

RESOLUTION NO. 2021-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING A MODIFICATION TO
SPECIFIC PLAN USE PERMIT
(Springfield at Whitney Oaks Custom Lots 650, 651 and 772 through 779
/ SPU-2000-02B)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Specific Plan Use Permit, SPU-2000-02 addressed approval of house plans, grading, landscaping and fencing on fifteen lots in the Whitney Oaks Phase II, Units 28 A (Lots 647 - 651) and 28 B (Lots 772 – 780, & 785) subdivisions. Due to the complexity of the design issues specific to each of these lots, the Planning Commission directed the applicant to bring these lots forward in smaller groups. Development upon the first five (5) of these lots (Lots 647, 648, 649, 780, & 785) was approved by the City Council in 2000 by adoption of City Council Resolution No. 2000-277. Approval of the home designs and grading of the remaining ten (10) custom lots was approved separately by City Council Resolution No. 2003-7.

B. In 2012 the City Council reviewed development regulations adopted as part of Resolution 2003-07, specifically considering Condition B.6.A. of that resolution which had applied a deed restriction limiting the location and extent of patio covers, balconies, additions and other structures on the rear portions of the referenced lots outside the boundaries of applicable open space easements. The City Council determined that due to the distance of these homes from adjacent residences in Clover Valley, and changes in the unique circumstances over the approximately ten (10) years since the regulations were approved, including the amount of existing vegetation and screening between the properties and the lack of views of parcels 650, 651, 772, 773, 774, 775, 776, 777, 778, and 779 from Rawhide Road, that the development regulations noted above were no longer necessary to maintain compatibility between these sites and nearby homes in Clover Valley, and therefore, approved City Council Resolution 2012-84 modifying Resolution 2003-07 to remove Condition B.6.A.

C. On January 26, 2021, following a public hearing, the City Council reviewed the landscaping screening planting requirements adopted as part of Resolution 2003-07, specifically Conditions B.2.A) 3), 4), 5), 6), 7), 8), and B.2.C. Based upon that review the City Council has determined that due to the distance between homes on Tahoe Vista Way (parcels 650, 651, 772, 773, 774, 775, 776, 777, 778, and 779) and those on Rawhide Road; the improved screening provided by the growth of natural vegetation in the open space areas between the properties in the intervening eighteen (18) +/- years, and the difficulty of planting and maintaining plants and irrigation systems on steep hillside open space areas, that these conditions which mandated screening landscape planting at the rear of these homes are no longer necessary to maintain

compatibility between these sites and nearby homes in Clover Valley, and therefore, the requirement for such landscaping should be removed.

C. The establishment, maintenance, and operation of resulting uses and buildings or structures will not, under the circumstances of this particular case, be detrimental or injurious to the health, safety or general welfare of persons residing or working within the neighborhood of the proposed use, to property and improvements in the neighborhood, or to the general welfare of the City because the structures are already in place and no significant physical changes to the built or planted environment are anticipated.

D. The establishment, operation, and maintenance of the uses and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan by establishing residential design standards for planned unit developments, especially for hillsides and other unique areas, to reduce the impact of new development on the existing natural terrain and built environment, LU-18; requiring projects that are approved on severe slopes (25 percent or greater) to establish grading design guidelines with their development application, LU-19; and with all remaining zoning standards, regulations, and restrictions applicable to the properties. The proposed project would not result in any changes to the type or density of existing or potential future development or any changes to existing grading.

E. When the original Whitney Oaks Phase II Subdivision project (SD-96-02) was approved in 1996, a Mitigated Negative Declaration (MND) was also approved per City Council Resolution 96-260. Project specific analysis was conducted and potential impacts of the Whitney Oaks Phase II Subdivision project were identified in the MND. Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, contains the provisions for when subsequent environmental documentation is needed. Pursuant to Section 15162, the City Council has determined that the proposed SPU Modification project (SPU-2000-02B) does not require additional environmental documentation.

This determination has been made because according to Section 15162, when a negative declaration has been adopted for a project, no subsequent environmental document shall be prepared unless substantial changes to the project or to the circumstances under which the project is undertaken, or new information of substantial importance results in the identification of a new impact or an increase in the severity of a previously identified significant impact. The proposed SPU Modification project is within the scope of the previously approved Whitney Oaks Phase II Subdivision project MND and does not result in any new significant impacts nor does it result in an increase in the severity of a previously identified significant impact.

Section 2. Resolution 2003-07 is hereby amended to remove Sections 2(B)(2)(A)(3), 2(B)(2)(A)(4), 2(B)(2)(A)(5), 2(B)(2)(A)(6), 2(B)(2)(A)(7), 2(B)(2)(A)(8), 2(B)(2)(C), and 2(B)(6)(F) in their entirety, with all other sections not expressly amended by this Resolution or a prior resolution remaining unchanged and in full force and effect.

Section 3. This resolution shall take effect immediately upon its adoption by the City Council, and the City Clerk shall certify the vote adopting this resolution.

PASSED AND ADOPTED this 26th day of January, 2021, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

Jill Gayaldo, Mayor

ATTEST:

Hope Ithurnburn, City Clerk