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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Placer Creek Apartments

Lead Agency: City of Rocklin

Contact Name: David Mohlenbrok

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Project Location: Rocklin *City* Placer *County*

Project Description (Proposed actions, location, and/or consequences).

The Placer Creek Apartments project proposes the construction of a high density residential apartment complex consisting of 254 units on a 10.0 +/- acre site in the City of Rocklin. The project will contain a mix of one, two and three bedroom units, with adaptable ground floor units to allow for accessibility. The maximum building height will be three stories, and the project will provide 513 parking spaces (80 garage, 182 carport and 251 surface). The project has been organized around a communal, landscaped amenity space, anchored by a one story central community clubhouse and pool complex. This amenity is connected to the entire project site with a network of interconnected accessible walkways and courtyards. This project will require the following entitlements from the City of Rocklin: a Design Review for the landscaping, architectural design, colors and materials, and a Rezone to change the project site's zoning designation from Planned Development-Commercial and Planned Development-Business Professional to Planned Development Residential, 22+ dwelling units/acre (PD-22+).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant effects of the project were identified in the subject areas of Biological Resources,Cultural Resources, Noise, and Transportation.

BIOLOGICAL & CULTURAL - Mitigation measures were identified to reduce those potentially significant effects to a less than significant level and include pre-construction surveys for sensitive wildlife species, the need to obtain, if applicable, any necessary permits to fill in aquatic resources, and steps to be taken should cultural resources be discovered during construction activities.

NOISE - Prior to the approval of building plans and prior to the issuance of a building permit, the applicant shall demonstrate that the windows and glass doors shall have a minimum sound transmission class (STC) rating of 35 for rooms located at the corner of the building and STC 33 for rooms not located at the corner of a building, exterior finish shall be three-coat stucco or siding with minimum ½" exterior sheathing, interior gypsum at exterior walls shall be 5/8" type hung on resilient channel (RC) and mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation.

TRANSPORTATION - Prior to the issuance of Improvement Plans, the applicant shall demonstrate that the left turn lane pocket lengths are designed at the lengths indicated in the mitigation measure and the February 16, 2018 KD Anderson & Associates "Revised Access Assessment for Placer Creek Apartments on University Avenue, Rocklin, CA" report.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A