

(Final EIR, p. B-10.)

IV. BACKGROUND

Project History

The City of Rocklin prepared and circulated a Mitigated Negative Declaration (MND) for the Granite Lakes Estates project in December 1998. A public hearing was held on February 2, 1999. At that time, the project consisted of a request for approval of a tentative subdivision map, Oak Tree Preservation Permit to subdivide 80 acres into 119 single family residential lots, and a General Development Plan to establish setbacks, general landscaping designs and fencing details. The MND was circulated for review from December 30, 1998, to January 30, 1999. The MND included mitigation measures to mitigate potential impacts from blasting, short-term construction emissions, long-term stationary source emissions, disturbance to wetlands, removal of oak trees, disturbance of active raptor nests, and disturbance of known or unknown archaeological sites. The MND was approved by the City Council in April 1999. (Final EIR, p. B-1.)

The MND was challenged by a group of Rocklin citizens (Concerned Citizens of Rocklin). In February 2000, the Placer County Superior Court ruled that the City of Rocklin must set aside all project approvals previously granted for the Granite Lake Estate project until an Environmental Impact Report (EIR) had been prepared that fully analyzes the project's impact on the environment. In order to comply with the Court's order, a project-specific EIR, pursuant to CEQA Guidelines section 15161, has been prepared. (Final EIR, p. B-3.)

Rather than file an appeal, the City and the applicant chose to comply with the writ of mandate issued by the court. In addition, the applicant re-designed the project in order to address specific flooding and biological concerns raised under the lawsuit. (DEIR, p. B-3.) The project was modified yet again after publication of the Draft EIR, in order to respond to comments raised by CDFG, which had which advocated that there be a 100-foot buffer between Secret Ravine Creek and the nearest residential lot. Specifically, the lotting plan has been modified to accommodate a 100-foot setback from Secret Ravine Creek. The revised lotting plan is shown in revised Figure B-2 in the Final EIR. (Final EIR, pp. B-3, B-4.) Three lots in the northwest portion of the project area have been modified to comply with the setback requirement, as shown on revised Figure B-2. The cul-de-sac previously leading to these lots has been eliminated, and the lots now front the creek side of Greenbrae Road. Two of the lots have been reconfigured, and one lot was eliminated. In addition, the area between the proposed expansion of Monument Springs Drive in the southeast portion of the project site has been re-configured to add one additional lot. Therefore, the Project still consists of 119 residential units. (Final EIR, p. B-4; compare Draft EIR, p. B-4 (original Figure B-2).)