



EXCERPT
CITY OF ROCKLIN
MINUTES OF THE
PLANNING COMMISSION MEETING

September 20, 2022
Rocklin Council Chambers, 3970 Rocklin Road
(www. rocklin.ca.us)

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was led by Commissioner Armstrong.
3. Roll Call:

Chairman McKenzie - *Excused*
Vice Chair Cortez
Commissioner Barron
Commissioner Armstrong
Commissioner Hess

Others Present:

David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner
Nathan Anderson, Senior Planner
Lynn Toth, Associate Civil Engineer
Armeen Komeili, Assistant City Attorney
Janette Haley, Planning Technician
Terry Stemple, Planning Commission Secretary

About 6 others

4. Minutes

- A. August 16, 2022
- B. September 6, 2022

Public Comment: None

Motion to approve Item 4a by Commissioner Barron, seconded by Commissioner Hess. The item was approved by the following vote:

AYES:	Commissioners:	Armstrong, Barron, Cortez, Hess
NOES:	Commissioners:	None
ABSENT:	Commissioners:	McKenzie
ABSTAIN:	Commissioners:	None

Motion to approve Item 4b by Commissioner Barron, seconded by Commissioner Hess. The item was approved by the following vote:

AYES:	Commissioners:	Armstrong, Barron, Cortez, Hess
NOES:	Commissioners:	None
ABSENT:	Commissioners:	McKenzie
ABSTAIN:	Commissioners:	None

5. Citizens Addressing the Commission on Non Agenda Items: None

PUBLIC HEARING ITEMS

**6. WHITNEY RANCH UNIT 49
GENERAL PLAN AMENDMENT, GPA2021-0004
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2021-0003
REZONE, Z2019-0002
TENTATIVE SUBDIVISION MAP, SD2021-0003**

Request for approval of a General Plan Amendment, a General Development Plan Amendment and a Tentative Subdivision Map to change the land use designation of the project site from Public/Quasi-Public (P/PQP) to Low Density Residential (LDR), update the Northwest Rocklin General Development Plan, and subdivide the property into 60 single-family residential lots.

The subject site is generally located on the northerly corner of Songbird Way and Whitney Ranch Parkway. APN 017-174-020. The property is zoned Planned Development Residential 5 units per acre/School (PD-5/School). The General Plan designation is Public/Quasi-Public (P/PQP).

An Environmental Impact Report was previously approved by the Rocklin City Council through Resolution No. 2002-230 and amended through Resolution No. 2008-252. The requested land use changes and tentative subdivision map entitlements do not result in any environmental impacts beyond those that were previously identified and therefore, the land use changes and tentative subdivision map can rely on the approved Northwest Rocklin Annexation Area Environmental Impact Report, pursuant to Section 15162 of the CEQA Guidelines.

The applicant is David Barry with Ubora Engineering & Planning. The property owner is the Southern Placer School Transportation Authority.

Dara Dungworth presented the staff report.

The Commission had questions for Staff regarding:

1. Reason for access not being off of Whitney Ranch Parkway
2. SB743
3. Decision to not need 3rd Junior High School

Applicant, Craig Rouse, Rocklin Unified School District, addressed the Commission and stated he was here to answer any questions they may have.

The Commission had questions for the applicant regarding:

1. District’s decision not to have 3rd Junior High School
2. Age of current schools
3. How many elementary schools in Rocklin
4. How often the demographic enrollment study is done
5. Growth in Rocklin

Public Comment:

1. Jason Clark, Rocklin – had questions regarding the age of the CEQA document, elevation differences and grading in 2019 and traffic concerns
2. Gary Stevens, Rocklin – concerned about traffic and speeding
3. Dave Williams – traffic concerns

Dave Berry addressed the questions regarding the project access; previous grading in 2019; and traffic issues being an enforcement issue.

There being no further public comment, the hearing was closed.

Commission Deliberations/Discussion

Commissioner Barron stated he is comfortable with the CEQA analysis. He feels the need for more schools should be deferred to the school district. He is comfortable with the traffic analysis and comfortable that there is no net loss of housing. Traffic is an enforcement issue. He supports the project.

Commissioner Armstrong appreciates the comments from the residents. Agrees with the housing project.

Commissioner Hess stated she had exparte communications with Rocklin Unified School District. She agrees with Commissioner Barron on traffic being an enforcement issue. She is satisfied with the staff report and supports the project.

Commissioner Cortez concurred with his fellow commissioners and is in support of the project.

- A. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Amendment To The General Plan Of The City Of Rocklin To Change The Land Use Designation Of Approximately 19.9 Acres From Public Quasi Public To Low Density Residential (WHITNEY RANCH UNIT 49 / GPA2021-0004)

Motion to approve Item 6a by Commissioner Barron, seconded by Commissioner Hess. The item was approved by the following vote:

AYES:	Commissioners:	Armstrong, Barron, Cortez, Hess
NOES:	Commissioners:	None
ABSENT:	Commissioners:	McKenzie
ABSTAIN:	Commissioners:	None

- B. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Amending The Northwest Rocklin General Development Plan And Rezoning An Approximately 19.9-Acre Site From Junior High School (School)/Planned Development 5 Units To The Acre (PD-5) To Planned Development 3.3 Units To The Acre (PD-3.3C) (WHITNEY RANCH UNIT 49 / PDG2021-0003 AND Z2022-0002)

Motion to approve Item 6b by Commissioner Barron, seconded by Commissioner Hess. The item was approved by the following vote:

AYES:	Commissioners:	Armstrong, Barron, Cortez, Hess
NOES:	Commissioners:	None
ABSENT:	Commissioners:	McKenzie
ABSTAIN:	Commissioners:	None

C. Resolution Of The Planning Commission Of The City Of Rocklin Recommending City Council Approval Of A Small Lot Tentative Subdivision Map (WHITNEY RANCH UNIT 49 / SD2021-0003)

Motion to approve Item 6c by Commissioner Barron, seconded by Commissioner Hess to include the amendments below. The item was approved by the following vote:

Amend Condition:

4.d.ii. Submit verification from the U.S. Army Corp of Engineers and the California Department of Fish and Wildlife that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways, if applicable.

Delete Condition:

~~*4.b.vii. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4's General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Control Plan for the on-site treatment systems and hydromodification controls, if any, or acceptable alternatives to the satisfaction of the City Engineer and Environmental Services Manager. All on-site specified treatments systems and hydromodification controls shall be privately owned and maintained.*~~

Amend Condition:

4.f.ii.A) Frontage improvements along Songbird Way and Whitney Ranch Parkway, in substantial compliance with Exhibit A, shall also include modifications to widen the sidewalk to create a Class 1 bike lane between Whitney Ranch Parkway and Old Ranch House Road along Songbird Way and to the satisfaction of the City Engineer and Director of Public Services.

AYES:	Commissioners:	Armstrong, Barron, Cortez, Hess
NOES:	Commissioners:	None
ABSENT:	Commissioners:	McKenzie
ABSTAIN:	Commissioners:	None

NON-PUBLIC HEARINGS

9. General Correspondence, Presentations and Reports from City Staff

- Bret Finning, Planning Services Manager stated that there would be no Planning Commission meeting on October 4th, however, there could possible be a joint Planning Commission/City Council meeting instead.

Public Comment: None

10. Reports and Discussion Items from Planning Commissioners: None

Public Comment: None

11. Adjournment

There being no further business, the meeting was adjourned at 7:43p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of*

P:\PUBLIC PLANNING FILES__ PROJECT FILES\Whitney Ranch Unit 49\Meeting Packets\CC - 11-8-22\01x Whitney Ranch Unit 49 - 09.20.22 PC Minutes - CC SR ATT X.docx