

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
AMENDING THE NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN AND REZONING  
AN APPROXIMATELY 20 ACRE AREA FROM PLANNED DEVELOPMENT COMMERCIAL (PD-  
C) AND PLANNED DEVELOPMENT LIGHT INDUSTRIAL (PD-LI) TO PLANNED  
DEVELOPMENT 10 DWELLING UNITS PER ACRE (PD-10).

(Estia at Rocklin / PDG2021-0002 and Z2021-0001)

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

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

A. The proposed general development plan amendment would amend the Northwest Rocklin General Development Plan to accommodate the current zoning request and would amend the Zoning Map to rezone a 20.0-acre portion of the Highway 65 Corridor Planning Area (Development Unit 114) from PD-LI and PD-C to PD-10, as indicated in Attachment 1, Exhibits 1A and 1B to this ordinance.

B. The general development plan amendment is compatible with the Rocklin General Plan and land uses existing and permitted on the properties in the vicinity.

C. The proposed amendments to the Northwest Rocklin General Development Plan only affect Exhibit C of that document, with Exhibit B, Conditions of Approval for the Northwest Rocklin General Development Plan, and the North West Rocklin Financing Plan remaining in effect and unchanged by this amendment.

D. The general development plan amendment does not propose any modification to allowed land uses, and would not create serious health problems or create nuisances on properties in the vicinity.

**Section 2. Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution.

**Section 3. Amendment to Code.** The Northwest Rocklin General Development Plan is hereby amended to rezone a 20.0-acre portion of the Highway 65 Corridor Planning Area (Development Unit 114) from PD-LI and PD-C to PD-10 and make other general clarification and project-related conforming changes to various charts, tables, figures, and text in Exhibit C of the general development plan as set forth in "Exhibit 1A," attached hereto and incorporated herein by such reference. The Citywide Zoning Map is also hereby amended to modify the zoning designation for the 20.0-acre

portion of the Highway 65 Corridor Planning Area (Development Unit 114), as set forth in "Exhibit 1B," attached hereto and incorporated herein by such reference. Any provision of the Northwest Rocklin General Development Plan or Citywide Zoning Map not explicitly amended by this Ordinance shall remain unaltered and in effect.

**Section 4. 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. The 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 5. Environmental.** A Mitigated Negative Declaration has been approved for this project via City Council Resolution No.                     .

**Section 6. Effective Date.** This ordinance shall take effect thirty (30) days after the day of its adoption.

**Section 7. Publication.** Within 15 days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, a summary of the ordinance, or an advertisement of the ordinance to be published in a newspaper of general circulation, with the names of those City Councilmembers voting for and against the ordinance, in accordance with Government Code section 36933.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on September 27, 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 \_\_\_\_\_, 2022, by the following vote:

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

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Bill Halldin, Mayor

ATTEST:

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Hope Ithurnburn, City Clerk

First Reading:  
Second Reading:  
Effective Date:

EXHIBIT 1A

Estia at Rocklin - Northwest Rocklin General Development Plan Amendment – PDG2021-0002

Northwest Rocklin General Development Plan Amendment (Exhibit C)

Available at the Community Development Department, Planning Division

EXHIBIT 1B

Estia at Rocklin - Northwest Rocklin General Development Plan Amendment - PDG2021-0002

Northwest Rocklin General Development Plan Zoning Exhibit (Figure 4)

Available at the Community Development Department, Planning Division