

RESOLUTION NO. 2020-

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN APPROVING
OF A NOTICE OF EXEMPTION
(Sunset Station / PDG2019-0002, DR2019-0009 and TRE2020-0001)

WHEREAS, the City of Rocklin's Environmental Coordinator has reviewed the Sunset Station Project / PDG2019-0002, DR2019-0009 and TRE2020-0001 ("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Sections 15303 – New Construction or Conversion of Small Structures; and 15305 – Minor Alterations in Land Use Limitations; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

WHEREAS, the Planning Commission of the City of Rocklin has recommended that the City Council approve the Notice of Exemption on February 19, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, and for the reasons stated in the Notice of Exemption, attached hereto and incorporated by reference herein as Exhibit 1, the City Council of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. The City Council approves the Notice of Exemption.

Section 3. Upon approval of the Project by the City Council, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this __ day of _____, 2020, by the following vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Greg Janda, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
2954 Richardson Blvd.
Auburn, CA 95604-5228

FROM: City of Rocklin
Community Development Department
3970 Rocklin Road
Rocklin, CA 95677

Project Title: Sunset Station

Project Location - Specific: The project site is located north of the intersection of Sunset Boulevard and Pebble Creek Drive, APN 016-450-016.

Project Location - City: Rocklin, CA; **County:** Placer

Description of Nature, Purpose and Beneficiaries of Project: The proposed project would involve the development of a 2-acre commercial/retail center on property which was previously developed as a Park & Ride facility. Development would include a 6,064 square foot drive through commercial building, which would include a bank, as well as a building pad for future development, drive aisles, and landscaping.

Name of Public Agency Approving Project: City of Rocklin

Name of Person or Agency Carrying Out Project: The owner/applicant is SR95-VP, LLC, Attn: Denton Kelley, 3140 Peacekeeper Way, McClellan, CA 95652. (916) 965-7100.

Exempt Status (Check one)

☒ X Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Sections 15305 – Minor Alterations in Land Use Limitations; and 15303 – New Construction or Conversion of Small Structures

Reasons why the project is exempt. The project involves a General Development Plan Amendment to amend the Stanford Ranch General Development Plan to modify the “Permitted Uses” section to remove the floor area limitation on “offices and clinics, including financial institutions” within the PD-C Zoning District. In addition, the project involves the construction of a 6,064 square foot drive through commercial/bank building, a building pad for future development, and associated drive aisles and landscaping. The project is exempt as described below:

1. **Class 5 exemptions consist of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.**

The proposed General Development Plan Amendment would remove the maximum floor area percentage from office buildings, including financial institutions, within the PD-C zoning district. This modification would not result in any changes in land use or density, but would instead allow additional flexibility within this zoning district, consistent with the majority of commercial zoning within the City. The average slope of the property is less than 20%.

2. **Class 3 exemptions consist of construction and location of a limited number of new, small facilities or structures, including a store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area on sites zoned for such use in urbanized areas where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.**

The project proposes construction of a 6,064 square foot commercial/bank building on property zoned for commercial use. The site has previously been developed as a Park & Ride facility and currently exists as a parking lot with associated landscaping. Neither the site, nor the surrounding area, are environmentally sensitive, all necessary public services and facilities are available, and the project does not involve the use of significant amounts of hazardous substances.

The project as proposed is consistent with the exemption class description noted above and is exempt pursuant to Classes 3 and 5 of the CEQA Guidelines.

Contact Person: David Mohlenbrok, Community Development Department Director

Date received for Filing: _____

Signature: _____
David Mohlenbrok, Community Development Department Director