



NOTICE OF PREPARATION

FOR THE

COLLEGE PARK PROJECT

FEBRUARY 1, 2019

Prepared for:

Rocklin Community Development Department, Planning Division
3970 Rocklin Road
Rocklin, CA 95677
(916) 625-5162

Prepared by:

De Novo Planning Group
1020 Suncast Lane, Suite 106
El Dorado Hills, CA 95762
(916) 580-9818

D e N o v o P l a n n i n g G r o u p

A Land Use Planning, Design, and Environmental Firm



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Notice of Preparation of an Environmental Impact Report and Scoping Meeting

Date: February 1, 2019

Subject: Notice of Preparation – College Park Project

To: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations and Persons

Lead Agency: David Mohlenbrok, Director
City of Rocklin, Community Development Department
3970 Rocklin Rd.
Rocklin, CA 95677
(916) 625-5162

Notice of Preparation: This is to notify public agencies and the general public that the City of Rocklin, as the Lead Agency, will prepare an EIR for the College Park Project (proposed Project, also formerly known as Sierra Villages). The City of Rocklin is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is relevant to the agencies' statutory responsibilities in connection with the proposed Project. Responsible/trustee agencies will need to use the EIR prepared by the City of Rocklin when considering applicable permits, or other approvals for the proposed Project.

Comment Period: Consistent with the time limits mandated by State law, your input, comments or responses must be received in writing and sent at the earliest possible date, but not later than 5:00 PM on March 4, 2019.

Comments/Input: Please send your comments/input (including the name for a contact person in your agency) to: Attn: David Mohlenbrok, Community Development Director at the City of Rocklin, 3970 Rocklin Road, Rocklin, CA 95677. If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.

Scoping Meeting: On Wednesday February 27, 2019, the City of Rocklin will conduct a public scoping meeting to solicit input and comments from public agencies and the general public on the proposed Project and scope of the Environmental Impact Report (EIR). This meeting will be held at the Rocklin City Hall, City Council Chambers, 3970 Rocklin Road from 5:30-7:00pm.

If you have any questions regarding the scoping meeting, contact David Mohlenbrok, Community Development Director at (916) 625-5162 or David.Mohlenbrok@rocklin.ca.us.

1. Project Title: College Park Project

2. Project Representative

George Philips
Philips Land Law, Inc.
5301 Montserrat Lane
Loomis, Ca 95650

3. Project Location

The proposed Project consists of two sites: the 71.4-acre North Village site and the 35.8-acre South Village site. Both sites are located within the City of Rocklin and are located one quarter mile apart along the Rocklin Road corridor. Figures 1 and 2 show the Project's regional location and Project vicinity (respectively). As shown in Figure 3 (APN Map), the North Village site is located at the northeast corner of Rocklin Road and Sierra College Boulevard and consists of APNs 045-150-023, -048, and -052. The South Village site is located at the southeast corner of Rocklin Road and El Don Drive and consists of APNs 045-131-001 and -003.

4. Project Setting

A. EXISTING SITE CONDITIONS

North Village. The North Village site is rectangular excluding two small outparcels on the west side of the site, east of Sierra College Boulevard. The site is uninhabited and comprised of gently rolling terrain at elevations ranging from 330 to 380 feet above mean sea level. The predominant vegetation is non-native annual grassland and oak woodland dominated by interior live oak, blue oak and grey pine. Portions of the site were historically mined, resulting in an irregular and disturbed landscape in the northern portion of the site. Two drainages and associated wetlands run from south to north and are discontinuous. Seeps and depressional seasonal wetlands as well as granite outcroppings occur within the non-native annual grassland.

South Village. The South Village site is nearly square excluding two areas on the north side of the site, south of Rocklin Road. The site is comprised of rolling terrain at elevations ranging from 290 to 310 feet above mean sea level. A branch of Secret Ravine Creek runs from east to west through the site and is bordered on both sides by a riparian wetland that occupies the creek's floodplain. The creek branches to the northeast portion of the site and an intermittent drainage flows through an oak woodland into the creek from the south. The northwest corner of the site is barren and used as a parking lot for Sierra College. Monte Verde Park, a neighborhood park, is located in the west-central portion of the site and includes play and turf areas. In the southwest portion of the site is a seep. The site south of the floodplain is occupied by patches of non-native annual grassland and oak woodland dominated by interior live oak, blue oak and valley oak. Granitic outcroppings are scattered throughout.

B. SURROUNDING LAND USES

North Village. On the west side of the site, a single residential home site is surrounded by the Project. West of the North Village, the Sierra College's Rocklin campus is located on the northwest corner of Rocklin Road and Sierra College Boulevard and a commercial center is located on the southwest corner. James Drive is immediately east of the North Village site with an approved, but yet to be constructed equestrian facility located contiguous to the Project site at the end of James Drive, and rural residential parcels in the Town of Loomis located east of James Drive. Rocklin Road forms the site's south boundary and Rocklin Manor Apartments are south of Rocklin Road. The parcel north of the site is vacant and vegetated with oak woodland and grassland.

South Village. Rocklin Road and El Don Road are located north and west of the South Village site, respectively, and the Sierra College campus is located immediately north of Rocklin Road. Office buildings and the Rocklin Latter-day Saints (LDS) Institute are situated in two separate areas south of Rocklin Road, outside of the Project area. West of the South Village, office and retail uses are on the southwest corner of El Don Drive and Rocklin Road. Single-family residential uses, including the Cresleigh Sierra project, are west, south and east of the site. A branch of Secret Ravine Creek extends east and west of the site.

C. EXISTING GENERAL PLAN LAND USES AND ZONING

The Project area is currently located in the eastern portion of the City of Rocklin and within the city limits.

Existing City of Rocklin General Plan Land Use Designations

The existing General Plan designation for the North Village is Mixed Use (MU). The existing General Plan designations for the South Village are Mixed Use (MU) and Recreation-Conservation (R-C). The Rocklin General Plan contains the following standards to guide development for the existing land uses:

Mixed Use: Mixed Use provides for land use patterns and mixed-use development that integrate residential and non-residential land uses such that residents may easily access shopping, services, employment and leisure activities. This land use also provides for non-residential land uses such as institutional, office, educational, civic and other facilities proximate to residential uses.

Recreation-Conservation: Recreation-Conservation provides for land to be used for active and passive recreation, to be preserved for future recreational use, and/or to protecting land that has important environmental and ecological qualities.

Existing City of Rocklin Zoning Designations

The Rocklin Zoning Ordinance designates the North Village site as Planned Development – Community College (PD-CC) within the Sierra College Area General Development Plan, and the South Village site as Planned Development – Commercial (PD-C) within the Rocklin Road East of

I-80 General Development Plan, Open Area (OA), and R1-10 (Residential Single Family 10,000-square foot minimum lot). Below is a general description of existing City zoning within the Project area.

Planned Development – Community College (Sierra College Area General Development Plan): The purpose of planned development zones is to provide the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances, while at the same time protecting public health, safety and welfare and property values. The Sierra College Area General Development Plan was created to allow the integrated development of the project area in a manner that would accommodate various types of large scale, complex and phased development.

Planned Development – Commercial (PD-C) (Rocklin Road East of I-80 General Development Plan): The purpose of planned development zones is to provide the means for greater creativity and flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances, while at the same time protecting public health, safety and welfare and property values. The Rocklin Road East of I-80 General Development Plan encompasses the area of Rocklin Road frontage east of I-80 with proximity to Sierra Community College. Approximately 50 percent of the South Village, located south of Rocklin Road and north of the creek, is within Area 2 of this General Development Plan. This area was intended to accommodate typical commercial uses.

Open Area (OA): This zone is generally used to protect steep, hazardous or sensitive area in an undeveloped state. Where appropriate, some limited uses may be allowed subject to the approval of a conditional use permit. The following uses may be permitted in this zone: parks, playgrounds, golf courses, swimming pools, country clubs, equestrian facilities, museums, art galleries, public buildings, public utility substations, and commercial uses accessory to permitted or conditional uses, such as refreshment stands, restaurants, sports equipment rental and sales, and marinas.

R1-10 (Residential Single Family 10,000-square foot minimum lot): This zone is designed for residential single-family units on lots with a minimum of 10,000 square feet. Permitted uses in the R1-10 zone include single-family dwellings, accessory uses and buildings, Section 5116 homes, schools, and secondary residential units.

Surrounding General Plan and Zoning Designations

Table 1 provides the existing General Plan and Zoning Designations for lands adjoining the North Village and South Village.

TABLE 1: SURROUNDING GENERAL PLAN AND ZONING DESIGNATIONS

Location Relative to Project Sites	General Plan Designations	Zoning Designations
North Village		
North	Medium Density Residential (MDR)	Planned Development Residential (PD-3.5)
South	Medium Density Residential (MDR); Medium-High Density Residential (MHDR); and High Density Residential (HDR)	Planned Development Residential (PD-20, PD-12, and PD-4)
East	Residential Estate*	*Residential Estate (RE)
West	Public/Quasi-Public (PQP)	Planned Development Community College (PD-CC)
South Village		
North	Retail Commercial (RC); and Public/Quasi-Public (PQP)	Planned Development Community College (PD-CC)
South	Medium Density Residential (MDR)	Planned Development Residential (PD-6); Residential Single Family 6,000 Square Feet Minimum Lots (R1-6)
East	Medium Density Residential (MDR); and Retail Commercial (RC)	Planned Development Residential (PD-6.5); Open Area (OA); Residential Single Family 6,000 Square Feet Minimum Lots (R1-6)
West	Medium Density Residential (MDR); and Recreation-Conservation (R-C)	Planned Development Community College (PD-CC); Planned Development (PD-4); Residential Single Family 7,500 Square Feet Minimum Lots (R1-7.5)

Note: * = Land use or zoning designation within the Town of Loomis General Plan

North Village. Adjoining land to the north of the North Village Project site is designated Medium Density Residential (MDR). Land to the west is designated Public/Quasi-Public (PQP), and lands to the south are designated Medium Density Residential (MDR), Medium-High Density Residential (MHDR), and High Density Residential (HDR). Land to the east is located outside of the City of Rocklin city limits and within the Town of Loomis; this land is designated Residential Estate in the Town of Loomis General Plan.

The adjoining zoning to the north and south of the North Village Project site is Planned Development Residential. Land to the west of the North Village Project site is zoned Planned Development Community College (PD-CC). Land to the east is located outside of the City of Rocklin city limits and within the Town of Loomis; this land is zoned Residential Estate in the Town of Loomis General Plan.

South Village. Adjoining lands to the south of the South Village Project site are designated MDR. Land to the east is designated MDR and Retail Commercial (RC). Land to the north is designated RC and PQP, and land to the west is designated MDR and Recreation-Conservation (R-C). There are also R-C lands to the east and west of the South Village Project site.

Adjoining zoning designations to the south of the South Village Project site are Planned Development Residential, and Residential Single Family 6,000 Square Feet Minimum Lots. Zoning to the east of the South Village Project site is designated Planned Development Residential, Open Area, and Residential Single Family 6,000 Square Feet Minimum Lots. Land to

the north is designated PD-CC, and land to the west is designated PD-CC, Planned Development Residential, and Residential Single Family 7,500 Square Feet Minimum Lots (R1-7.5).

5. Project Goals and Objectives

Consistent with Section 15124(b) of the California Environmental Quality Act (CEQA) Guidelines, a clear statement of objectives and the underlying purpose of the proposed Project shall be discussed. The quantifiable objective of the proposed Project is the development of the 107.2-acre Project area, over two separate sites (North Village and South Village), which will include: Mixed Use (MU), Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High-Density Residential (HDR), and Recreation-Conservation (R-C) land uses.

The College Park Project identifies the following objectives:

- Create two high quality new and financially viable mixed-use neighborhoods that include residential, commercial, office, and/or public uses located along two significant transportation corridors in the City.
- Efficiently develop two surplus properties of Sierra College consistent with the College's draft Facilities Master Plan and into sales and property tax-generating uses for various agencies within the project area.
- Develop a diverse mix of residential densities and home ownership opportunities immediately adjacent to Sierra College, the City's largest employer and existing nearby local and regional commercial uses, thereby presenting opportunities for reductions in vehicle miles traveled, air quality and greenhouse gas emissions.
- Develop park, open space and recreational amenities accessible to existing and planned future city residents.
- Create an integrated design for landscaping, lighting, signage, and entry features which advance the vision in the City's College District Design Guidelines.
- Create well-designed residential mixed-use neighborhoods on two infill sites within the City consistent with the Sacramento Area Council of Government Blueprint and Sustainable Communities Strategy which emphasize the efficient use of land and walkability.
- Develop the properties in a way that integrates their natural and environmental features into the project in an interactive way.
- Develop the two neighborhoods with an emphasis on quality architecture and diversity of housing and creatively contribute to the City's regional housing mix.

6. Project Characteristics and Description

Background and Project Description

For years, the potential of the North and South Village sites have been envisioned for development to economically benefit Sierra College. The College's Facilities Master Plan, adopted by the Trustees in 2014, describes and illustrates the long-term vision of facility planning at its Rocklin campus and does not designate the Sierra Village sites for campus uses. Instead, the Facilities Master Plan designates the sites for revenue generation to benefit the College. In 2015, the Trustees initiated a process to identify a developer for the proposed Project and declared the two sites (North Village and South Village) as surplus property in 2016.

The 107.2-acre College Park Project includes the 71.4-acre North Village and the 35.8-acre South Village site. Figures 4 and 5 provide the conceptual plans for the North Village and South Village sites, respectively. The North Village site would include approximately 432 dwelling units, and the South Village site would include approximately 26 dwelling units. The North Village site would primarily be composed of single-family residential land uses. The North Village site would also contain high-density residential uses in the central portion of the site, while the southern portion of the site would contain commercial and mixed use uses (along Rocklin Road). In contrast, the majority of the South Village site would be dedicated to recreation/conservation land uses, but it also contains the 26 single family dwelling units referenced above. Community college land uses (mixed uses) would make up the bulk of the remaining portion of the South Village site. The Project area's grading plans, drainage characteristics, and utility infrastructure would comply with the City's Municipal Code and all applicable local, state, and federal requirements.

Proposed General Plan Land Uses

The Project proposes a General Plan Amendment to change the land use designations of the Project area. Specifically, the Project proposes to change the land use designations within the North Village site to Recreation-Conservation (R-C), Medium Density Residential (MDR), Medium-High Density Residential (MHDR), High Density Residential (HDR) and Mixed Use (MU), and to change the land use designations of the South Village site to Mixed Use (MU), Recreation-Conservation (R-C) and Medium Density Residential (MDR). Table 2 provides the existing and proposed General Plan land use designations for each of the two sites, and for the proposed Project as a whole. Figure 6 provides the proposed General Plan land uses for the proposed Project.

TABLE 2: EXISTING AND PROPOSED - GENERAL PLAN LAND USE DESIGNATIONS (ACRES)

General Plan Designations	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Mixed Use (MU)	71.4	15.8	27.9	11.7	99.3	27.5
Medium Density Residential (MDR)	0	6.2	0	6.1	0	12.3
Medium-High Density Residential (MHDR)	0	30.0	0	0	0	30.0
High-Density Residential (HDR)	0	3.9	0	0	0	3.9
Recreation-Conservation (R-C)	0	15.5	7.9	18.0	7.9	33.5
Total	71.4	71.4	35.8	35.8	107.2	107.2

Proposed Zoning

The North Village is located within the existing Sierra College Area General Development Plan, which is an approximately 375-acre Planned Development including Sierra Community College and surrounding properties. The proposed Project includes a proposal to amend the existing Sierra College Area General Development Plan (Sierra College Area GDP) to add the South Village, and rezone the site. Table 3 provides the existing and proposed zoning for the both Project sites (i.e. North Village and South Village). The proposed zoning changes are described below, and the proposed Project's zoning designations are shown on Figure 7:

- **North Village.** The Project proposes to change the zoning within the North Village to the following Sierra College Area GDP zoning designations: Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – Medium Density Residential (PD-MDR), Planned Development – Medium-High Density Residential (PD-MHDR), Planned Development – High Density Residential (PD-HDR), Planned Development – Park (PD-P) and Planned Development – Open Space (PD-OS).
- **South Village.** The Project proposes to change the zoning within the South Village to the following Sierra College Area GDP zoning designations: Planned Development -Community College Adjacent East (PD-CCAE), Planned Development-Community College Adjacent West (PD-CCAW), Planned Development - Open Space (PD-OS) and Planned Development - Medium Density Residential (PD-MDR).

TABLE 3: EXISTING AND PROPOSED - ZONING (ACRES)

Zoning	North Village		South Village		College Park Total	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
PD-CC	71.4	0	0	0	71.4	0
PD-CCAE	0	0	0	3.3	0	3.3
PD-CCAW	0	0	0	8.4	0	8.4
PD-C	0	0	17.5	0	17.5	0
PD-VCMU	0	15.8	0	0	0	15.8
R1-10 Single Family	0	0	10.2	0	10.2	0
PD-MDR	0	6.2	0	6.1	0	12.3
PD-MHDR	0	30.0	0	0	0	30.0
PD-HDR	0	3.9	0	0	0	3.9
PD-OS	0	8.7	5.8	16.8	5.8	25.5
PD-P	0	6.8	2.3	1.2	2.3	8.0
Total	71.4	71.4	35.8	35.8	107.2	107.2

The Sierra College Area GDP includes the following standards to guide development for these zones:

PD-MDR: The PD-MDR designation provides areas for single family detached homes on lots with a minimum lot size of 4,000 square feet, allows for accessory uses and nonresidential uses, compatible with single family neighborhoods, and discourages non-residential uses that are incompatible with single family neighborhoods.

PD-MHDR: The PD-MHDR designation provide areas for single family detached and attached homes with a minimum lot size of 1,200 square feet, and allows for a variety of unit types included, but not limited to, small lot single family, duplexes, triplexes, townhomes, and condominiums.

PD-HDR: The PD-HDR designation provides areas for multi-family attached homes, and is located conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses.

PD-CCAE: The PD-CCAE designation provides areas for a variety of uses which could include office, medical office, retail, medium high density residential, assisted and/or senior living, adjacent to the Sierra College Campus.

PD-CCAW: The PD-CCAW designation provides areas for a variety of uses which could include office, medical office, retail, college uses, assisted and/or senior living, adjacent to the Sierra College Campus.

PD-VCMU: The PD-VCMU designation provides 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. This designation 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, and provides flexibility for non-residential uses (office, retail, service, entertainment) and residential (typically medium and high density residential) uses to be located within the same building, lot or block; either horizontally or vertically mixed; and with no specific ratio of residential to non-residential uses.

PD-P: The PD-P designation provides for active and passive recreation uses within an attractive landscaped environment.

PD-OS: The PD-OS designation provides open space uses that serve to protect and preserve natural features, drainage courses and wooded areas throughout the Plan Area.

Land Use Summary

Table 4 provides a summary table of the proposed land uses and development for the proposed Project. The proposed Project's conceptual site plan is shown on Figure 4 (North Village) and Figure 5 (South Village). The non-residential building square footages have been estimated for the purposes of the CEQA analysis.

TABLE 4: PROPOSED PROJECT LAND USE SUMMARY

		North Village			South Village			College Park Total	
Planned Development Land Use		Acres	Dwelling Units	Non-Res. Building Square Footage	Acres	Dwelling Units	Non-Res. Building Square Footage	Total Acres	Total Units
Community College Adjacent East	PD-CCAE	0	0	0	3.3	0	43,000	3.3	0
Community College Adjacent West	PD-CCAW	0	0	0	8.4	0	110,000	8.4	0
Village Commercial Mixed Use	PD-VCMU	15.8	189	66,000	0	0	0	15.8	189
Medium Density Residential	PD-MDR	6.2	45	0	6.1	26	0	12.3	71
Medium-High Density Residential	PD-MHDR	30.0	287	0	0	0	0	30.0	287
High-Density Residential	PD-HDR	3.9	99	0	0	0	0	33.5	99
Park & Open Space	PD-P/OS	15.5	0	0	18.0	0	0	33.5	0
Total		71.4	620	66,000	35.8	26	153,000	107.2	646

Notes: * PD-CCAE, PD-CCAW, and PD-VCMU each provide a variety of allowed uses within these zoning districts, some of which could result in additional residential or senior assisted units. The final design of these areas has not yet been determined.

7. Uses of the EIR and Anticipated Agency Approvals

The EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project.

A. CITY OF ROCKLIN ENTITLEMENTS AND APPROVALS

The City of Rocklin will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of a City of Rocklin General Plan Amendment (Land Use Element)
 - North Village: change land use from Mixed Use (MU) to Medium Density Residential (MDR), Medium-high Density Residential (MHDR), High Density Residential (HDR), Recreation-Conservation (R-C) and Mixed Use (MU),
 - South Village: change land use from Mixed Use (MU) to Medium Density Residential (MDR), Recreation-Conservation (R-C) and Mixed Use (MU).
- Approval of City of Rocklin rezone:
 - North Village: change zoning from Planned Development – Community College (PD-CC) to Planned Development – Village Commercial Mixed Use (PD-VCMU), Planned Development – Medium Density Residential (PD-MDR), Planned Development – Medium-High Density Residential (PD- MHDR), Planned Development – High Density Residential (PD-HDR), Planned Development – Park (PD-P) and Planned Development - Open Space (PD-OS)
 - South Village: change zoning from Planned Development – Commercial (PD-C), Open Area (OA), Residential – 10,000 sf min (R1-10) and Park (P) to Planned Development - Community College Adjacent East (PD-CCAE), Planned Development – Community College Adjacent West (CCAW), and Planned Development – Medium Density Residential (PD-MDR) Planned Development – Park (PD-P) and Planned Development – Open Space (PD-OS);
- Approval of the Sierra College Area General Development Plan Amendment;
- Approval of Vesting Tentative Maps and Final Maps;
- Approval of Improvement and Grading Plans;
- Approval of Building Plans and Certificates of Occupancy

B. OTHER GOVERNMENTAL AGENCY APPROVALS

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- California Department of Fish and Wildlife (CDFW) – Streambed Alteration Agreement pursuant to Section 1602 of the California Fish and Game Code;

- California Department of Water Resources – SB 221 Water Supply Assessment requirements;
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
- Placer County Air Pollution Control District (PCAPCD) - Approval of construction-related air quality permits (dust control plan);
- Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- Regional Water Quality Control Board (RWQCB) – Water quality certification pursuant to Section 401 of the Clean Water Act;
- Regional Water Quality Control Board (RWQCB) – Permitting of State jurisdictional areas, including isolated wetlands pursuant to the Porter-Cologne Water Quality Act; Storm Water Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act; and
- United States Army Corps of Engineers (USACE) – Permitting of federal jurisdictional areas pursuant to Section 404 of the Clean Water Act.

8. Preliminary Project Alternatives

The exact alternatives that will be evaluated in the Draft EIR will be determined through the Notice of Preparation and Scoping Process. Through preliminary discussions, there are four alternatives to the proposed Project that have been preliminarily contemplated for evaluation in the Draft EIR. Based on input from the public, responsible/trustee agencies, and City staff, these alternatives could be revised, eliminated, and new alternatives could be developed. The preliminary alternatives are as follows:

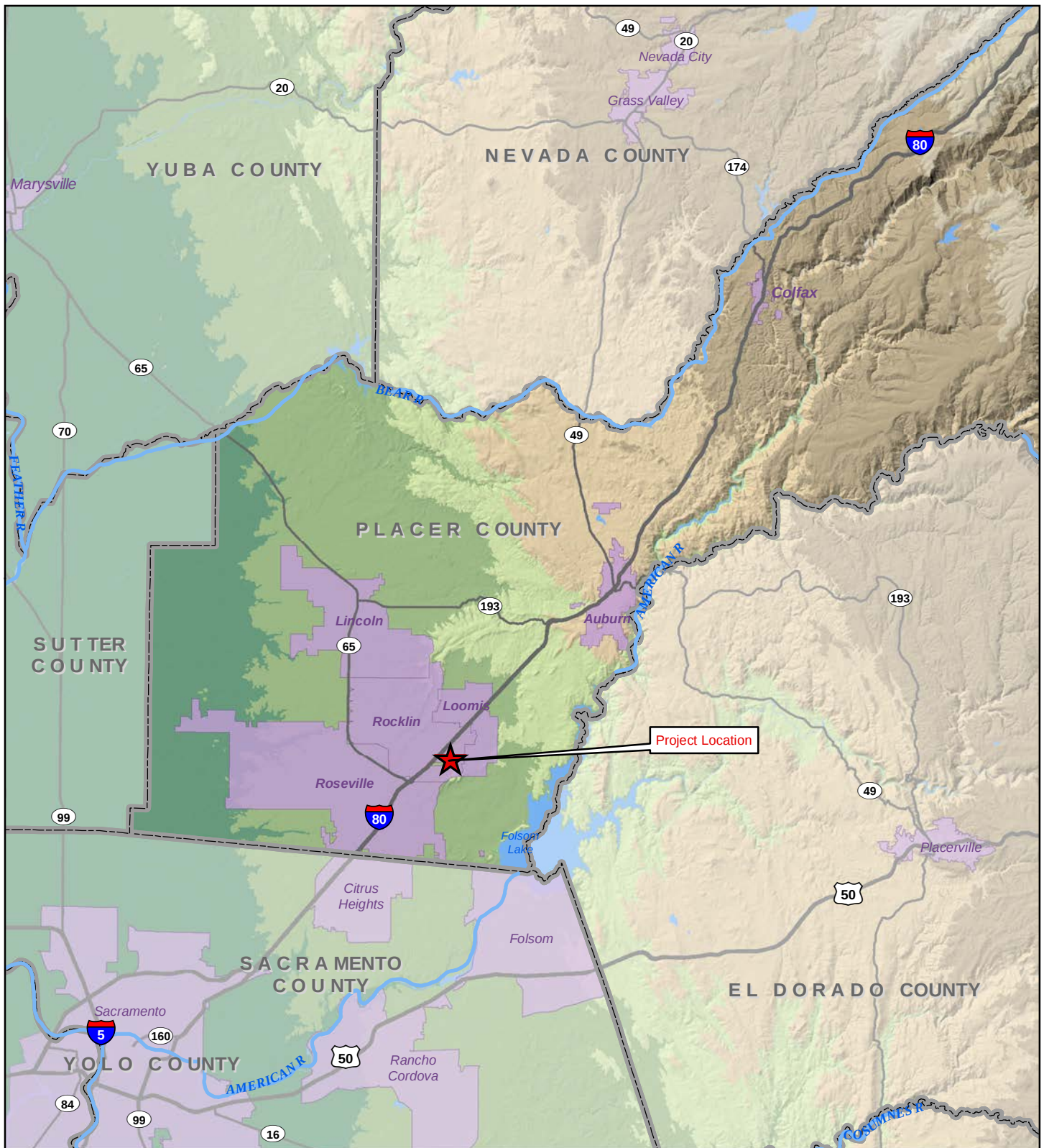
- **No Project (No Build) Alternative:** Under this alternative, development of the proposed Project area would not occur, and the Project area would remain in its current existing condition.
- **No Project (Continuation of Existing Land Use and Zoning) Alternative:** Under this alternative, development of the proposed Project would occur as originally planned for by the existing land uses and zoning designations.
- **Off-Site Location Alternative:** Under this alternative, the proposed Project would be developed with the same amenities as described in the Project Description, but at an off-site location.
- **Reduced Residential Density Alternative:** Under this alternative, the proposed Project would be developed with the same amenities as described in the Project Description, but the density of all of the proposed land uses would be decreased by 15%.

Probable Environmental Effects: All environmental topics identified in Appendix F and G of the State CEQA Guidelines require analysis within the EIR. The Draft EIR will examine the following:

Aesthetics, Agricultural and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy Conservation, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Traffic, Tribal Cultural Resources, Utilities, Cumulative Impacts, and Growth Inducing Impacts.

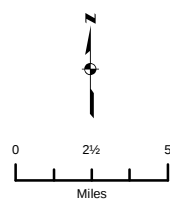
Initial Study: An Initial Study has not been prepared for this Project. As noted above, each environmental topic identified in Appendix F and G of the State CEQA Guidelines requires analysis in an EIR.

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Legend

- City Area
- County Boundary

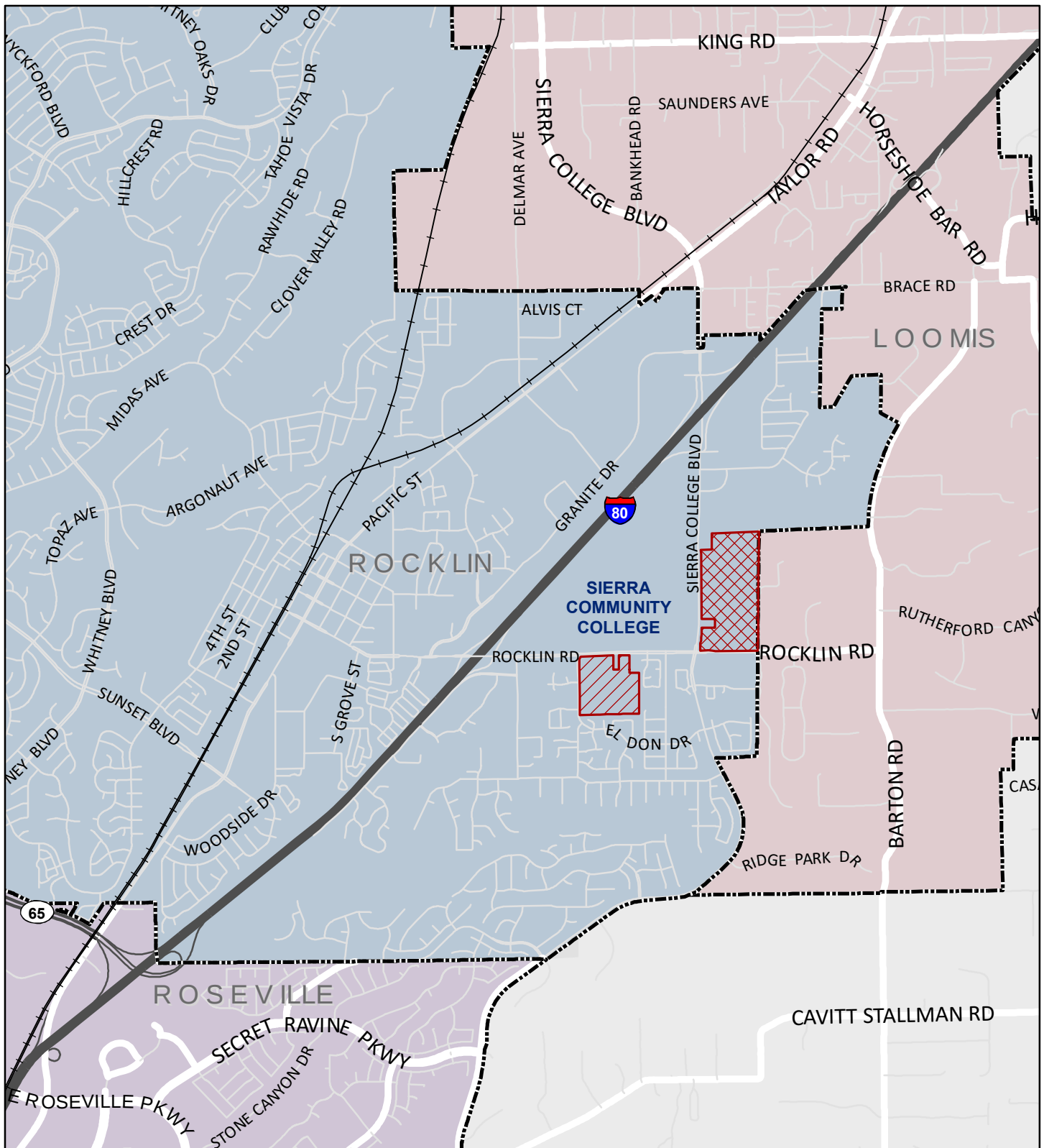


CITY OF ROCKLIN COLLEGE PARK

Figure 1. Regional Location Map

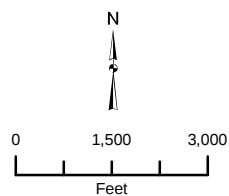
Sources: CalAtlas; Sacramento County, Placer County;
El Dorado County; Map date: November 30, 2018.

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Legend

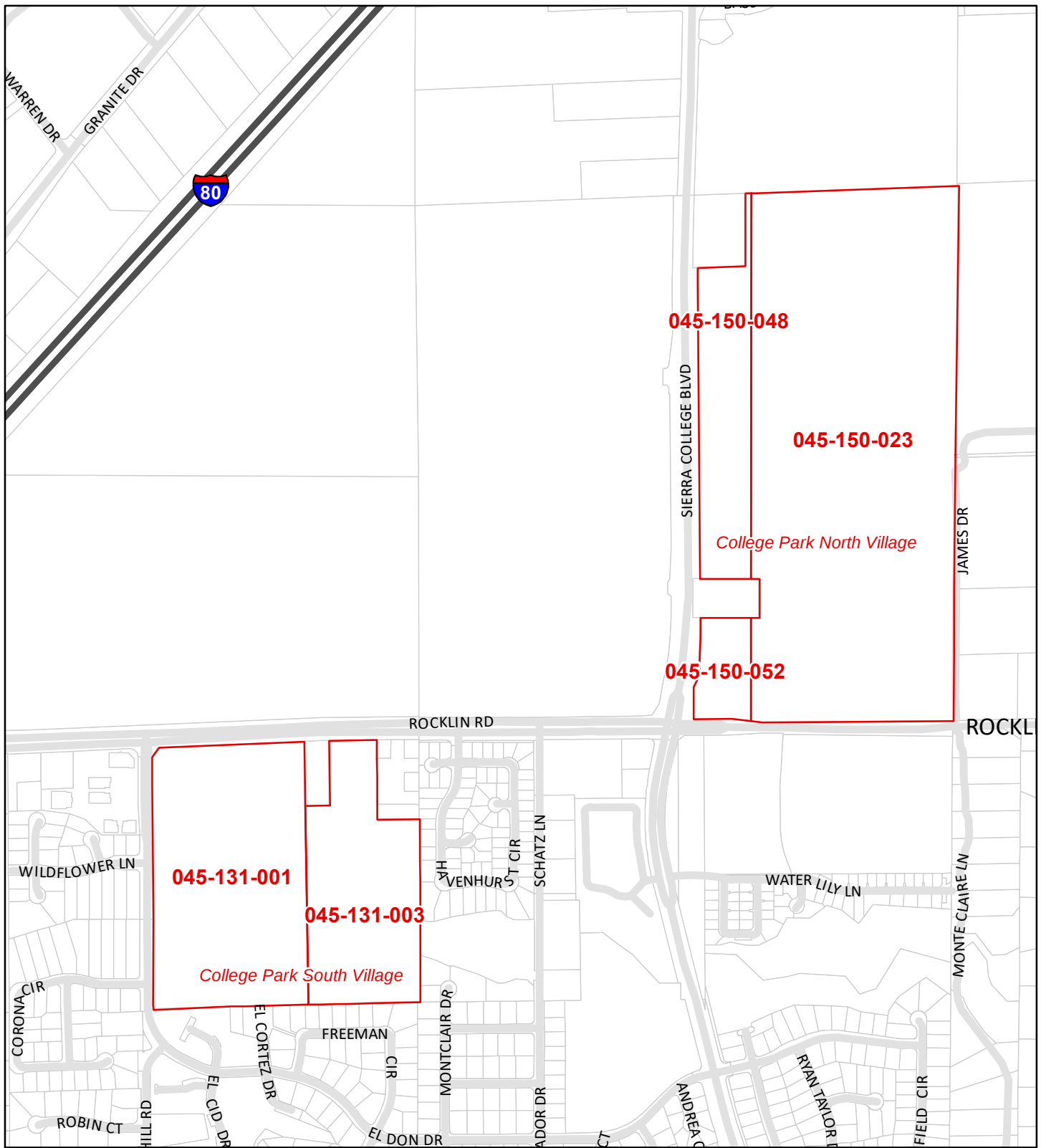
-  College Park North Village
-  College Park South Village
- Municipality**
-  Rocklin
-  Roseville
-  Loomis
-  Unincorporated Placer County



CITY OF ROCKLIN COLLEGE PARK

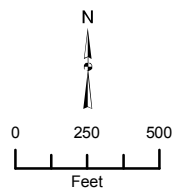
Figure 2. Vicinity Map

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Legend

- Project Parcel
- Placer County Assessor Parcel



CITY OF ROCKLIN COLLEGE PARK

Figure 3. APN Map

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North Village COLLEGE PARK CITY OF ROCKLIN, CALIFORNIA NOVEMBER, 2018



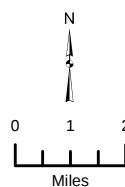
LAND USE SUMMARY			
LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE FAMILY RESIDENTIAL	45	6.2	7.3
45 x 100 LOTS (TYPICAL)	147	14.8	9.7
45 x 60 LOTS (TYPICAL)	56	9.2	13.3
225 x 100 LOTS (TYPICAL)	99	3.9	25.4
HIGH DENSITY RESIDENTIAL	189	15.8	22.5
VILLAGE COMMERCIAL MIXED USE	-	6.8	-
PAVING	-	8.7	-
OPEN SPACE	-	-	-
TOTAL	630	71.4	-

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
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PLEASANTON, CA 94588 FAX 925.847.1557

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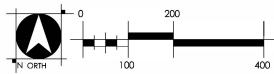
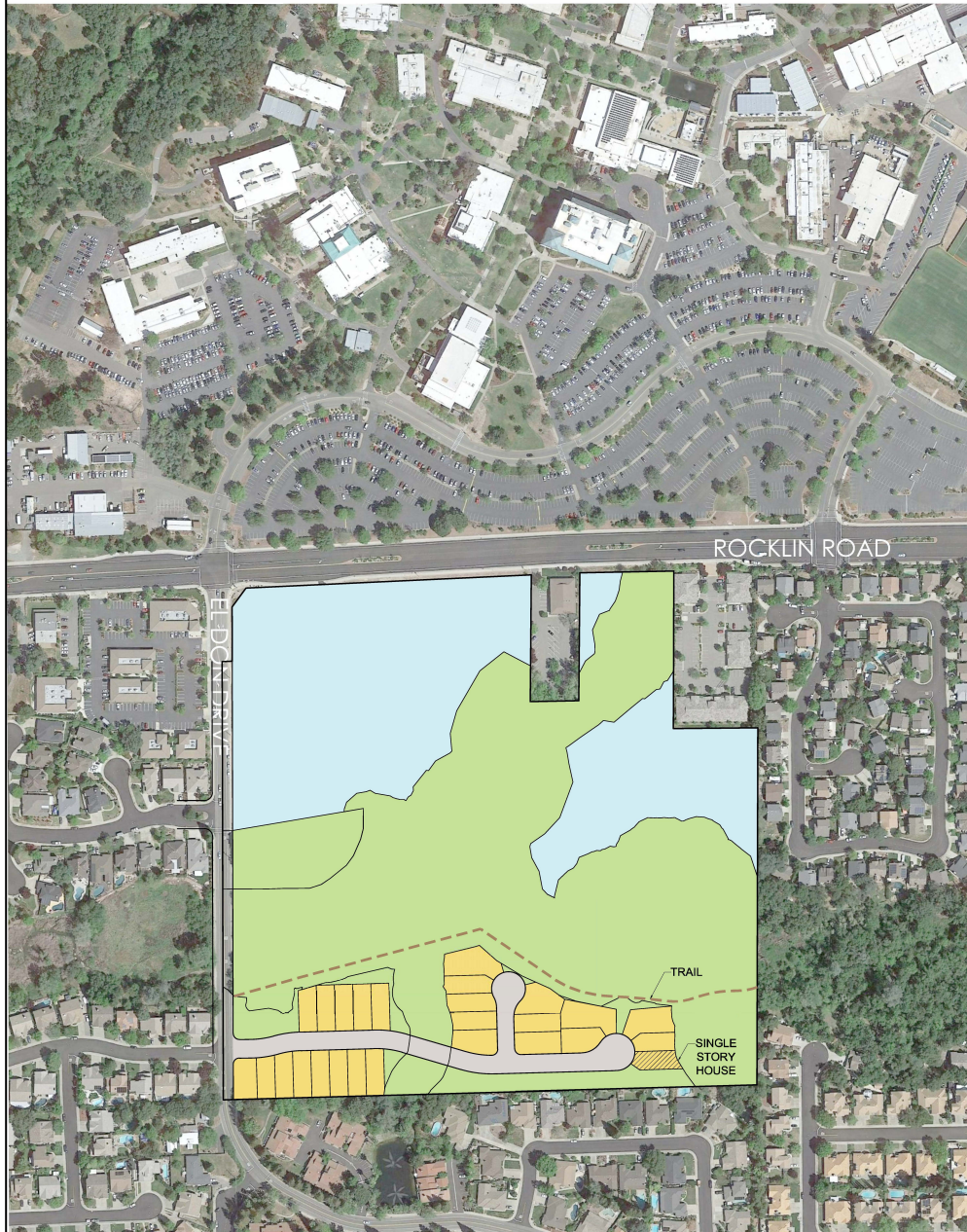
CITY OF ROCKLIN COLLEGE PARK

Figure 4: Conceptual Plan - North Village



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South Village
COLLEGE PARK
 CITY OF ROCKLIN, CALIFORNIA
 NOVEMBER, 2018

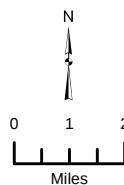


LAND USE SUMMARY			
LAND USE	DWELLING UNITS	GROSS AREA	GROSS DENSITY
SINGLE FAMILY RESIDENTIAL (45' x 100' LOTS TYPICAL)	28	6.1	4.3
COMMUNITY COLLEGE	-	11.7	-
RECREATION/CONSERVATION	-	18.0	-
TOTAL	28	35.8	-

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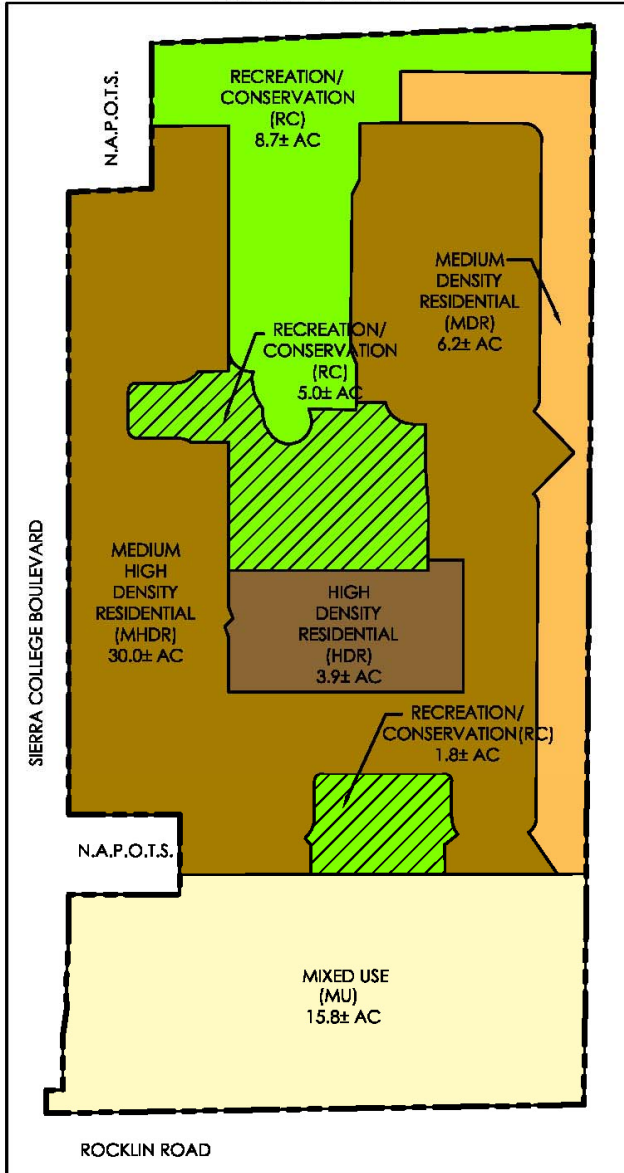
CITY OF ROCKLIN COLLEGE PARK

Figure 5: Conceptual Plan - South Village

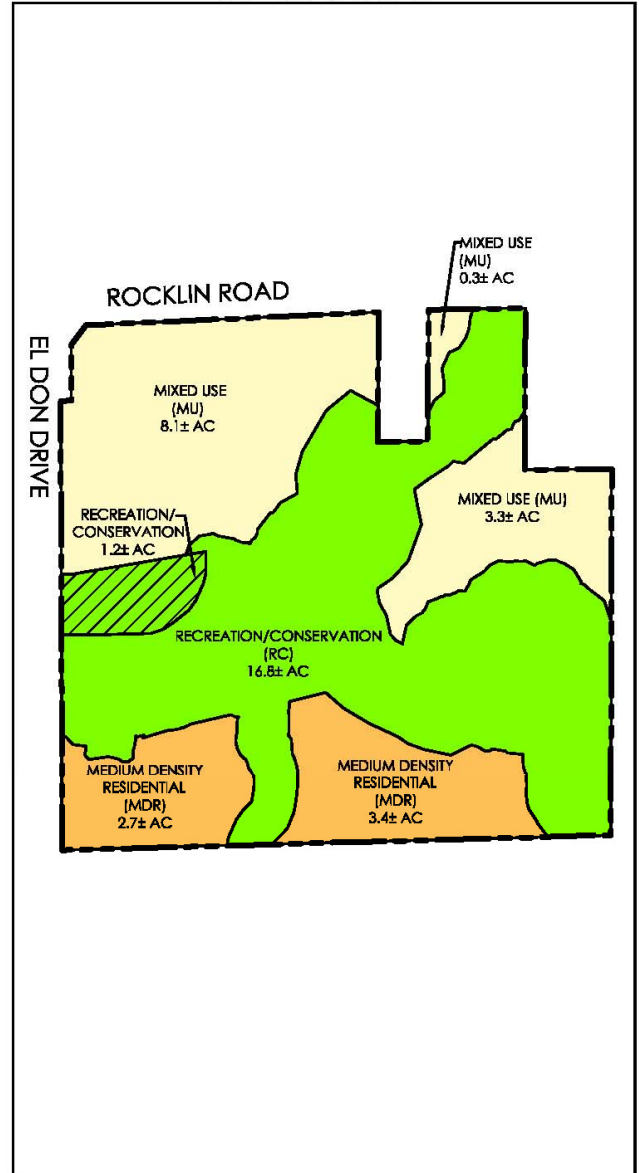


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NORTH VILLAGE

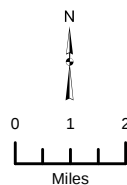


SOUTH VILLAGE



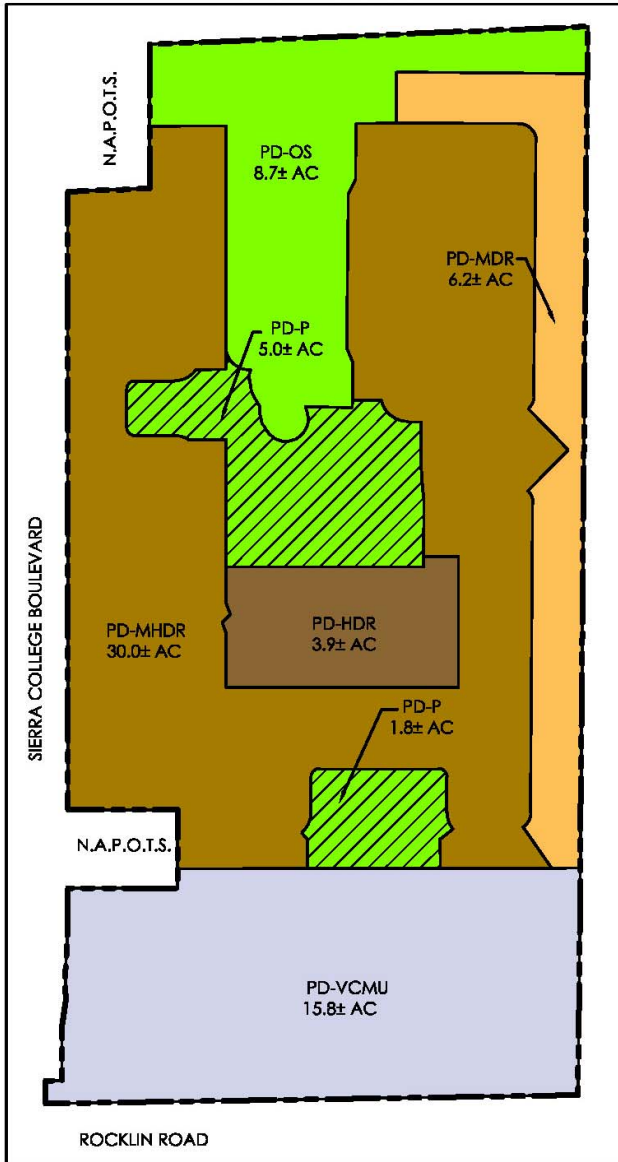
CITY OF ROCKLIN COLLEGE PARK

Figure 6: Proposed General Plan Land Use Designations

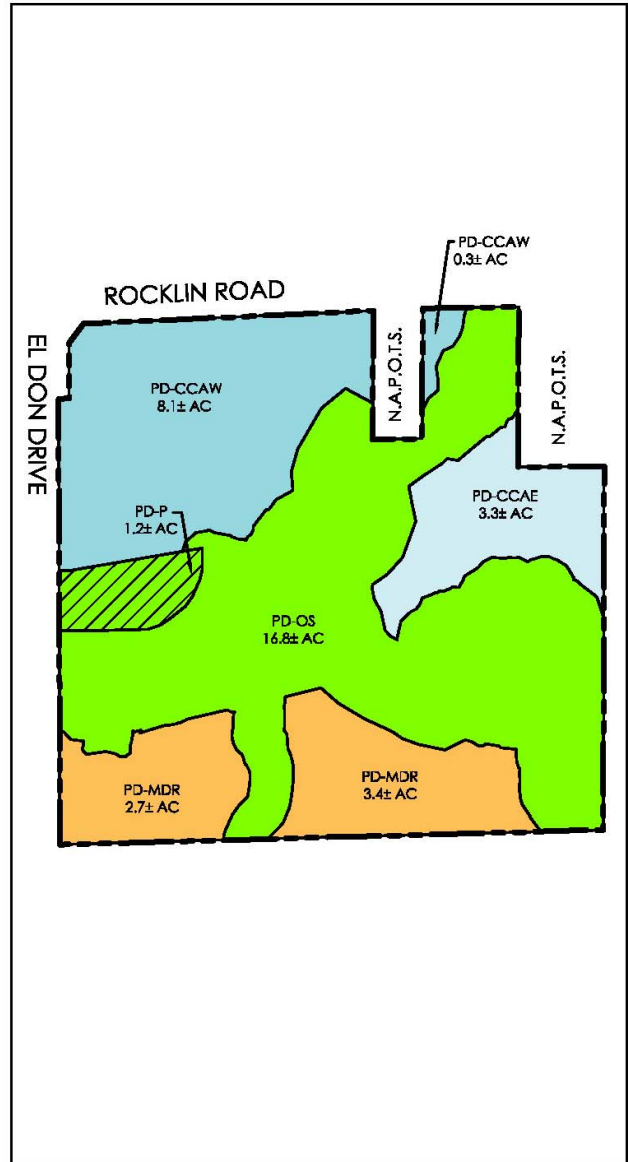


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NORTH VILLAGE

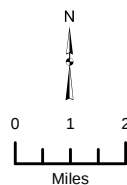


SOUTH VILLAGE



CITY OF ROCKLIN COLLEGE PARK

Figure 7: Proposed Project Zoning



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