

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN 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)

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 provide clarity with respect to the removal of the Junior High School designation from this site and would amend the City-wide Zoning Map to rezone an approximately 19.9-acre site within the Whitney Ranch Planning Area (Unit 49) from Junior High School (School)/PD-5 to PD-3.3C, as indicated in Exhibits 1A and 1B to this ordinance, which are attached hereto and incorporated herein by this reference.

B. The proposed general development plan amendment is compatible with the concurrently proposed Rocklin General Plan Amendment and the land uses existing and permitted on the properties in the vicinity. The general development plan amendment removes references to School use of this site in the document and changes the residential designation to PD-3.3C.

C. 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.

D. 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.

E. 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.

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 19.9-acre portion of the Whitney Ranch/ Sunset Ranchos Planning Area (Unit 49) from Junior High School (School)/PD-5 to PD-3.3C, as indicated in Exhibits 1A and 1B of this Ordinance, which are attached hereto and incorporated herein by this reference, and to make other project-related conforming changes to various charts, tables, figures, and text in Exhibit C of the Northwest Rocklin General Development Plan as set forth in Exhibit "1A". Unless expressly amended by this Ordinance, all other sections of the Northwest Rocklin General Development Plan shall remain unchanged and in effect.

Section 4. Amendment to Zoning Map. The Citywide Zoning Map is hereby amended to modify the zoning designation for the 19.9-acre portion of Whitney Ranch Unit 49, as set forth in Exhibit "1B." Unless expressly amended by this Ordinance, all other sections of the Citywide Zoning Map shall remain unchanged and in effect.

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. 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 6. Environmental. 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 the California Code of Regulations, Title 14, Division 6, Chapter 3, 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; and

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

Section 8. 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 December 13, 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:

, Mayor

ATTEST:

Hope Ithurnburn, City Clerk

First Reading:
Second Reading:
Effective Date:

EXHIBIT 1A

Whitney Ranch 49 - Northwest Rocklin General Development Plan Amendment – PDG2021-0003

Northwest Rocklin General Development Plan Amendment (Exhibit C)

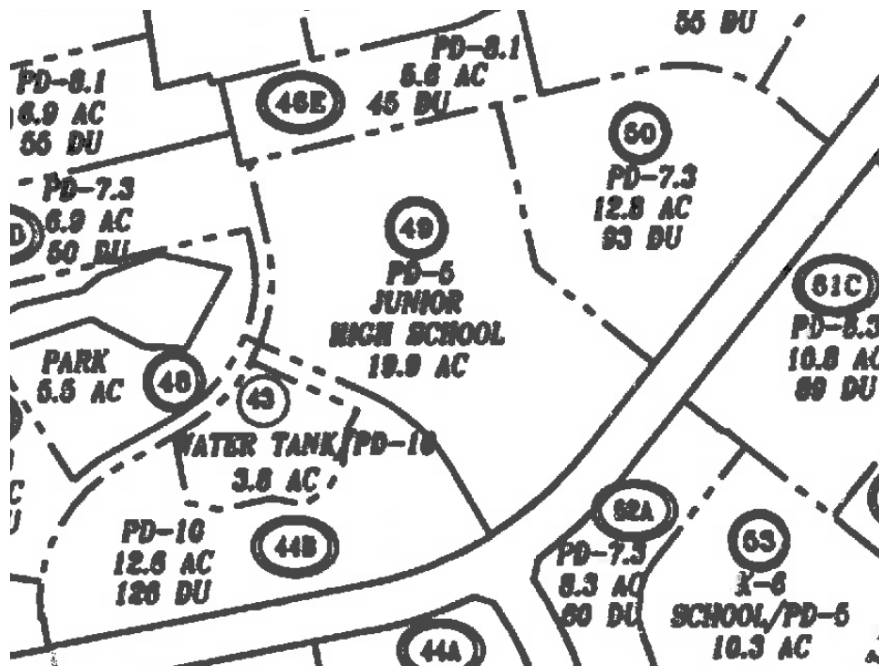
Available at the Community Development Department, Planning Division

EXHIBIT 1B

Whitney Ranch 49 - Rezone - Z2022-0002

Northwest Rocklin General Development Plan Zoning Exhibit

Existing Zoning



Proposed Zoning

