



Gavin Newsom  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Kate Gordon  
Director

**Notice of Preparation**

February 1, 2019

To: Reviewing Agencies

Re: College Park  
SCH# 2019012056

Attached for your review and comment is the Notice of Preparation (NOP) for the College Park draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.


Please direct your comments to:

**David Mohlenbrok  
City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

  
Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2019012056  
**Project Title** College Park  
**Lead Agency** Rocklin, City of

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**Type** NOP Notice of Preparation

**Description** The 107.2-acre College Park Project includes the 71.4-acre North Village and the 35.8-acre South Village site. The North Village site would include approx 432 dwelling units, and the South Village site would include approx 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 land uses (mixed uses) would make up the bulk of the remaining portion of the South Village site.

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**Lead Agency Contact**

**Name** David Mohlenbrok  
**Agency** City of Rocklin  
**Phone** 916-625-5162 **Fax**  
**email**  
**Address** 3970 Rocklin Road  
**City** Rocklin **State** CA **Zip** 95677

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**Project Location**

**County** Placer  
**City** Rocklin  
**Region**  
**Cross Streets** Rocklin Rd  
**Lat / Long** 38° 47' 26.8" N / 121° 12' 13.0" W  
**Parcel No.** 045-150-023, -048, -052, -131-001, -003  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways** I-80  
**Airports**  
**Railways** UPRR  
**Waterways** Antelope Crk  
**Schools** Sierra College, Ruhkala ES, Rocklin HS, Franklin ES, Loomis Basi  
**Land Use** vacant property/planned development, OS, & R1-10/MU & R-C

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Cumulative Effects; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian

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**Reviewing Agencies** Resources Agency; Department of Conservation; Central Valley Flood Protection Board; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 2; Native American Heritage Commission; Public Utilities Commission; Department of Housing and Community Development; California Energy Commission; Caltrans, District 3 N; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Drinking Water; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento)

**Document Details Report**  
**State Clearinghouse Data Base**

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**Date Received** 01/31/2019

**Start of Review** 02/01/2019

**End of Review** 03/04/2019

**Notice of Completion & Environmental Document Transmittal****2019012056**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH #****Project Title:** College Park

Lead Agency: City of Rocklin

Contact Person: David Mohlenbrok

Mailing Address: 3970 Rocklin Rd.

Phone: (916) 625-5162

City: Rocklin

Zip: 95677

County: Placer

**Project Location:** County: Placer

City/Nearest Community: Rocklin

Cross Streets: Rocklin Road

Zip Code: 95677

Longitude/Latitude (degrees, minutes and seconds): 38 ° 47 ' 26.8 " N / 121 ° 12 ' 13.0 " W Total Acres: 107.2

Assessor's Parcel No.: See attachment for detail

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-80

Waterways: Antelope Creek

Airports: N/A

Railways: Union Pacific (20/AB)

Schools: See attachment

**Document Type:**CEQA: ☒ NOP☐ Draft EIRNEPA: ☐ NOI☐ Early Cons☐ Supplement/Subsequent EIR☐ EAOther: ☐ Joint Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☒ Final Document☐ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI

Other: \_\_\_\_\_

**Local Action Type:**☐ General Plan Update☐ Specific Plan☒ Rezone☐ Annexation☒ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☒ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☒ Residential: Units 646 Acres 46.2☒ Office: Sq.ft. 153,000 Acres 11.7

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☒ Commercial: Sq.ft. 66,000 Acres 15.8

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_

MW

☒ Recreational: 33.5 acres (Open Space)☐ Hazardous Waste: Type \_\_\_\_\_

MGD

☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_☐ Other: \_\_\_\_\_**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☒ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Vacant Property/Planned Development, Open Space, &amp; R1-10/Mixed Use (MU) and Recreation- Conservation (R-C)

**Project Description:** (please use a separate page if necessary)

The 107.2-acre College Park Project includes the 71.4-acre North Village and the 35.8-acre South Village site. 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Attachment to the Notice of Completion and Environmental Document  
Transmittal for the College Park Project  
Supplemental Information

**Assessor's Parcel Numbers:** 045-150-023; 045-150-048; 045-150-052; 045-131-001; 045-131-003

**Schools within 2 miles:** Sierra College; Ruhkala Elementary School; Rocklin High School; Franklin Elementary School; Loomis Basin Charter School; Sierra Elementary School; Stoneridge Elementary School; Spring View Middle School



# NOP Distribution List

County: Placer

SCH#

2019012056

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☐ California Coastal Commission  
Allyson Hitt

☐ Colorado River Board  
Elsa Contreras

☒ Dept. of Conservation  
Crina Chan

☐ Cal Fire  
Dan Foster

☒ Central Valley Flood Protection Board  
James Herota

☒ Office of Historic Preservation  
Ron Parsons

☒ Dept of Parks & Recreation  
Environmental Stewardship Section

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve Goldbeck

☒ Dept. of Water Resources  
Resources Agency  
Nadell Gayou

## Fish and Game

☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☒ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☐ Fish & Wildlife Region 4  
Julie Vance

☐ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
William Paznokas  
Marine Region

## Other Departments

☐ California Department of Education  
Lesley Taylor

☐ OES (Office of Emergency Services)  
Monique Wilber

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Cathy Buck  
Environmental Services Section

☒ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

## Independent

### Commissions/Boards

☐ Delta Protection Commission  
Erik Vink

☐ Delta Stewardship Council  
Anthony Navasero

☒ California Energy Commission  
Eric Knight

☒ Native American Heritage Comm.  
Debbie Treadway

☒ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
HQ LD-IGR  
Christian Bushong

☐ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☒ Caltrans, District 3  
Susan Zanchi

☐ Caltrans, District 4  
Patricia Maurice

☐ Caltrans, District 5  
Larry Newland

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Mark Roberts

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☐ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

Cal EPA

Air Resources Board

☐ Airport & Freight  
Jack Wursten

☒ Transportation Projects  
Nesamani Kalandiyur

☐ Industrial/Energy Projects  
Mike Tollstrup

☐ California Department of Resources, Recycling & Recovery  
Kevin Taylor/Jeff Esquivel

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☒ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Div. Drinking Water # \_\_\_\_\_

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☒ Dept. of Toxic Substances Control Reg. # \_\_\_\_\_  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☒ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☐ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_