

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
AMENDING THE GRANITE LAKE ESTATES GENERAL DEVELOPMENT PLAN
(ORDINANCES 855 AND 958; GRANITE LAKE ESTATES AMENDMENT / PDG-2000-08B)

The City Council of the City of Rocklin does find, determine, and ordain as follows:

Section 1. Findings.

A. The proposed second amendment to the Granite Lakes Estates General Development Plan would delete a provision related to the construction phasing of a specific tentative subdivision approval, Granite Lake Estates (SD-2002-02) from the Granite Lake Estates General Development Plan.

B. The General Development Plan Amendment is consistent with the General Plan designations applicable to the property and the policies of the City of Rocklin's General Plan, including the Housing Element as it would not change specific land uses and development standards and would facilitate the development of housing consistent within the density ranges of the applicable General Plan land use designation(s) by removing a limitation on the number of homes that could be built prior to completion of the Monument Springs bridge and roadway improvements.

C. The area is physically suited to the uses authorized in the proposed General Development Plan Amendment as the site is low rolling hills and fronts on public streets and public utilities are readily available.

D. The proposed General Development Plan Amendment is compatible with the land uses existing and permitted on the properties in the vicinity, as the modification proposed would not change the type or density of single-family residential development allowed on the project site or alter the permitted land uses, densities or development standards which are similar to those existing on properties adjacent to the project site.

E. The proposed Amendment will not alter land uses, their density or intensity, allowed on the project site and are not likely to create serious health problems or create nuisances on properties in the vicinity as they are similar to those applicable to the adjacent residential properties and include development standards to ensure that any project provides for adequate light and air. Additionally, any project would have to comply with adopted Building and Fire Codes that are intended to ensure the safety of future residents.

F. The City Council has considered the effect of the proposed General Development Plan Amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources. The project will not change the amount of land that can be developed to provide for additional housing and will, potentially, allow housing to be developed more quickly than it might have otherwise thereby incrementally assisting in the City's efforts to address the critical housing shortage currently facing the State of California. Any project constructed on the site would be required to pay impact fees, mitigation fees, and participate in facilities financing districts, if formed, to address the developments incremental impacts on the provision and financing of public services.

G. The requested General Development Plan Amendment would remove an impediment to development and have no significant impact on the protection of the environment or of the health, safety, and comfort of the residents of the City as it would not change allowed uses, densities, or development standards all of which are similar to those applicable to nearby properties. Further any such development would be required to comply with the adopted Building Codes, Fire Codes, and other best practices to ensure safety and compatibility.

Section 2. **Action.** The City Council hereby approves of the amendments to the Granite Lake Estates General Development Plan, and the Plan shall be amended as set forth in Exhibit "A" of this ordinance, attached hereto and incorporated herein by reference.

Section 3. **Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

Section 4. **Environmental.** An environmental impact report (EIR) for this project was certified via City Council Resolution 2002-165 on May 28th, 2002. An Addendum to the EIR has been prepared and certified for the proposed modification via City Council Resolution No. .

Section 5. **Severability.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

Section 6. **Effective Date.** Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer

Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on May 10, 2022, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers
ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 20__, by the following vote:

AYES: Councilmembers:
NOES: Councilmembers:
ABSENT: Councilmembers:
ABSTAIN: Councilmembers:

Bill Halldin, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

First Reading: May 10, 2022

Second Reading:

Effective Date:

EXHIBIT A

**SECOND AMENDMENT TO THE GRANITE LAKES ESTATES GENERAL
DEVELOPMENT PLAN**

(Granite Lakes Estates Modification / PDG-2000-08B)

RECITALS

1. Section 9. Special Conditions, D. Phasing Requirements for SD-2000-02, 1. of the General Development Plan, page 4 of 4, is hereby deleted and substituted herewith, and Section 9. Special Conditions, D. Phasing Requirements for SD-2000-02, 1., as set forth below, is substituted therefore:

D. DELETED