

Notice of Completion & Environmental Document Transmittal

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:** SUNSET WHITNEY RECREATION AREA (SWRA) MASTER PLAN

Lead Agency: CITY OF ROCKLIN

Contact Person: DAVID MOHLENBROK

Mailing Address: 3970 ROCKLIN ROAD

Phone: 916-625-5162

City: ROCKLIN

Zip: 95677

County: PLACER

Project Location: County: PLACER

City/Nearest Community: ROCKLIN

Cross Streets: MIDAS AVE, WHITNEY BLVD, SUNSET BLVD.

Zip Code: 95677

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 184

Assessor's Parcel No.: 010-010-011, 010-010-014, 010-040-007, 010-040-008, 016-010-005, 016-010-006

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: HWY 65, I-80

Waterways: _____

Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☒ Mit Neg Dec Other: _____ ☐ FONSI _____

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: RECREATION MASTER PLAN

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☒ Recreational: CONVERSION OF A DEFUNCT GOLF COURSE TO A PUBLIC RECREATION AREA
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ 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:

ZONING - Open Area (OA) and Planned Development Residential (PD-R) / GENERAL PLAN - Recreation/Conservation (R-C) and Medium Density Residential (MDR)

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

The proposed project (Sunset Whitney Recreation Area or "SWRA") entails the conversion of a defunct golf course into a public recreation area, utilizing to the extent possible the conversion and enhancement of existing improvements such as using former paved cart paths and bridges for paths and trails. The recreation area is anticipated to include numerous improvements and amenities over the course of time, including the development of the "Hub Area" located off of Midas Avenue where the golf course parking lot, clubhouse, tennis courts and driving range area formerly existed. The Hub Area is anticipated to include improvements and amenities including, but not limited to: turf and picnic areas; walkways and connective paths; a Veteran's Memorial area that would include honor walls, a rose garden, art, flags, and connective paths; an entry/arrival location with a rose garden and pergola, perimeter fencing and maintenance access; an outdoor plaza area that would include a concrete plaza, a recessed turf area, art, a pavilion, a dry creek bed, a bridge and a stone path; an art walk/passive area that would include paths, turf, art and a bridge connection; an adventure park and mountain biking area that would include a picnic pavilion, bike rack and picnic tables; an amphitheater area that would include natural terrace seating and a shaded picnic area; a recreation center that would include an approximately 18,000 square foot multi-use building; a natural preserves area for wildlife and restoration that would include viewing areas, interpretative panels, an arboretum and oak woodlands; a pond and shade structure area that would include boardwalks, a picnic pavilion area, and pond restoration; an active play area that would include play structures such as swings, a spinner and a treehouse tower; a pickleball court area that would include 14 standard courts, 2 champion courts, lighting, built in bleachers, shaded areas and court viewing and event space; and a maintenance area that would include a shop and yard, office space, trash enclosures, and landscape material bays. In addition to the Hub Area, other improvements and amenities for the SWRA would include, but not be limited to: natural paths and a cross country trail; a 1-mile loop; natural pedestrian/bike trails with simple mountain bike obstacles off the trails; Sunset Boulevard Park which would include multi-age playgrounds, picnic areas and shade structures and trees, and a trail connection to the sidewalk on Sunset Boulevard; an Argonaut Avenue Play area that would include a play area and a picnic area.

Access to the project would be provided via the existing vehicular driveway and parking area off of Midas Avenue. There are numerous other pedestrian/bike points of access to the SWRA, including formal access points along Midas Avenue, Argonaut Avenue, Whitney Boulevard and Sunset Boulevard.

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>2</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date JANUARY 23, 2026 Ending Date FEBRUARY 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: DAVID MOHLENBROK

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Date: 2026.01.22 12:02:11 -08'00'

Date: _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.