

Whitney Ranch Unit 49 -- 15162 Analysis

PROJECT DESCRIPTION:

The Whitney Ranch Unit 49 project consists of a request for approval of a General Plan Amendment, General Development Plan Amendment, Rezone, and Tentative Subdivision Map to approve land use and zoning changes and subdivide an existing approximately 19.9-acre site into sixty (60) single family home lots.

PRIOR ENVIRONMENTAL REVIEW:

When the Northwest Rocklin Annexation (Sunset Ranchos) project was approved in 2002, an Environmental Impact Report (EIR) was also approved per City Council Resolution 2002-230. Subsequently, an Addendum to the Final Environmental Impact Report for the Northwest Rocklin Annexation (Sunset Ranchos) Area ("Addendum") was approved in 2008 per City Council Resolution 2008-252. Project specific analysis was conducted and potential impacts of the Northwest Rocklin Annexation project were identified in the EIR and Addendum documents. The analysis included Whitney Ranch Unit 49, that was identified in the Northwest Rocklin General Development Plan as a future middle school site.

The project that was analyzed in the Northwest Rocklin Annexation EIR included a high school site, and three elementary school sites. The sites are located in areas with designations for residential development. The high school site and one elementary school site (Unit 49) were zoned Planned Development Residential, five units per acre (PD-5) and the two other elementary school sites were zoned Planned Development Residential, four units per acre (PD-4). The school sites were reserved for purchase and development by the Rocklin Unified School District (RUSD) in accordance with State law, but the zoning would allow residential development to occur in the event the RUSD chooses not to develop a school on the designated sites, as is now the case for Unit 49.

RELIANCE ON PRIOR ENVIRONMENTAL REVIEW:

The potential environmental impacts of the Whitney Ranch Unit 49 project were analyzed as required by the California Environmental Quality Act (CEQA) in the Northwest Rocklin Annexation EIR and Addendum which was approved by the City of Rocklin City Council acting as the lead agency via Resolutions 2002-230 and 2008-252. Once a project has been approved, the lead agency's role in project approvals is completed, unless further discretionary approval on that project is required. In this case, because the Whitney Ranch Unit 49 project is requesting modified land use entitlements (General Plan Amendment, General Development Plan Amendment, Rezone, and Tentative Subdivision Map) and further discretionary approval, the City must examine the adequacy of the prior environmental review.

Public Resources Code section 21166 and Section 15162 of the California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines) provide the framework for analysis of the adequacy of prior environmental review of a subsequent project. The questions that must be addressed when making a determination of whether further environmental review would be necessary are as follows:

1) Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, will substantial changes represented by the current project result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified significant impact?

2) Are There Any New Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, have there been substantial changes to the project site or vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental document, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental document or that substantially increase the severity of a previously identified impact?

3) Is There Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, is there new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was adopted as complete that is now available requiring an update to the analysis of the previous environmental document to verify that the environmental conclusions and mitigations remain valid? If the new information shows that:

- (A) The project will have one or more significant effects not discussed in the prior environmental documents; or
- (B) That significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or
- (C) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) That mitigation measures or alternative which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, then the preparation of a subsequent or supplemental EIR would be required.

If the additional analysis completed finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or additional mitigation is not necessary, then no additional environmental documentation (supplemental or subsequent EIR or subsequent negative declaration) is required.

COMPARISON OF THE PREVIOUSLY APPROVED NORTHWEST ROCKLIN ANNEXATION EIR AND ADDENDUM TO WHITNEY RANCH UNIT 49 PROJECT:

The adopted Northwest Rocklin Annexation EIR and Addendum addressed the development of the Whitney Ranch Unit 49 project site as an elementary school site but also with an underlying residential land use designation with an assumed density of 5 dwelling units per acre. The Northwest Rocklin General Development Plan indicated that the potential yield for Unit 49 was 99 single family lots, and the currently proposed project for Unit 49 is 60 single family lots, a reduction of 39 single family lots.

IMPACT ANALYSIS:

- 1) Aesthetics – the proposed Whitney Ranch Unit 49 project is consistent with the original underlying single-family residential zoning classification of Planned Development Residential, five units per acre (PD-5) as analyzed in the Northwest Rocklin Annexation EIR and Addendum and represents 60 lots rather than the previously assumed yield of 99 lots for the site. Therefore, the number of residential units proposed for the Unit 49 site is fewer than what was anticipated in the original analysis. Development of the single family residential project is consistent with the surrounding existing and anticipated development and does not include any aspects that would introduce new aesthetic impacts.

In conclusion, when comparing the Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project is consistent with the original underlying zoning as originally analyzed and represents fewer lots, it is not anticipated to result in new significant aesthetic impacts or substantially more severe aesthetic impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant aesthetic impacts or substantially more severe aesthetic impacts, and there is no new information requiring new analysis or verification. The analysis of aesthetics impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to the Whitney Ranch Unit 49 project, and no further analysis is required

- 2) Agricultural Resources – the proposed Whitney Ranch Unit 49 project will occur in a location that is designated as grazing land per the Placer County Important Farmland Map of 2018 , and it is not located within or adjacent to land in productive agriculture or lands zoned for agricultural uses or timberland production and does not introduce any new agricultural resources impacts. Since the project site is the same physical location as was

analyzed in the Northwest Rocklin Annexation EIR and Addendum, there will not be any change in analysis from the initial EIR and Addendum.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project is occurring in the same physical location that was previously analyzed, the Whitney Ranch Unit 49 project as described above is not anticipated to result in new significant agricultural resources impacts or substantially more severe agricultural resources impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant agricultural resources impacts or substantially more severe agricultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of agricultural resources impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 3) Air Quality - the proposed Whitney Ranch Unit 49 project will result in similar construction emissions due to the same project site being developed, whether as a school or as a residential development. Springview Middle School, one of two existing junior high schools within the Rocklin Unified School District has a student capacity of 1,089 students. Per the Institute of Transportation Engineer (ITE) Trip Generation Manual (9th edition), the trip generation rate of a junior high school is 1.62 daily trips/student. Assuming the Unit 49 site were developed with a similar sized junior high school as Springview Middle School with a student capacity of 1,089 students, this would yield 1,764 average daily trips. If the project site were developed with 60 single family residential units as is being proposed, using the average daily rate of 6.5 trips/single family residential unit that was used in the traffic modeling for the Northwest Rocklin Annexation EIR, this would yield 390 average daily trips. Because the proposed 60 unit residential project would result in 1,374 fewer average daily trips, the proposed 60 unit residential project would result in a reduction in operational air quality emissions due to the same project site being developed with a use that would generate fewer vehicle trips than would have been generated if the site were to be developed with a junior high school.

In conclusion, when comparing the Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves a reduction in average daily vehicle trips and associated operational emissions from what was previously analyzed, it is not anticipated to result in new significant air quality impacts or substantially more severe air quality impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant air quality impacts or substantially more severe air quality impacts, and there is no new information requiring new analysis or verification. The analysis of air quality impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to Whitney Ranch Unit 49 project, and no further analysis is required.

- 4) Biological Resources - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed within the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, there will not be any change in analysis from the initial EIR and Addendum.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum, because the project is occurring in the same physical location as was previously analyzed, the Whitney Ranch Unit 49 project as described above is not anticipated to result in new significant biological resources impacts or substantially more severe biological resources impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant biological resources impacts or substantially more severe biological resources impacts, and there is no new information requiring new analysis or verification. The analysis of biological resources impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 5) Cultural Resources - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, there will not be any change in analysis from the initial EIR and Addendum.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project is occurring in the same physical location as was previously analyzed, the Whitney Ranch Unit 49 project as described above it is not anticipated to result in new significant cultural resources impacts or substantially more severe cultural resources impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant cultural resources impacts or substantially more severe cultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of cultural resources impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 6) Energy - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. While the Northwest Rocklin Annexation EIR and Addendum were prepared and adopted prior to the requirement to address energy in CEQA documents, the Northwest Rocklin Annexation EIR included an analysis of the provision of energy generating utilities (i.e., natural gas and electricity) and it reached a conclusion that the impact would be less than significant because Pacific Gas & Electric (PG&E) had the capacity to provide natural gas and electrical service to the overall project area. The

construction of the Whitney Ranch Unit 49 project will comply with CalGreen energy efficiency requirements, which would ensure that electricity use associated with the operation of the project would not be wasteful or inefficient. In addition, the project would be in compliance with all applicable Federal, State, and local regulations related to energy usage. For these reasons, the project would not result in any significant adverse impacts related to project energy requirements, energy use inefficiencies, and/or the energy intensiveness of materials by amount and fuel type for each stage of the project including construction, operations, maintenance, and/or removal. PG&E, the electricity and natural gas provider to the site, maintains sufficient capacity to serve the project. The project would comply with all existing energy standards, including those established by the City of Rocklin, and would not result in significant adverse impacts on energy resources. The passage of time since the Northwest Rocklin Annexation EIR analysis of natural gas and electricity use will likely result in the construction and operation of a more energy efficient project given the evolution of energy conservation requirements associated with building code updates since the original Northwest Rocklin Annexation EIR and Addendum's approval. Development associated with the proposed Whitney Ranch Unit 49 project would not result in potentially significant environmental impacts related to energy due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, and would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project is occurring in the same physical location as was previously analyzed, the Whitney Ranch Unit 49 project as described above it is not anticipated to result in new significant energy impacts or substantially more severe energy impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant energy impacts or substantially more severe energy impacts, and there is no new information requiring new analysis or verification. No further analysis is required.

- 7) Geology and Soils - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, there will not be any change in analysis from the initial EIR and Addendum. The development associated with the Whitney Ranch Unit 49 project would be subject to compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code which will reduce any potential geology and soils impacts to a less than significant level.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves development of the same project site as what was previously analyzed, it is not anticipated

to result in new significant geology and soils impacts or substantially more severe geology and soils impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant geology and soils impacts or substantially more severe geology and soils impacts, and there is no new information requiring new analysis or verification. The analysis of geology and soils impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 8) Greenhouse Gas Emissions – the Northwest Rocklin Annexation Addendum analyzed greenhouse gas emissions and concluded that with the implementation of the project features, air quality mitigation measures from the Northwest Rocklin Annexation EIR, and compliance with City policies, the proposed project 's climate change impacts would be less than significant.

The proposed Whitney Ranch Unit 49 project will result in similar construction-related greenhouse gas emissions due to the same project site being developed, whether as a school or as a residential development. Springview Middle School, one of two existing junior high schools within the Rocklin Unified School District has a student capacity of 1,089 students. Per the Institute of Transportation Engineer (ITE) Trip Generation Manual (9th edition), the trip generation rate of a junior high school is 1.62 daily trips/student. Assuming the Unit 49 site were developed with a similar sized junior high school as Springview Middle School with a student capacity of 1,089 students, this would yield 1,764 average daily trips. If the project site were developed with 60 single family residential units as is being proposed, using the average daily rate of 6.5 trips/single family residential unit that was used in the traffic modeling for the Northwest Rocklin Annexation EIR, this would yield 390 average daily trips. Because the proposed 60 unit residential project would result in 1,374 fewer average daily trips, the proposed 60 unit residential project would result in a reduction in operational greenhouse gas emissions due to the same project site being developed with a use that would generate fewer vehicle trips than would have been generated if the site were to be developed with a junior high school.

In conclusion, when comparing the Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves a reduction in average daily vehicle trips and associated operational greenhouse gas emissions from what was previously analyzed, it is not anticipated to result in new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts, and there is no new information requiring new analysis or verification. The analysis of greenhouse gas emissions impacts within the Northwest Rocklin Annexation EIR Addendum is applicable to Whitney Ranch Unit 49 project, and no further analysis is required.

- 9) Hazards and Hazardous Materials - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, there will not be any change in analysis from the initial EIR and Addendum. Development associated with the Whitney Ranch Unit 49 project would be subject to compliance with various Federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection which will reduce any hazardous materials management and environmental protection impacts to a less than significant level. The Whitney Ranch Unit 49 project does not include any unusual uses of hazardous materials. In addition, the project is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the project site is not located within an airport land use plan or within the vicinity of a private airstrip, the project's design and layout will not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan, and the project was reviewed by the Rocklin Fire Department and was designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves development of the same project site as what was previously analyzed, it is not anticipated to result in new significant hazards and hazardous materials impacts or substantially more severe hazards and hazardous materials impacts that have not already been considered by the Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant hazards and hazardous materials impacts or substantially more severe hazards and hazardous materials impacts, and there is no new information requiring new analysis or verification. The analysis of hazards and hazardous materials impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 10) Hydrology and Water Quality - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, there will not be any change in analysis from the initial EIR and Addendum. Development associated with the Whitney Ranch Unit 49 project would also be subject to the mitigation measures incorporated into Rocklin General Plan goals and policies, the City's Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the City's Improvement Standards to reduce impacts to hydrology and water quality to a less than significant level. In addition, the Whitney Ranch Unit 49 project site is located outside of any special flood hazard areas. The project site is not located within the potential

inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less than significant flood exposure impact would be anticipated.

In conclusion, when comparing the Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves development of the same project site as what was previously analyzed, it is not anticipated to result in new significant hydrology and water quality impacts or substantially more severe hydrology and water quality impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant hydrology and water quality impacts or substantially more severe hydrology and water quality impacts, and there is no new information requiring new analysis or verification. The analysis of hydrology and water quality impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 11) Land Use and Planning - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. The construction of the Whitney Ranch Unit 49 project would not physically divide an established community and would be compatible with nearby existing and anticipated land uses.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves development of the same project site as what was previously analyzed, it is not anticipated to result in new significant land use and planning impacts or substantially more severe land use and planning impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant land use and planning impacts or substantially more severe land use and planning impacts, and there is no new information requiring new analysis or verification. The analysis of land use and planning impacts within the Northwest Rocklin Annexation EIR and Addendum is applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 12) Mineral Resources - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, there will not be any change in analysis from the initial EIR and Addendum. Development associated with Whitney Ranch Unit 49 project would occur on a site that does not contain known mineral resources and the project is not anticipated to have a mineral resources impact.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves development of the same project site as what was previously analyzed, it is not anticipated to result in new significant mineral resources impacts or substantially more severe mineral resources impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant mineral resources impacts or substantially more severe mineral resources impacts, and there is no new information requiring new analysis or verification. The analysis of mineral resources impacts within the Northwest Rocklin Annexation EIR and Addendum are applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 13) Noise – the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. The Northwest Rocklin Annexation EIR analyzed potential noise impacts to residential uses as a result of transportation noise sources. The analysis concluded that new residential areas could be exposed to exterior traffic levels along major arterials in excess of the City of Rocklin Noise Compatibility Guidelines, which was considered to be a significant impact. To reduce that impact to a less than significant level, the use of noise barriers was identified for residential uses along major arterials (i.e., Whitney Ranch Parkway and Wildcat Boulevard). The southeast portion of Whitney Ranch Unit 49 project is located along Whitney Ranch Parkway, and accordingly the project is proposing the use of a noise barrier along that roadway (as well as along the project frontages on Songbird Way and Laredo Drive).

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project includes the use of a noise barrier along Whitney Ranch Parkway as a mitigation measure consistent with the requirements of the Northwest Rocklin Annexation EIR, the project is not anticipated to result in new significant noise impacts or substantially more severe noise impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant noise impacts or substantially more severe noise impacts, and there is no new information requiring new analysis or verification. The analysis of noise impacts within the Northwest Rocklin Annexation EIR and Addendum are applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 14) Population and Housing - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site was contemplated as a junior high school site that may not ultimately developed and had an underlying zoning designation that allows for 99 single family residential units, and now 60 single family residential units are being proposed, the proposed Whitney Ranch Unit 49 project would not introduce unplanned growth or displace substantial numbers of people.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves development of the same project site as what was previously analyzed and contemplated as having possible residential development at a higher density than is being proposed, it is not anticipated to result in new significant population and housing impacts or substantially more severe mineral resources impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant population and housing impacts or substantially more severe population and housing impacts, and there is no new information requiring new analysis or verification. The analysis of population and housing impacts within the Northwest Rocklin Annexation EIR and Addendum are applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 15) Public Services - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, and because the project site was contemplated as a junior high school site that may not ultimately developed and had an underlying zoning designation that allows for 99 single family residential units, and now 60 single family residential units are being proposed, the proposed Whitney Ranch Unit 49 project would not increase the need for fire protection, police patrol and police services to the site beyond what was previously contemplated, and the need for other public facilities would not be created by the project.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves development of the same project site as what was previously analyzed, it is not anticipated to result in new significant public services impacts or substantially more severe public services impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant public services impacts or substantially more severe public services impacts, and there is no new information requiring new analysis or verification. The analysis of public services impacts within the Northwest Rocklin Annexation EIR and Addendum are applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 16) Recreation - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, and because the project site was contemplated as a junior high school site that may not ultimately developed and had an underlying zoning designation that allows for 99 single family residential units, and now 60 single family residential units are being proposed, the proposed Whitney Ranch Unit 49 project would not increase the use of existing neighborhood and regional parks or other recreational facilities beyond what was

previously contemplated, and the need for new or the expansion of recreation facilities would not be created by the project. In addition, the City of Rocklin requires parkland dedication and/or collection of park fees to mitigate for increased recreational impacts at the time that a parcel or subdivision map is recorded or building permits are issued for multi-family projects. Any impact on City recreational facilities would be mitigated by the requirement that the project pay standard Park Development fees and annex into the appropriate maintenance districts.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project site was contemplated as a junior high school site that may not ultimately developed and had an underlying zoning designation that allows for 99 single family residential units, and now 60 single family residential units are being proposed, the proposed Whitney Ranch Unit 49 project, and because the project will be required to pay standard Park Development fees and annex into the appropriate maintenance district, it is not anticipated to result in new significant recreation impacts or substantially more severe recreation impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant recreation impacts or substantially more severe recreation impacts, and there is no new information requiring new analysis or verification. The analysis of public services impacts within the Northwest Rocklin Annexation EIR and Addendum are applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

- 17) Transportation/Traffic – The proposed Whitney Ranch Unit 49 project will result in vehicle trip generation that is less than what would occur had the site been developed as a junior high school site. Springview Middle School, one of two existing junior high schools within the Rocklin Unified School District has a student capacity of 1,089 students. Per the Institute of Transportation Engineer (ITE) Trip Generation Manual (9th edition), the trip generation rate of a junior high school is 1.62 daily trips/student. Assuming the Unit 49 site were developed with a similar sized junior high school as Springview Middle School with a student capacity of 1,089 students, this would yield 1,764 average daily trips. If the project site were developed with 60 single family residential units as is being proposed, using the average daily rate of 6.5 trips/single family residential unit that was used in the traffic modeling for the Northwest Rocklin Annexation EIR, this would yield 390 average daily trips. Because the proposed 60 unit residential project would result in 1,374 fewer average daily trips, the proposed 60 unit residential project would result in a reduction in trips as compared to if the site had been developed as a junior high school. Furthermore, because the site is being developed with 60 residential units it will generate fewer average daily vehicle trips than if the site had been developed according to its underlying zoning that would have allowed 99 single family residential units.

With respect to Vehicle Miles Traveled (VMT), the proposed Whitney Ranch Unit 49 project at a density of 60 residential units would generate less VMT than if the site were developed per the underlying zoning designation that would have allowed 99 residential units to be

developed. In addition, had the project site been developed as a Junior High School site, vehicle trips to and from the site would have consisted of trips coming from distant locations primarily within the Whitney Ranch area, but also throughout Rocklin and potentially from areas outside of Rocklin, for morning drop-off and back home or to other destinations, as well as the same trips coming back to school for afternoon pick up and back home or to other destinations. This large volume of trips (approximately 1,764 average daily trips), is much larger than the volume of vehicle trips if the site were developed with 60 residential units as proposed (approximately 390 average daily trips) and likely consists of trips that are of a greater distance than those coming from single family residences.

In conclusion, when comparing the Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves a reduction in average daily vehicle trips and associated vehicle trip length and VMT, it is not anticipated to result in new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts, and there is no new information requiring new analysis or verification. No further analysis is required.

- 18) Tribal Cultural Resources – the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. While the Northwest Rocklin Annexation EIR and Addendum were prepared and adopted prior to the requirement to address tribal cultural resources in CEQA documents, because Public Resources Code section 21080.3.3 requires consultation to occur prior to the release of a negative declaration, a mitigated negative declaration, or an EIR for a project and the City intends to rely upon the previous EIR and Addendum for the proposed Whitney Ranch Unit 49 project, there is no opportunity to incorporate additional mitigation measures for the protection of tribal cultural resources.

- 19) Utilities and Service Systems - the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, and because the project site was contemplated as a junior high school site that may not ultimately developed and had an underlying zoning designation that allows for 99 single family residential units, and now 60 single family residential units are being proposed, the proposed Whitney Ranch Unit 49 project would not increase the need for utilities and service systems to the site beyond what was previously contemplated, or if it did increase the need it would not be to the extent that will impact the ability of the utility and service providers to adequately provide such services, and the need for other public facilities would not be created by the project.

In conclusion, when comparing the proposed Whitney Ranch Unit 49 project to the Northwest Rocklin Annexation EIR and Addendum analysis, because the project involves development of the same project site as what was previously analyzed, it is not anticipated to result in new significant utilities and service systems impacts or substantially more severe utilities and service systems impacts that have not already been considered by the prior Northwest Rocklin Annexation EIR and Addendum; there are no new circumstances involving new significant utilities or service systems impacts or substantially more severe utilities and service systems, and there is no new information requiring new analysis or verification. The analysis of utilities and service systems impacts within the Northwest Rocklin Annexation EIR and Addendum are applicable to the Whitney Ranch Unit 49 project, and no further analysis is required.

20) Wildfire – the proposed Whitney Ranch Unit 49 project will result in development of the same project site consistent with what was previously analyzed in the Northwest Rocklin Annexation EIR and Addendum. Because the project site is the same physical location as was analyzed in the Northwest Rocklin Annexation EIR and Addendum, there will not be any change in analysis from the initial EIR and Addendum. While the Northwest Rocklin Annexation EIR and Addendum was prepared and adopted prior to the requirement to address wildfire in CEQA documents, the proposed Whitney Ranch Unit 49 project will result in development that is in the same physical location that was anticipated. Development associated with the proposed Whitney Ranch Unit 49 project would not result in potentially significant environmental impacts related to wildfire because the project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. In addition, the development of the project site does not include any features that would substantially impair an adopted emergency response plan or emergency evacuation plan. The streets adjacent to the project site serve as emergency evacuation corridors and would provide direct fire vehicle access to the site. In addition, the project is evaluated by representatives of the City of Rocklin’s Fire and Police Departments to ensure that adequate emergency access is provided. Most wildland fires are caused by human activities involving motor vehicles, construction/maintenance equipment, arson and burning of debris. The addition of impervious surface cover on the vacant site may in fact help reduce the potential fire risk. Therefore, the project will not substantially impair an adopted emergency response or emergency evacuation plan and the impact will be less than significant.

Finally, The project occurs on a site that is contemplated in the Rocklin General Plan for urban development, and the development of the project site does not occur in an area where an exacerbation of fire risk would occur due to slope, prevailing winds, and other factors. The project will include underground power lines, which will reduce the potential for overhead powerline fires. In addition, construction of roadway improvements and other impervious surface areas, as well as upgrades to existing infrastructure would help reduce fire risk. Therefore, the project will not exacerbate wildfire risk and the impact will be less than significant

CONCLUSION:

The Northwest Rocklin Annexation EIR and Addendum evaluated the potential environmental impacts of the Whitney Ranch Unit 49 project which included the same project site. Because the Whitney Ranch Unit 49 project will introduce development in the same physical location from what was analyzed in the Northwest Rocklin Annexation EIR and Addendum, and the development would be consistent with the surrounding existing and anticipated development, and the project does not include any aspects that would introduce new or increased environmental impacts, it has been determined that the prior EIR and Addendum would be appropriate to rely upon for purposes of CEQA compliance. Based on the analysis provided above, no new significant environmental impacts would occur and no substantial increases in the severity of previously identified significant effects would be anticipated. None of the conditions described in CEQA Guidelines sections 15162, 15163 and 15164 calling for the preparation of a supplement, subsequent or addendum to a negative declaration or EIR are present, and therefore, no subsequent or EIR or supplemental EIR or addendum to an EIR is required pursuant to CEQA.

In summary, the analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the proposed Whitney Ranch Unit 49 project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.