

RESOLUTION NO. 2022-

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING 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)

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. This General Plan Amendment (GPA2021-0004) proposes changes to the City of Rocklin's Land Use Diagram for an approximately 19.9-acre site located at the northeast corner of the intersection of Whitney Ranch Parkway and Songbird Way (APN 017-174-020) from Public Quasi Public (PQP) to Low Density Residential (LDR) within the Whitney Ranch planning area of the Northwest Rocklin Annexation Area.

B. The City Council has considered the effect of the approval of this subdivision 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 subdivision would facilitate the construction of sixty (60) additional single-family home sites on a property with underlying single-family zoning that was originally designated for a school. The construction of these units would increase housing availability.

C. The land uses and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element.

D. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services. The site generally slopes from north-south/east-west and is devoid of any wetlands or other environmental constraints. All utilities and other services are available and located within close proximity to the site.

E. The land uses allowed by the proposed amendment are compatible with land uses existing and permitted on properties in the vicinity, providing the properties are developed in accordance with the policies and requirements of the Rocklin General Plan and applicable zoning and subdivision ordinances. The project proposes to amend the land use designation from Public Quasi Public (PQP) to Low Density Residential (LDR). The site is an infill site substantially surrounded by existing single family development.

F. The land uses allowed by the proposed amendment, and their density and intensity, are not likely to create serious health problems or nuisances on properties in the

vicinity. The proposed Low Density Residential land use, which allows a density range of 1 to 3.4 dwelling units per acre, is compatible with neighboring land use designations, provided the properties are developed in accordance with the policies and requirements of the Rocklin General Plan and applicable zoning and subdivision ordinances.

Section 2. The proposed Whitney Ranch Unit 49 project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Northwest Rocklin Annexation Area EIR and associated Addendum, approved and certified by City Council Resolutions No. 2002-230 and 2008-252, respectively. Pursuant to Public Resources Code Section 21166 and Section 15162 of California Code of Regulations, Title 14, Division 6, Chapter 3 (CEQA Guidelines), no further environmental review of the Whitney Ranch Unit 49 project is required, nor should be conducted, since the project is within the scope of the Northwest Rocklin Annexation Area EIR and associated Addendum which adequately describes these activities for purposes of CEQA for the following reasons:

A. No new significant environmental effects nor any substantial increase in the severity of previously identified significant effects will occur from the Whitney Ranch Unit 49 project.

B. No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous EIR or Addendum due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

C. No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR or Addendum were certified as complete, shows any of the following:

i) That the project will have one or more significant effects not discussed in the previous EIR;

ii) That significant effects previously examined will be substantially more severe than shown in the previous EIR;

iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

iv) That mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

Section 3. The City Council of the City of Rocklin hereby approves General Plan Amendment (GPA2021-0004), as shown in Exhibit A, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this 13<sup>th</sup> day of December, 2022, by the following vote:

AYES: Councilmembers:

NOES: Councilmembers:

ABSENT: Councilmembers:

ABSTAIN: Councilmembers:

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, Mayor

ATTEST:

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Hope Ithurnburn, City Clerk

EXHIBIT A

WHITNEY RANCH UNIT 49  
GPA2021-0004

AVAILABLE AT COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION