process.

#### **IV. Project Description**

The project applicants are seeking approval of a large lot tentative subdivision map to subdivide 622± vacant acres into 33 large lots. The large lots would establish individual units being further subdivided by the proposed small lot tentative subdivision map. The

small lot tentative subdivision map results in 558 single family residential lots. The applicant is requesting a General Plan Amendment and Rezone in order to address modifications to the open space and residential components of the proposal. The proposed amendments increase the amount of dedicated open space area and decrease the area for residential development. In addition, the amendments will re-orient the 5.0-acre commercial site. In addition to the proposed land use modifications, a Circulation Element Amendment is proposed for Valley View Parkway to reduce that street from a planned four lanes to two lanes. The project also includes an encroachment into the 50-foot creek setback area along Nature Trail Way at two locations. The following describes the project components.

**Proposed Land Use**

The proposed project includes the following land uses:

Use	Number of Units	Acres
Single Family Residential Lots (including minor roads)	558	198.6
Open Space (including roadway landscape lots)	-	366.0
Core Roadways	-	46.4
Neighborhood Park	-	5.3
Neighborhood Commercial	-	5.0
Fire Station	-	1.0
<b>Total</b>	<b>558</b>	<b>622.3</b>

The LLTSM includes 33 residential large lots, one 5.3-acre park site, one 5.0-acre neighborhood commercial site, a 1.0-acre future fire station site, as well as major streets and open space areas. A total of 366 acres will remain in open space and landscape lot areas. Slope and drainage easements would be created within the open space areas to allow for construction of the individual residential villages. The SLTSM further subdivides the large lots into a total of 558 single-family residential lots, 82 landscape lots, and related interior roadways.

A new 2-lane Valley View Parkway (formerly Clover Valley Parkway) is proposed to traverse the site for approximately 4,700 feet from Sierra College Boulevard to Park Drive. Three traffic signals are proposed along this Parkway. Traffic signals are proposed at both ends of Valley View Parkway where it terminates into the existing Park Drive and Sierra College Boulevard. A signal is also proposed at the intersection where Nature Trail Way and Forest Clover Road terminate at Valley View Parkway.

Implementation of the project also includes the construction of on-site streets, bicycle trails, water lines, sewer lines, creek crossing, and utilities including phone, electrical, and natural gas lines. The proposed project also includes the construction of an off-site sanitary sewer extension to ensure that the project is provided with adequate wastewater

conveyance capacity. The EIR will also include an analysis of a potential on-site sewer alternative.

The estimated amount of earth to be moved in association with the above construction activities is approximately 1.6 million cubic yards. The goal of the project applicant is to have the cut-and-fill balance on-site. As a result, the proposed project may also include temporary stockpiling of the soil on-site for future use. The construction of Valley View Parkway will require “cuts” of 60 feet into the side slopes and “fills” of 60 feet.

Current information shows the total number of trees on-site to be 28,246. The estimated number of trees to be removed for the construction of the proposed project is 7,422. Of these, 1,632 trees to be removed are associated with the construction of the major roadway infrastructure.

## **V. Probable Environmental Impacts Of The Proposed Project**

The environmental analysis within the EIR is proposed to focus on the following environmental issues:

### **A. LAND USE**

The Land Use chapter will evaluate the consistency of the proposed project with the City’s 1991 General Plan, Zoning Ordinance, and 1991 General Plan Draft and Final EIRs. This chapter will further assess the compatibility of the proposed project with the surrounding land uses, both existing and proposed. This assessment will include a consistency evaluation of the proposed project’s general plan amendment, zone change, and General Development Plan Amendment with the City’s General Plan and Zoning Ordinance. The chapter will also discuss impacts to agricultural resources. The land use chapter will identify land use impacts and mitigation measures, and will note inconsistencies or incompatibilities with adopted plans and policies. The following specific concerns raised during the review of the 2002 DEIR also will be addressed:

- The compatibility of the proposed project with the densities of adjoining 1-acre lots in Clover Valley Woods.
- Open Space requirements and consistency of Open Space with the City of Rocklin General Plan land use designation for the project site, as well as consistency with the project site’s zoning.
- Consistency of off-site improvements with the goals and policies stated within the City of Rocklin General Plan.
- Regional and Cumulative inconsistencies/incompatibilities associated with implementation of the proposed project.

### **B. AESTHETICS**

This chapter will summarize existing regional and project area aesthetics and visual setting. Project specific aesthetics issues such as the effect on scenic vistas, trees, historic

buildings, scenic highways, existing visual character or quality of the site and its surrounding areas, and light and glare will all be addressed. This chapter will include an analysis of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies. Specific issues and concerns regarding aesthetics include the following:

- Timelines and standards for re-vegetation.
- Management, enforcement, and monitoring of the replanting of trees.
- A discussion of mitigation for removal of the stone walls existing on the site.
- Lighting standards and requirements.
- Aesthetic impacts of the proposed site grading.
- A discussion of the visual impact of installation and use of culverts instead of bridges, and rock fascia instead of masonry.

### **C. TRANSPORTATION AND CIRCULATION**

This chapter will rely on the Traffic Study prepared for the project. This chapter will include an analysis of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies. Specifically, the chapter will address relevant issues as follows:

- The traffic analysis will analyze six scenarios—four quantitatively and two qualitatively: 1) existing conditions without the project; 2) existing conditions plus the project; 3) cumulative conditions (without the project); 4) cumulative conditions (with project build-out); and a reasonable range of CEQA alternatives to the proposed project that will be identified through discussions with City staff. The cumulative impact scenarios will include estimated 2025 development levels in the City of Rocklin and Roseville and the most up-to-date long-term forecast scenario available for other portions of the region.
- The analysis will use the Placer County Travel Demand Model that was recently revalidated to 2004 conditions, together with the land use and roadway assumptions used to assist the City in its CIP and General Plan updates, to develop travel forecasts and conduct a traffic impact analysis under four scenarios (existing and cumulative conditions with and without the project).
- The traffic study will include a Level of Service (LOS) analysis for key freeways, ramps, and ramp terminal intersections as well as key areas along Sierra College Boulevard and Pacific Street. The LOS analysis will be based on peak hour traffic volumes from previous analyses (CIP and General Plan updates as referenced above) plus updated traffic counts at specific intersections and segments.
- The traffic study will include up-to-date daily traffic volumes, an analysis of the proposed number of units based upon the submitted tentative map, and evaluation of traffic calming measures.

## **D. AIR QUALITY**

This chapter will be based on an Air Quality analysis and on traffic inputs. This chapter will summarize the regional air quality setting, including climate and topography, ambient air quality, regulatory setting, and will discuss changes in air quality, localized Carbon Monoxide impacts, exposure of sensitive receptors to substantial pollutant concentrations, cumulative emissions, and long-term effects; and will address project short-term construction impacts. This chapter will include an analysis of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies. The following specific concerns raised during the 2002 DEIR process will be addressed:

- Explanation of Air Quality analysis and mitigation, with regard to Rocklin's status as a severe non-attainment area for ozone under federal and State standards, and non-attainment for particulate matter under State standards.
- Use of the most recent URBEMIS emissions model to quantitatively address construction related impacts, and assumptions used in the analysis.
- A discussion of the topographic setting of the project site and any unique air quality implications due to the topography.
- A discussion of the potential air quality impacts related to fireplace smoke.
- A discussion of mitigation monitoring techniques and enforcement.
- A cumulative impact analysis related to air quality impacts.

## **E. NOISE**

This chapter will rely on the Noise Report prepared for the project based on traffic inputs. The chapter will include an analysis of the existing setting; an identification of thresholds of significance; identification of impacts; and the development of mitigation measures and monitoring strategies, and will summarize regional and local noise setting information, identify relevant regulatory setting information, identify changes in ambient noise characteristics and the effects on sensitive receptors, and the potential effect of existing noise source generators. The following specific concerns raised during the 2002 DEIR process will be addressed:

- Consideration of the unique sound characteristics of Clover Valley and how these characteristics affect issues such as noise levels and proposed mitigation.
- Mitigation for noise impacts due to construction activities and project-generated traffic on existing residents of Clover Valley.
- The project-generated traffic noise levels along Park Drive and other roadways such as Sierra College Boulevard and Clover Valley Parkway, and how they may impact adjacent existing and future residents.

## **F. CULTURAL RESOURCES**

This chapter will rely upon the Cultural Resources Assessment for the project. This chapter will summarize the setting, and briefly describe the potential construction-related

effects on historical, archaeological, and paleontological resources. This chapter will include an analysis of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies. The following specific issues that were raised during the 2002 DEIR process will be addressed:

- Discussion of historical relics found on the site, such as stone walls, grinding stone areas and other recently identified Native American cultural resources.
- Discussion of project impacts on paleontological resources and consideration of adoption of standard guidelines developed by the Society of Vertebrate Paleontology (SVP) for the mitigation of construction-related adverse impacts.
- Identification of mitigation measures and monitoring mechanisms such as archaeological and Native American representation during excavation.
- Discussion of grading, land use, and roadways impacts to cultural resources.
- Discussion of the Section 106 process and the project's participation in the process.

## **G. BIOLOGICAL RESOURCES**

This chapter will rely upon the Biological Assessment prepared for the project in combination with previous biological resource analyses. This chapter will include an analysis of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies. This chapter will describe the potential effects on plant communities, wildlife, and wetlands, including adverse effects on rare, endangered, candidate, sensitive, and special status species. In addition, this chapter will identify the required permits relating to biological resources. The following specific issues raised during the 2002 DEIR process will also be addressed:

- Potential impacts to woodland habitats, including potential conflicts with the Oak Tree Preservation Ordinance, and construction of homesites, roadways and other infrastructure.
- Potential impacts to fisheries resources, including potential decreased water quality, and human encroachment in Clover Valley Creek.
- Potential impacts to wildlife migration and corridors.
- The potential presence of Western spadefoot toad.
- Potential impacts to wetlands, vernal pools, and other jurisdictional waters.
- Project compliance with California Department of Fish and Game (CDFG) recommended buffers for riparian areas of Clover Valley Creek.
- The potential presence of, and impacts to, elderberry shrubs and, subsequently, to the Valley Elderberry Longhorn Beetle.
- Potential impacts to on-site trees other than oaks, such as incense cedar.
- Loss of habitat within the project site, as well as the incremental loss of habitat under the cumulative scenario.
- Potential impacts to the existing riparian corridor.
- Location of recreation areas included in the proposed project, relative to riparian habitat areas.

## **H. GEOLOGY**

This chapter will rely upon the following documents: the 1995 EIR (which utilized reports from Anderson Consulting Group and the Landscape Architect for Planning Concepts); a geotechnical investigation prepared by Kleinfelder, Inc. (June 1998); an Environmental Assessment undertaken by Wallace-Kuhl & Associates, Inc. (March 2001); and preliminary earthwork data provided by Stantec Consulting, Inc. This chapter will summarize the setting, and describe the potential effects from earthquakes, land slides, and soil liquefaction as well as identify any unique geological features within the project site. Soil types, their characteristics, and their impacts on construction will also be addressed. In addition, a discussion of mineral resources will be included in this chapter. The chapter will include an analysis of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies. The following issues raised during the 2002 DEIR process will also be addressed:

- The proximity of the project site to active faults, and the potential for seismic hazards associated with the placement of residences on the project site, including ground shaking, liquefaction, and expansive soils.
- Potential erosive effects on project site soils.
- Potential impacts associated with the proposed grading of the site.
- Location of soil stockpiles in relation to environmentally sensitive areas, such as creeks.
- Potential mitigation measures designed to reduce geological impacts, including the implementation of Best Management Practices and Best Available Technologies.

## **I. HAZARDS**

This chapter will analyze the existing setting, describe existing hazardous materials on-site and identify the potential for introduction of new hazardous materials as a result of the project. This chapter will identify the thresholds of significance and impacts, and will specify mitigation measures and monitoring strategies. Additionally, the following issues that were raised during the 2002 DEIR process will be addressed:

- The history of on-site mining activities and their potential effects on the project, including safety impacts related to mineshafts.
- Safety issues related to the detention ponds and dams proposed as part of the project.
- The potential for the detention ponds, sediment basins, and catch basins proposed for the project to be mosquito breeding sources and the costs associated with mosquito abatement, together with mitigation measures to reduce significant impacts, if necessary.
- The potential for wildfires.

## **J. HYDROLOGY AND WATER QUALITY**

This chapter will summarize setting information, and will identify potential impacts on irrigation drainage, storm water drainage, channel capacity, flooding, groundwater, seepage, and water quality. Consideration will be given to both on-site as well as off-site infrastructure facilities. Appropriate City and other agencies will be consulted in order to address the impacts, as well as the project engineer. This chapter will include an analysis of the existing setting, identify the thresholds of significance, identify impacts, and identify mitigation measures and monitoring strategies. Specifically, this section will address the following issues that were raised during the 2002 DEIR process:

- Proposed sediment control, storm water management and water quality issues, including proposed detention ponds, dams, and water quality management features and their effectiveness; why off-stream detention is not being considered; and proposed construction storm water management practices.
- Potential impacts on downstream flooding, including a discussion of free-span bridges instead of culverts.
- Incremental increases or decreases in peak flows.
- Location of the project relative to the FEMA 100-year floodplain, and potential impacts to the floodplain.
- The effect of upstream ground surface disturbances, sedimentation, and over-bank flooding on portions of Clover Valley Creek.
- Cumulative impact discussion that includes an analysis of impacts during peak flow periods.
- The project's potential to increase contaminated runoff from fertilized lawns and urban uses (e.g., oil, grease, E. Coli) into Clover Valley Creek.
- The proposed project's impact to groundwater in Rocklin.

## **K. PUBLIC SERVICES AND UTILITIES**

This chapter will summarize setting information and identify potential new demand for services, including water supply, wastewater systems, solid waste disposal, law enforcement, fire protection, schools, libraries, parks and recreation, and electric power. This chapter will include an analysis of the existing setting, identification of the thresholds of significance, identification of impacts, and the development of mitigation measures and monitoring strategies. More specifically, the following issues that were raised during the 2002 DEIR process will be addressed:

- Nearby public service facilities, such as fire and police stations and schools, and their ability to serve the needs of the Clover Valley project.
- Description of the existing water and wastewater infrastructure systems in the vicinity of the project site, including existing capacities.
- Design of the on-site wastewater and water delivery systems proposed for the project and a description of any needed improvements to existing systems, and a discussion regarding potential growth-inducing impacts associated with needed improvements.



- Whether the Placer County Water Agency (PCWA) has adequate water supply to serve the project's domestic needs as well as fire protection needs.
- Whether the South Placer Municipal Utility District Treatment Plant has adequate capacity to serve the project's wastewater treatment needs.
- Compliance with SB 221 and SB 610, including the preparation of a Water Supply Analysis (WSA).
- The locations at which off-site sewer lines proposed for the project would cross Clover Valley Creek and Antelope Creek and how these crossing areas will be restored.
- Impacts associated with the off-site sewer line proposed for the project and recommended mitigation measures, if necessary.

**L. DISCUSSION OF CUMULATIVE IMPACTS**

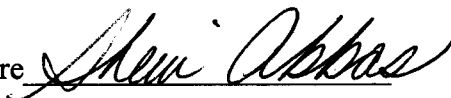
In accordance with Section 15130 of the CEQA Guidelines, an analysis of the cumulative impacts will be undertaken and discussed. In addition, pursuant to CEQA Section 21100(B)(5), the analysis will address the potential for growth-inducing impacts of the proposed project focusing on whether there will be a removal of any impediments to growth associated with the proposed project.

**M. DISCUSSION OF ALTERNATIVES**

In accordance with Section 15126.6(a) of the CEQA Guidelines, several project alternatives, including the No Project Alternative, may be analyzed. The alternatives analysis would "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives". The analysis would include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. The significant effects of the alternatives will be discussed, but in less detail than the significant effects of the proposed project. The discussion will also identify and analyze the "environmentally superior alternative."

Date: September 12, 2005

Signature



Name/Title: Sherri Abbas, Planning Service Manager

Telephone: (916) 625-5160

Figure 1 – Regional Location Map

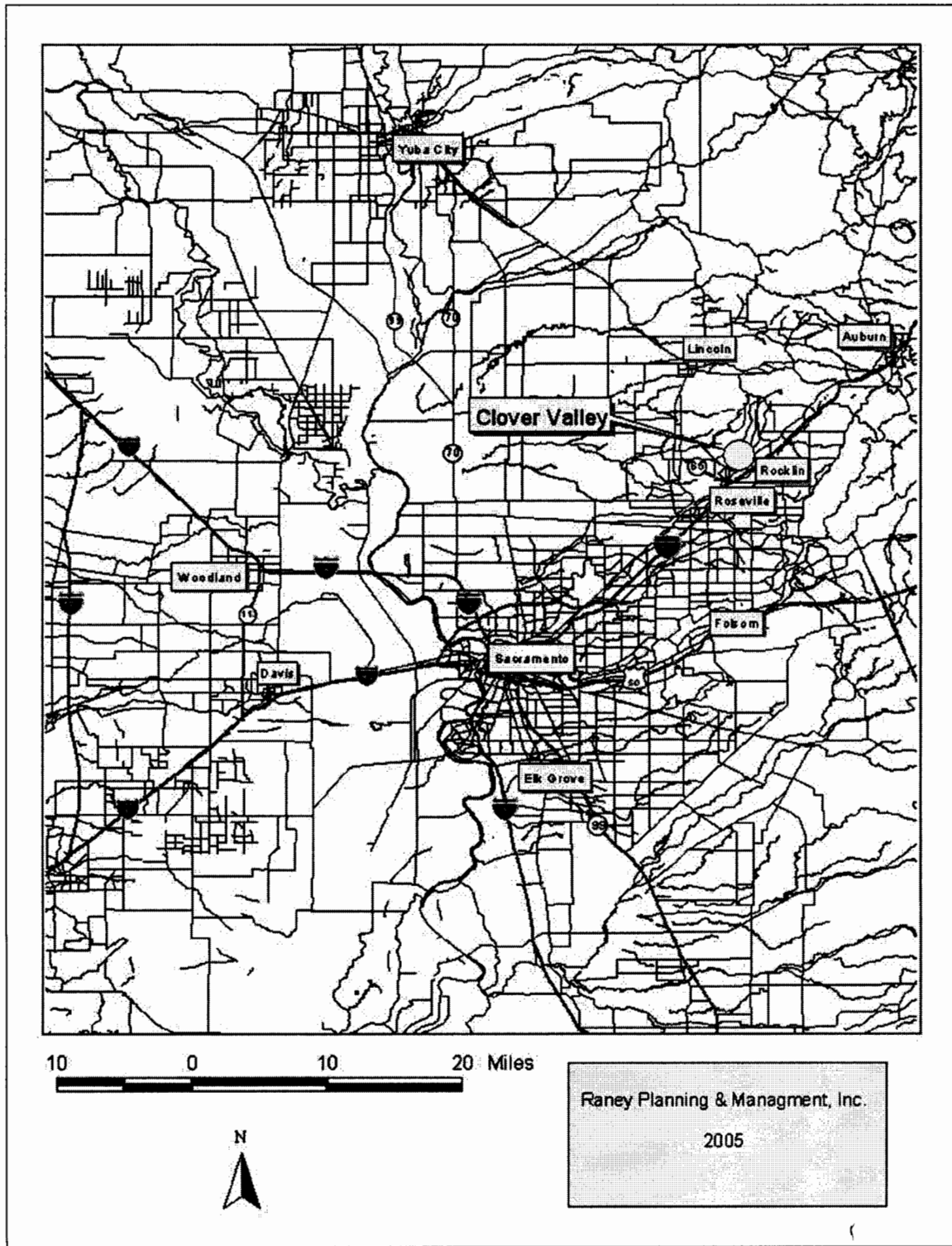
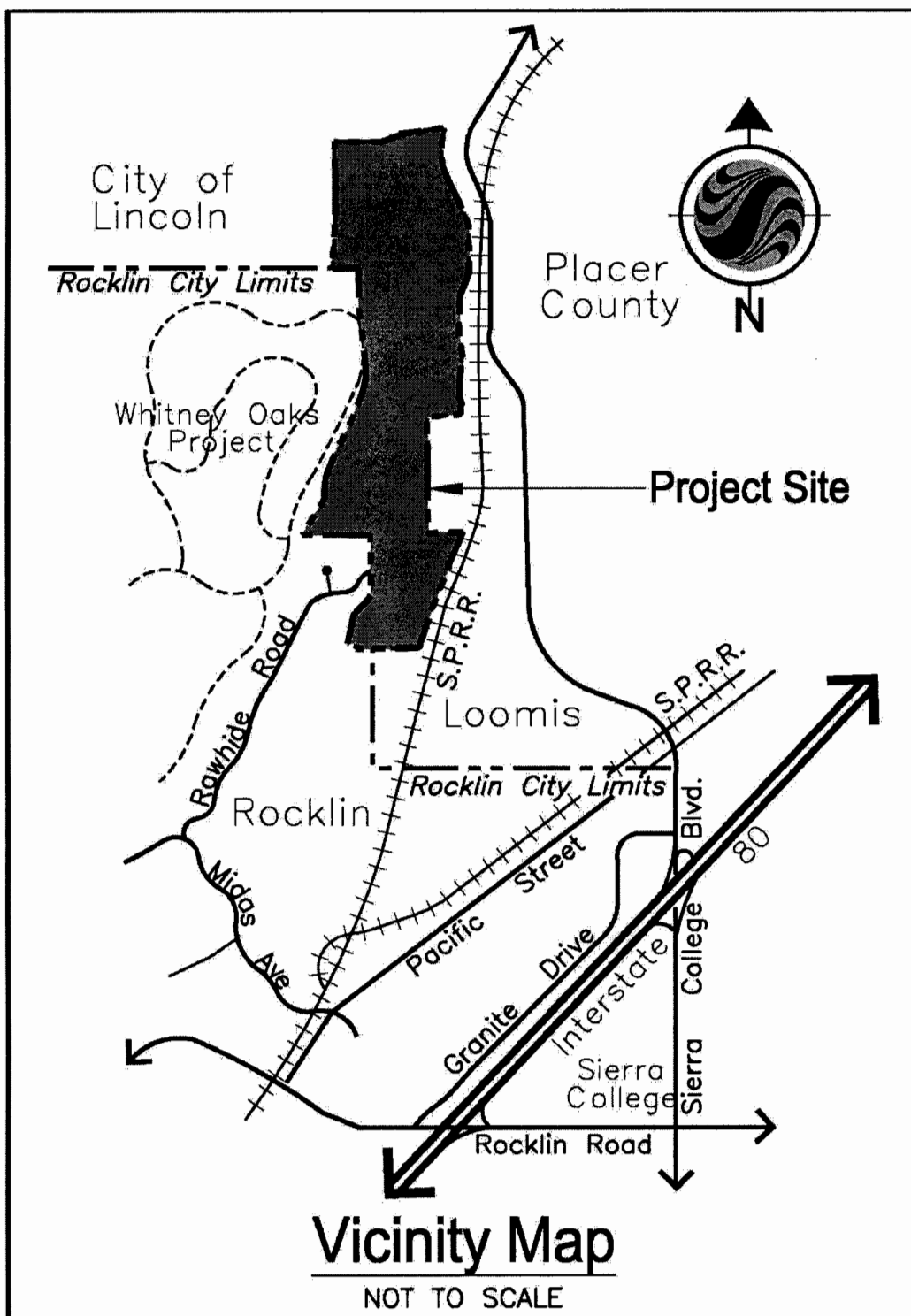
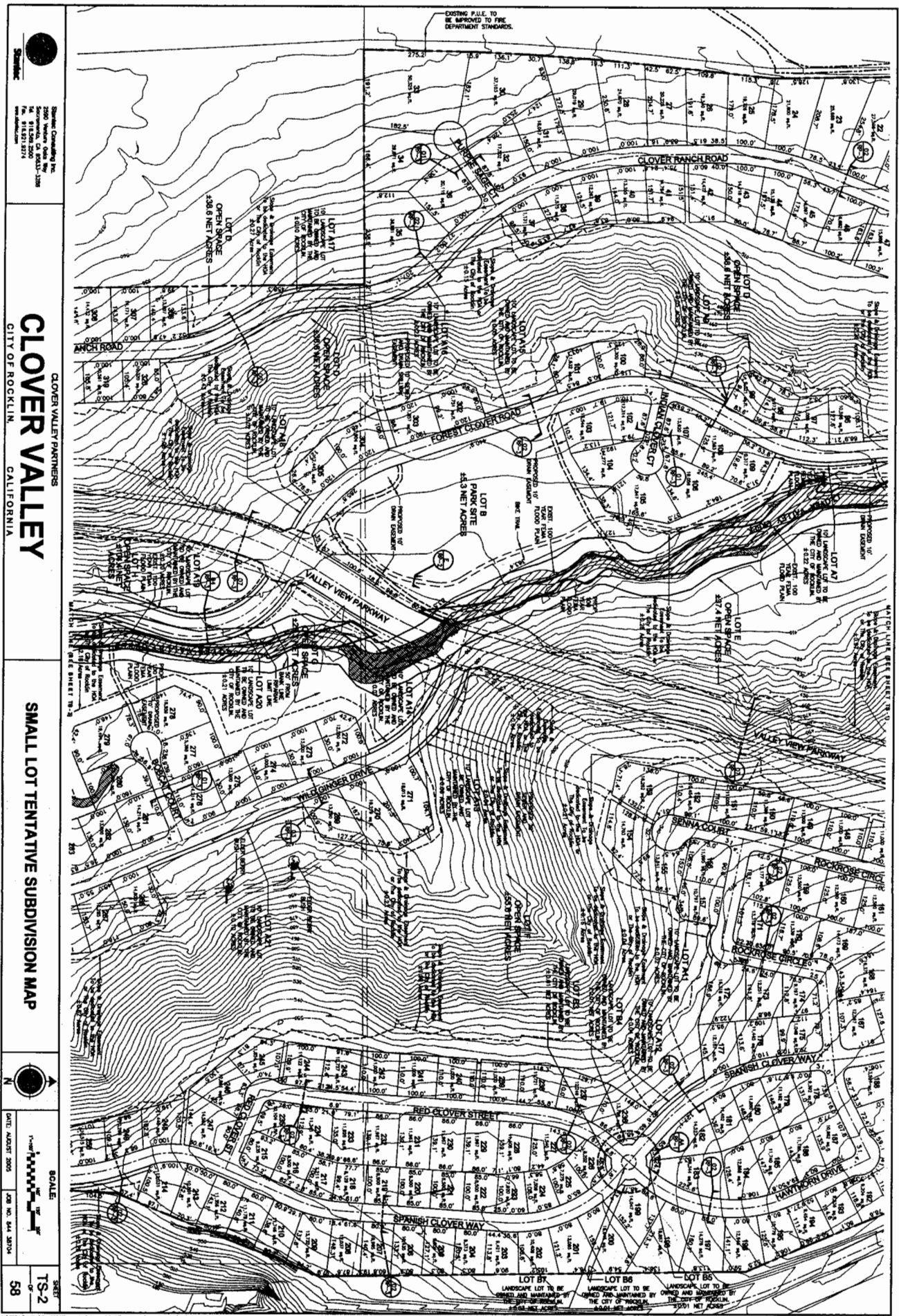


Figure 2 – Project Location Map





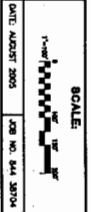




Survey Commission  
 2000 Western State Ave  
 Sacramento, CA 95834-1200  
 File # 11-017-0277  
 No. 11-017-0277

CLOVER VALLEY PARTNERS  
**CLOVER VALLEY**  
 CITY OF ROCKLIN  
 CALIFORNIA

**SMALL LOT TENTATIVE SUBDIVISION MAP**

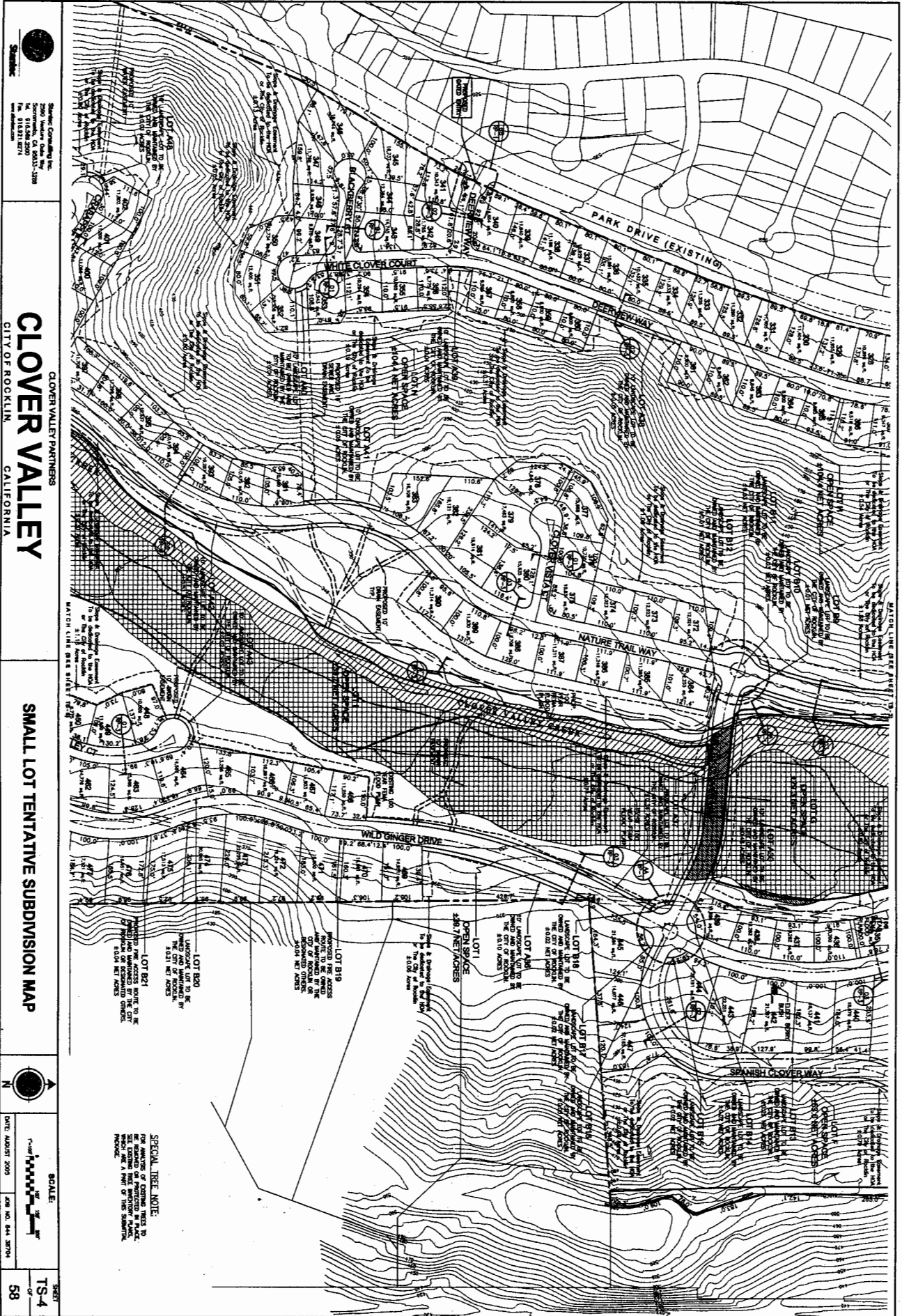


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 State of California
   
 License No. 12345
   
 The 12345th Day of 12345
   
 12345 Street
   
 12345 City, CA 12345
   
 12345 Phone No. 12345
   
 12345 Fax No. 12345
   
 12345 E-mail Address

CLOVER VALLEY PARTNERS  
**CLOVER VALLEY**  
 CITY OF ROCKLIN  
 CALIFORNIA

**SMALL LOT TENTATIVE SUBDIVISION MAP**

SCALE:
   
  
 DATE: AUGUST 2009
   
 SHEET:
   
**TS-4**
  
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**58**

12345 Street, Rocklin, CA 95765
   
 916.123.4567
   
 916.123.4567
   
 12345@12345.com





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**CLOVER VALLEY PARTNERS**  
**CLOVER VALLEY**  
CITY OF ROCKLIN, CALIFORNIA

**SMALL LOT TENTATIVE SUBDIVISION MAP**



SCALE  
DATE: AUGUST 2009  
JOB NO. 044-28704

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