



AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION

**September 21, 2021 at 6:30 PM
Council Chambers
3970 Rocklin Road,
Rocklin, CA 95677
www.rocklin.ca.us**

MEETING PROCEDURES AND STANDARDS OF DECORUM

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen.

Any person who disrupts the meeting of the Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the planning commission meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5160.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested

to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5560 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

ELECTRONIC PRESENTATIONS

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

IMPORTANT NOTICE REGARDING PLANNING COMMISSION MEETINGS

This meeting may be conducted utilizing teleconferencing and electronic means consistent with State of California Executive Order N-29-20 dated March 17, 2020 and Executive Order N 8-21 dated 6/11/21, in response to the COVID-19 pandemic. The public may listen to audio or view the meeting via live stream at <https://www.rocklin.ca.us/agendas-minutes>.

The public is welcome to attend in person or participate virtually.

For those that do not plan on attending in person, but wish to make a public comment during the

meeting, public comments will be accepted in email form up until 3:00 p.m. on the meeting day. Those wishing to make a public comment in person, although not required, speakers are requested to complete a speaker card and present to the Meeting Clerk.

Public comments should be submitted to the Meeting Clerk at meetingcomments@rocklin.ca.us. Emailed public comments will be distributed to the Planning Commission and treated as a public record.

This meeting will also be offered via Zoom Webinar and the public is welcome to make a public comment through Zoom following the steps below:

How To Make A Public Comment By Zoom

When you join the meeting, you will be muted by default. To inform the City Clerk that you would like to make a public comment, you will use the "Raise Hand" feature.

ZOOM Participation by Telephone (Audio Only Option)

1. Dial (669) 900-6833.
2. When asked for the meeting ID, enter **873 5538 0402 #**.
3. When asked for your participant ID, press # to continue.
4. When asked for the meeting password, enter **528423 #**.
5. You will be muted by default. To inform the City Clerk that you would like to make a public comment, dial *9 to "Raise your hand". The Clerk will unmute you when it is your turn to speak.

ZOOM Participation via Computer or Smartphone

You can join the meeting from your computer using a web browser or the Zoom software (if it is installed). You can also join the meeting using the Zoom app on your IOS or Android device. Please refer to the Zoom links below for instructions on how to install the software. Once the software is installed, you can join the meeting using the meeting ID **873 5538 0402 #** and password **528423#**.

For those requiring a modification or accommodation under the Americans with Disabilities Act, please contact Terry Stemple, Meeting Clerk at (916) 625.5590 or via email at terry.stemple@rocklin.ca.us.

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1. Meeting called to order
 2. Pledge of Allegiance
 3. Roll Call
 4. Minutes
 - A. August 3, 2021 Planning Commission Minutes
 - B. August 17, 2021 Planning Commission Minutes
 5. Citizens Addressing the Commission on Non Agenda Items

Members of the public may address the Commission at this time on any item of business of interest to the public that is not on the agenda. Speakers are limited to five minutes unless the time is extended by the presiding officer. Commission members may briefly respond to statements made or questions asked by a speaker, but may not make any decisions or take action on any item not on the agenda.

PUBLIC HEARINGS

6. Indian Creek Parcel Map

THIS ITEM IS BEING CONTINUED OFF CALENDAR

INDIAN CREEK PARCEL MAP (JACQUES)

TENTATIVE PARCEL MAP – DL2020-0006

Request for approval of a Tentative Parcel Map to create one legal parcel for purposes of sales, lease, and finance from an existing remainder parcel.

The subject site is generally located on the south side of Indian Creek Drive cul-de-sac at 4440 Indian Creek Drive. APN 045-061-027. The property is zoned Planned Development Residential 12.5 units per acre (PD-12.5). The General Plan designation is Low Density Residential (LDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15315 Minor Land Divisions has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant and property owner is Bill Jacques with Alpha-Omega Development, Inc.

7. Lifehouse Church Parcel Map

LIFEHOUSE CHURCH PARCEL MAP

TENTATIVE PARCEL MAP – DL2019-0005

Request for approval of a Tentative Parcel Map to subdivide one approximately 9.9-acre lot into three parcels. Parcel 1 (2.1 acres +/-), Parcel 2 (2.8 acres +/-); and Parcel 3, containing the existing Lifehouse Church(5 acres +/-).

The subject site is located at 4800 Sierra College Boulevard. APN 045-052-029.

The property is designated Retail Commercial (RC) in the Rocklin General Plan and is zoned Planned Development Commercial (PD-C) in the Sierra College General Development Plan

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of review for this project.

The applicant is Michael Emmert and the property owner is Lifehouse Church.

A. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption ([Lifehouse Tentative Parcel Map / DL2019-0005](#))

B. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map ([Lifehouse Tentative Parcel Map / DL2019-0005](#))

Staff Presentation by Nathan Anderson, Senior Planner

NON-PUBLIC HEARINGS

8. General Correspondence, Presentations and Reports from City Staff
9. Reports and Discussion Items from Planning Commissioners
10. Adjournment



Planning Commission Regular Meeting Staff Report

Subject: August 3, 2021 Planning Commission Minutes

Date: September 21, 2021

Submitted By: Terry Stemple, Planning Commission Secretary

Department: Community Development

ATTACHMENTS:

Description

- 📎 **August 3, 2021 PC Minutes**



CITY OF ROCKLIN
MINUTES OF THE
PLANNING COMMISSION MEETING

August 3, 2021
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 Vass.
 3. Roll Call:

Chairman Barron
Vice Chair McKenzie
Commissioner Cortez
Commissioner Vass

Others Present:

David Mohlenbrok, Community Development Director
Bret Finning, Planning Services Manager
Laura Webster, Director Long Range Planning & Housing
Lynn Toth, Associate Civil Engineer
Armeen Komeili, Assistant City Attorney
Nathan Anderson, Senior Planner
Janette Haley, Planning Technician

About 8 others

4. Minutes
 - a. May 18, 2021 Minutes – approved as submitted.
 - b. June 15, 2021 Minutes – approved as submitted.

Public Comment: None

Motion to approve Items 4a and 4b by Commissioner Vass, seconded by Commissioner McKenzie. The item was approved by the following vote:

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes
One Vacancy	

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

PUBLIC HEARING ITEMS

6. TERRACINA AT WHITNEY RANCH DESIGN REVIEW – DR2021-0002

This application is a request for approval of a Design Review entitlement to construct a 288-unit apartment community on 11.7 acres. The project would include parking and landscaping as well as indoor and outdoor amenities such as a clubhouse, children's play area, and swimming pool. The project will include affordable units targeted to Rocklin's workforce.

The project site is located east of University Avenue, west of Wildcat Boulevard, north of Whitney Ranch Parkway. The Assessor's Parcel Number (APN) is 017-172-014.

The property is zoned Planned Development Residential 20 dwelling units per acre (PD-20) within the Northwest Rocklin General Development Plan. The General Plan designation is High Density Residential (HDR).

An Environmental Impact Report (EIR) for the Northwest Rocklin Annexation Project was approved by the City Council via Resolution No. 2002-230. The revised project does not trigger the need for supplemental or subsequent review under Section 15162 of CEQA Guidelines, as the proposed project site was previously analyzed for development of High Density Residential. Therefore, an EIR Addendum has been prepared pursuant to Section 15164 of the State CEQA Guidelines.

The property owner and applicant is USA Properties Fun, Inc. (Leatha Clark).

Nathan Anderson presented the staff report and mentioned the blue memo proposing an additional condition of approval.

The Commission had questions for Staff regarding:

1. Communication and outreach with Whitney High School;
2. Trigger point for University Avenue expansion.

Applicant, George Phillips, representing USA Properties, addressed the Commission, briefly outlining the project and introduced the project team in attendance.

The Commission had questions for the applicant regarding:

1. Management of reduced parking at other USA projects;
2. Confirmation that the Irrevocable offer of Dedication is acceptable to the applicant;
3. Marketing plan and outreach to Rocklin residents regarding the opportunity for lower income housing;
4. What other concessions could have been allowed.

PUBLIC COMMENT: None

The Commission had no additional questions for staff and the applicant.

COMMISSION DELIBERATIONS/DISCUSSION

Commissioner Vass stated she had exparte communications with the applicant's representative. She is in support of the project.

Commissioner Cortez also had exparte communications with the applicant's representative. He also supports the project.

Commissioner McKenzie stated he also had exparte communications with the applicant's representative. He likes that the project is 100% affordable. He supports the project.

Chairman Barron stated he also supports the project.

A. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF THE SECOND ADDENDUM TO THE NORTHWEST ROCKLIN (SUNSET RANCHOS) ANNEXATION ENVIRONMENTAL IMPACT REPORT (TERRACINA AT WHITNEY RANCH / DR2021-0002)

Motion to approve Item 7a by Commissioner McKenzie, seconded by Commissioner Vass. The item was approved by the following vote:

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes

One Vacancy

B. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A DESIGN REVIEW (TERRACINA AT WHITNEY RANCH / DR2021-0002)

Motion to approve Item 7b by Commissioner McKenzie, seconded by Commissioner Vass. The item was approved to include the additional condition of approval by the following roll call vote:

Condition #20. Special

Prior to issuance of a Building Permit for the first structure, the project shall provide the City with an Irrevocable Offer of Dedication (I.O.D.) for required right of way on University Avenue at the project entrance as needed to accommodate future traffic control measures, to the satisfaction of the City Engineer and Community Development Director.

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes

One Vacancy

7. PUBLIC HEARING - GENERAL PLAN AMENDMENTS – 2021-2029 HOUSING ELEMENT AND 2021 SAFETY ELEMENT UPDATES

PROJECT DESCRIPTION/LOCATION - State law requires cities to update their General Plan Housing Element for the 2021 - 2029 planning period. The City of Rocklin has prepared a Draft Housing Element which includes an analysis required by State law related to: 1) existing demographics and housing characteristics; 2) market, government and environmental constraints; 3) land, financial and administrative resources available to meet housing demand; 4) accommodation of the City's Regional Housing Need Allocation; 5) establishment of goals and policies to address housing needs; and 6) a review of past accomplishments under the 2013 - 2021 Housing Element.

The City's General Plan Safety Element is also being updated concurrently to address climate adaptation and resiliency strategies and identify new information relating to flood and fire hazards in compliance with State law as updated by recent legislation.

Goals, policies and programs associated with these documents apply Citywide.

ENVIRONMENTAL DETERMINATION: An Environmental Impact Report for the City of Rocklin General Plan was approved by the City Council via Resolution No. 2012-170. The updates to the Housing and Safety Elements do not trigger the need for supplemental or subsequent review under Section 15162 of the CEQA Guidelines. Therefore, the City is proposing an Addendum to the General Plan EIR for these activities in compliance with Section 15164 of the California Environmental Quality Act (CEQA).

Laura Webster presented the staff report and referenced the blue memo presented to the Commission.

The Commission had questions for Staff regarding:

1. Risks in the process with HCD that never reach the end of their process;
2. Pg. 222, S.1. – asked staff if this is part of the analysis or a separate engineering report required after adoption. This type of analysis is addressed on a project by project basis depending upon location and site-specific conditions;
3. Pg. 222, S.10. – clarification of last sentence not missing information. The word “information” was used twice, but was not specific in the first instance. Appears to be a typo;
4. Pg. 223, S.26 – definition of hazardous materials, concerns about the proximity of facilities involving hazardous materials near sensitive uses, ensuring compliance with safety requirements;
5. Pg. 22, ADU's – 2 ADU's – one attached and one detached allowed under state law where feasible.

PUBLIC COMMENT:

VIA Zoom:

Beth Gonzales, Rocklin resident and Co-Director of Placer People of Faith Together read the letter she submitted and was included in the blue memo.

There being no further comment, the hearing was closed.

COMMISSION DELIBERATIONS/DISCUSSION

Commissioner Vass stated she is comfortable moving the item forward for Council approval.

Commissioner Cortez suggested to recommend to Council that churches be allowed to develop a portion of their property for affordable housing. He supports moving it forward.

Commissioner McKenzie supports moving the item forward. He feels that the Zoning Code will need to be opened up and reviewed regarding the possibility of churches providing for housing.

Commissioner Barron felt the suggestions raised in public comment are complex and beyond the scope of the Planning Commission to determine. He also supports moving it forward to Council.

A. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING CITY COUNCIL APPROVAL OF AN ADDENDUM TO THE 2012 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (EIR) (2021-2029 Housing Element and 2021 Safety Element Updates/ GPA2021-0002 & GPA2021-0003)

Motion to approve Item 7a by Commissioner Vass, seconded by Commissioner Cortez. The item was approved by the following roll call vote:

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes
<i>One Vacancy</i>	

B. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FOR THE 2021-2029 HOUSING ELEMENT UPDATE (2021-2029 Housing Element Update / GPA2021-0002)

Motion to approve Item 7b by Commissioner Vass, seconded by Commissioner Cortez. The item was approved by the following roll call vote to:

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes
<i>One Vacancy</i>	

C. RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING CITY COUNCIL APPROVAL OF A GENERAL PLAN AMENDMENT FOR THE 2021 SAFETY ELEMENT AND ASSOCIATED ACTION PLAN UPDATE (2021 Safety Element and Action Plan Update / GPA2021-0003)

Motion to approve Item 7c by Commissioner Vass, seconded by Commissioner Cortez. The item was approved by the following roll call vote:

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes
<i>One Vacancy</i>	

NON-PUBLIC HEARINGS

8. General Correspondence, Presentations and Reports from City Staff

David Mohlenbrok announced that the recruitment for Tim Alatorre's replacement has begun.

Public Comment: None

8. Reports and Discussion Items from Planning Commissioners - None

Public Comment: None

9. Adjournment

There being no further business, the meeting was adjourned at 7:40p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of*



Planning Commission Regular Meeting Staff Report

Subject: August 17, 2021 Planning Commission Minutes

Date: September 21, 2021

Submitted By: Terry Stemple, Planning Commission Secretary

Department: Community Development

ATTACHMENTS:

Description

- 📎 **August 17, 2021 PC Minutes**



CITY OF ROCKLIN
MINUTES OF THE
PLANNING COMMISSION MEETING

August 17, 2021
Rocklin Event Center, 2650 Sunset Blvd.
(www.rocklin.ca.us)

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

Chairman Barron
Vice Chair McKenzie
Commissioner Cortez
Commissioner Vass – Participating via Zoom
One Vacancy

Others Present:

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

About 10 others

4. Citizens Addressing the Commission on Non-Agenda Items: None

PUBLIC HEARING ITEMS

5. CONTINUED FROM MAY 18, 2021

GREENBRAE PARCEL MAP
TENTATIVE PARCEL MAP – DL2021-0001

Request for approval to subdivide one (1) approximately 17.8-acre parcel into three (3) parcels. Resultant Parcel 1 would be 1.27-acre, Parcel 2 would be 2.3 acres, and Parcel 3 would be 14.2 acres. The proposed parcel configurations are designed to accommodate the remodeling of an existing home on Parcel 1, a future custom home on Parcel 2, and potential future development on Parcel 3, which has not yet been determined. Any future development on Parcel 3 beyond construction of a single custom home would require approval of a separate project.

This item was originally heard by the Planning Commission on May 18, 2021 and was continued to allow for the applicant to make modifications to the proposed tentative parcel map.

The project site is located at 4600 Greenbrae Road. The Assessor's Parcel Number (APN) is 046-030-059. The property is designated Low Density Residential (LDR) and Recreation-Conservation (R-C) in the Rocklin General Plan is zoned Planned Development Residential, 1.5 Dwelling Units Per Acre (PD-1.5) and Open Area (OA).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Notice of Exemption as the appropriate level of review for this project.

The property owners are Andre Petrin and Elena Demyanik-Petrin. The applicant is Ubora Engineering & Planning, Inc. (Dave Berry).

Nathan Anderson presented the staff report and referenced the blue memo presented to the Commission. Noting that in response to direction provided by the Planning Commission, the applicant had made significant revisions to the project.

The Commission had questions for Staff regarding:

1. Improvements on Aguilar;
2. Number of homes that can be built on Parcel 3;
3. Easement;
4. Delineated wetlands;
5. Deed restriction purpose.

Applicant, David Berry, Ubora Engineering & Planning, addressed the Commission addressing the purpose of this project.

The Commission had no questions for the applicant.

Public Comment:

1. Rolf Mandich, Rocklin, presented a power point presentation and is opposed to the project.
2. Stacy Mandich, Rocklin, is opposed to the project.
3. Richard Putnam, Rocklin, is opposed to the project.

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

The Commission had additional questions for staff and the applicant regarding:

1. Fire access;
2. Impact on backyards of adjacent homes;
3. Wetlands impact and wildlife;
4. Army Corp of Engineers

Commission Deliberations/Discussion

Commissioner Vass stated she agrees with the findings and that the project was redesigned adequately. She supports the project.

Commissioner Cortez noted that all previous concerns were addressed, he still believes Parcel 2 has constraints and would be expensive to develop, but does not have any objections to approval of the project.

Commissioner McKenzie stated he still has concerns about the wetlands and limited access in the area. He recommended that a condition be added that requires notification to the Central Valley Regional Water Control Board and the California Department of Fish and Wildlife.

Commissioner Barron stated he is concerned about encroachment into wetlands. He stated he has a hard time supporting the project.

Chairman Barron called for a motion.

None of the commission members were willing to make a motion. Chairman Barron asked for a recommendation or direction. Bret Finning, Planning Services Manager stated that there is a quorum and that the Commission has an obligation to make an affirmative action.

Commissioner Vass asked Commissioner McKenzie for the wetland information he was recommending be added and she would make the motion.

- A. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption (GREENBRAE TENTATIVE PARCEL MAP / DL2021-0001)

Motion to approve Item 5a by Commissioner Vass, seconded by Commissioner Cortez. The item was determined to be a tie by the following roll-call vote:

Commissioner Barron:	No
Commissioner Cortez:	Yes
Commissioner McKenzie:	No
Commissioner Vass:	Yes
One Vacancy	

2 – 2 vote: Motion fails per Planning Commission rules of operating procedure, PC-2019-08

- B. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map (GREENBRAE TENTATIVE PARCEL MAP / DL2021-0001)

Motion to approve Item 5b by Commissioner Vass, with the additional condition, seconded by Commissioner Cortez. The item was determined to be a tie by the following roll-call vote:

Commissioner Barron:	No
Commissioner Cortez:	Yes
Commissioner McKenzie:	No
Commissioner Vass:	Yes

2 – 2 vote: Motion fails per Planning Commission rules of operating procedure, PC-2019-08

**6. PASQUETTI ENGINEERING HEADQUARTERS
DESIGN REVIEW, DR2019-0013, OAK TREE PRESERVATION PLAN PERMIT, TRE2020-0005**

This application is a request for approval of a Design Review to allow the construction of a new company headquarters comprised of a main office (7,879 square feet), a warehouse/office building (8,359 square feet), a shop/office building (9,326 square feet), , two open equipment sheds (3,600 square feet and 4,300 square feet), a pad for a future warehouse/office building, paved and gravel yard areas, including truck and equipment storage and parking, employee and visitor parking, and associated site improvements, landscaping, and appropriate hardscape. (Square footages are approximate.)

The subject site is located at 4080 Del Mar Avenue. APNs 045-011-013 and 045-011-014. The property is zoned Planned Development Light Industrial (PD-LI). The General Plan designation is Light Industrial (LI).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration began on July 16, 2021 and ends at 5:00 p.m. August 16, 2021.

The applicant is Mitch Bjorgum with MB Arcstudio, LLC. The property owner is Pasquetti Enterprises. Inc.

Dara Dungworth presented the staff report and referenced the blue memo presented to the Commission.

The Commission had questions for Staff regarding:

1. Modifications to landscaping trees;
2. Site drainage discharge into a creek.

Applicant, Mitch Bjorgum, MB Arcstudio, addressed the Commission and gave a brief overview of the project and the company.

The Commission had questions for the applicant regarding:

1. Drainage into the creek.

Public Comment:

1. Gary Hopping, Rocklin – concerned with noise and opposed to project.
2. Jeremiah Conley, representing Pasquetti Engineering spoke in support of the project.

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

The Commission had additional questions for staff and the applicant regarding:

1. Noise conditions;
2. Trees – arborist report.

Commission Deliberations/Discussion

Commissioners Vass, McKenzie, Cortez, and Barron stated that they support the project.

- A. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Mitigated Negative Declaration Of Environmental Impacts (PASQUETTI ENGINEERING HEADQUARTERS / DR2019-0013, TRE2020-0005)

Motion to approve Item 6a by Commissioner McKenzie, seconded by Commissioner Cortez. The item was approved by the following roll-call vote:

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes
<i>One Vacancy</i>	

- B. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Design Review And An Oak Tree Preservation Plan Permit (PASQUETTI ENGINEERING HEADQUARTERS / DR2019-0013, TRE2020-0005)

Motion to approve Item 6b by Commissioner McKenzie, seconded by Commissioner Cortez. The item was approved by the following roll-call vote:

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes
<i>One Vacancy</i>	

7. J&S ASPHALT HEADQUARTERS DESIGN REVIEW, DR2019-0014

This application is a request for approval of a Design Review to allow the construction of a new company headquarters comprised of a main office (6,576 square feet), a maintenance building (4,800 square feet with mezzanine of 870 square feet), a sealer tank building (3,200 square feet), including truck and equipment storage and parking, employee and visitor parking, and associated site improvements, landscaping and appropriate hardscape. (Square footages are approximate.)

The subject site is located at 3998 Delmar Avenue. APNs 045-011-015 and -016.

The property is zoned Planned Development Light Industrial (PD-LI). The General Plan designation is Light Industrial (LI).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration began on July 16, 2021 and ended at 5:00 p.m. August 5, 2021.

The applicant is Mitch Bjorgum with MB Arcstudio, LLC. The property owner is 3998DMA, LLC.

Dara Dungworth presented the staff report and referenced the blue memo presented to the Commission.

The Commission had questions for Staff regarding:

1. Trees mentioned in blue memo.

Applicant, Mitch Bjorgum, MB Arcstudio, addressed the Commission and gave a brief overview of the project.

The Commission had no questions for the applicant.

Public Comment: None

There being no public comment, the hearing was closed.

The Commission had no additional questions for staff and the applicant.

Commission Deliberations/Discussion

Commissioner McKenzie stated he liked that the two projects were brought to the Commission together. He likes the architecture and is okay with the trees. He supports the project.

Commissioner Cortez likes the project design. He supports the project.

Commissioner Vass likes the project design and feels it will enhance area. She supports the project.

Commissioner Barron supports the project.

- A. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Mitigated Negative Declaration Of Environmental Impacts (J&S ASPHALT HEADQUARTERS / DR2019-0014, TRE2020-0004)

Motion to approve Item 7a by Commissioner McKenzie, seconded by Commissioner Cortez. The item was approved by the following roll-call vote:

Commissioner Barron:	Yes
Commissioner Cortez:	Yes
Commissioner McKenzie:	Yes
Commissioner Vass:	Yes
<i>One Vacancy</i>	

- B. Resolution Of The Planning Commission Of The City Of Rocklin Approving A Design Review And An Oak Tree Preservation Plan Permit (J&S ASPHALT HEADQUARTERS / DR2019-0014, TRE2020-0004)

Motion to approve Item 7b by Commissioner McKenzie, seconded by Commissioner Cortez. The item was approved by the following roll-call vote including the revised condition:

Condition #7.i)6)

b) Trees between the Del Mar Avenue frontage and the parking lots shall include London Plane Trees to continue the street tree theme and provide larger canopies to increase the canopy over the parking lot.

Commissioner Barron: Yes
Commissioner Cortez: Yes
Commissioner McKenzie: Yes
Commissioner Vass: Yes
One Vacancy

9. RMC POLITICAL SIGN REGULATIONS AMENDMENT ZONING ORDINANCE AMENDMENT, ZOA2021-0002

This ordinance is to modify regulations addressing Temporary Noncommercial Signs, including political signs, in all areas of the City of Rocklin to establish maximum sign size as well as clean up and clarify these provisions.

The proposed amendment to the Rocklin Municipal Code is not subject to review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines sections 15060, subdivision (c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15061, subdivision (b)(3) (there is no possibility the activity in question may have a significant effect on the environment).

The proposed Amendment to the Rocklin Municipal Code was initiated by the City of Rocklin and would be effective City-wide.

Bret Finning presented the staff report.

The Commission had questions for Staff regarding:

1. Closest commercial sign equivalent to a temporary non-commercial sign;
2. Enforcement of picking up signs after election;
3. What other non-commercial signs are affected;
4. Prior maximum to recommended 16 feet;
5. Location on property;
6. Enforcement of increased days.

Public Comment: None

There being no public comment, the hearing was closed.

The Commission had no additional questions for staff.

Commission Deliberations/Discussion

Commissioner McKenzie supports the project.

Commissioner Cortez supports the project.

Commissioner Vass stated that the allowed sign size and height should be consistent with commercial signage and messaging and that she could only support the ordinance change if sign size were changed to 24 square foot maximum and height to 8 foot maximum.

Commissioner Barron supports the project.

- A. Resolution Of The Planning Commission Of The City Of Rocklin Recommending Approval Of An Ordinance Of The City Council Of The City Of Rocklin To Amend Section 17.75.070 (D) Of The Rocklin Municipal Code To Update And Clarify Regulation Of Temporary Noncommercial Signs (TEMPORARY NONCOMMERCIAL SIGNS / ZOA2021-0002)

With modifications allowing a maximum sign area of 24 square feet and a maximum sign height of 8 feet.

Commissioner Vass moved to approve Item 8a with modifications. Due to lack of a second the Motion did not advance.

Commissioner Barron:

Commissioner Cortez:

Commissioner McKenzie:

Commissioner Vass:

One Vacancy

Chairman Barron re-opened the hearing for Commissioner discussion.

Commissioner McKenzie asked Commissioner Vass to clarify her modifications.

Commissioner Barron stated he does not support a larger size for the signs. He cannot support the proposed motion, but could support the motion as written.

Commissioner Vass cannot support the motion as written.

Commissioner Cortez stated he cannot support a larger size.

Motion to approve Item 8a as written by Commissioner McKenzie, seconded by Commissioner Cortez. The item was approved by the following roll-call vote

Commissioner Barron: Yes

Commissioner Cortez: Yes

Commissioner McKenzie: Yes

Commissioner Vass: No

One Vacancy

NON-PUBLIC HEARINGS

9. General Correspondence, Presentations and Reports from City Staff: None

10. Reports and Discussion Items from Planning Commissioners: None

11. Adjournment

There being no further business, the meeting was adjourned at 8:21p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

*Approved at the regularly scheduled
Meeting of*



Planning Commission Regular Meeting Staff Report

Subject: Indian Creek Parcel Map (Jacques)
Tentative Parcel Map, DL2020-0006
Item #6
Continuance Memo

Date: September 21, 2021

Submitted By: David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner

Department: Community Development

Staff Recommendation:

Subsequent to the publication of the legal notice for the project to be on the September 14 agenda, additional information was received that staff is now reviewing. Staff recommends continuing the public hearing for this project to off calendar, to allow staff and the applicant to work through some new details and possibly prepare an updated map exhibit.



Planning Commission Regular Meeting Staff Report

Subject: Lifehouse Church Tentative Parcel Map
DL2019-0005

Date: September 21, 2021

Submitted By: David Mohlenbrok, Director of Community Development
Bret Finning, Planning Services Manager
Nathan Anderson, Senior Planner

Department: Community Development

ATTACHMENTS:

Description

- ▢ **Staff Report**
- ▢ **Resolution A - Notice of Exemption**
- ▢ **Resolution B - Tentative Parcel Map**
- ▢ **Resolution B - Exhibit A**



City of Rocklin Community Development Department

Planning Commission STAFF REPORT

Lifeshouse Church Tentative Parcel Map Tentative Parcel Map, DL2019-0005

September 21, 2021

Proposal/Recommendation

This application is a request for approval of a Tentative Parcel Map to subdivide one (1) 9.9-acre lot into three (3) parcels. Resultant Parcel 1 would be 2.1 acres, Parcel 2 would be 2.8 acres, and Parcel 3, containing the existing Lifeshouse Church, would be 5 acres.

Subject to the proposed conditions of approval, staff recommends that the Planning Commission approve the following:

Resolution Of The Planning Commission Of The City Of Rocklin Approving A Notice Of Exemption ([Lifeshouse Tentative Parcel Map / DL2019-0005](#))

Resolution Of The Planning Commission Of The City Of Rocklin Approving A Tentative Parcel Map ([Lifeshouse Tentative Parcel Map / DL2019-0005](#))

Location

The project site is located at 4800 Sierra College Boulevard. The Assessor's Parcel Number (APN) is 045-052-029.

Site Characteristics

The approximate 10-acre site is bounded by Interstate 80 (I-80) on the west and Sierra College Boulevard on the east. See **Figure 1** for an aerial photo of the site. The topography of the site is relatively flat and generally slopes from north to south and west to east. The existing Lifeshouse Church building is located on the eastern portion of the site, approximately 150 feet west of Sierra College Boulevard. A parking area located

direction south of the church, which extends to the project's southern property line. The remainder of the site is covered with non-native annual grassland and an oak woodland.

The site also contains an approximately 2,400 square foot lease area in the northeastern corner which contains an existing cell tower. According to the applicant, the cell tower access easement, which provides access from Sierra College Boulevard, will remain in place until the cell tower is removed. After that time, the easement would be quitclaimed.

In December 2020, a grading permit was issued to rough grade 2.3 acres of the site. The grading was proposed to provide a level area for outdoor church activities and to provide some preliminary grading in anticipation of future development. This work was completed in 2021.

Figure 1 – Existing Site Conditions



Owner/Applicant

The property owner is Lifehouse Church, a California Corporation. The applicant is Michael Emmert.

Surrounding Uses

The property directly to the north, Rocklin Station, has been recently developed with retail commercial uses comprised of fast-food restaurants, a tire store and a Cracker Barrel restaurant. To the east, beyond Sierra College Blvd. are retail stores and

restaurants. Further to the east is undeveloped property designated for high-density residential uses and the Croftwood single-family residential subdivision. To the south is mostly vacant land designated for retail commercial uses containing an existing single-family residence, and a Quick Quack Car Wash, which is currently under construction, adjacent to Sierra College Boulevard. Further to the south is vacant land designated for recreation/conservation uses associated with Secret Ravine Creek with Sierra Community College located beyond that. To the west, beyond I-80, are retail commercial uses and residential uses to the west of Granite Drive. See **Table 1**.

Table 1 – Site and Surrounding Land Uses:

	General Plan	Zoning	Existing Land Use
Site:	Retail Commercial (RC)	Planned Development Commercial (PD-C)	Church and vacant land
North:	RC	Planned Development Commercial (PD-C)	Multi-tenant commercial center
South:	RC	Planned Development Commercial (PD-C)	Car wash development and vacant
East:	RC	Planned Development Commercial (PD-C)	Multi-tenant commercial center
West:	RC	Planned Development Commercial (PD-C)	I-80 with various commercial uses beyond

Tentative Parcel Map

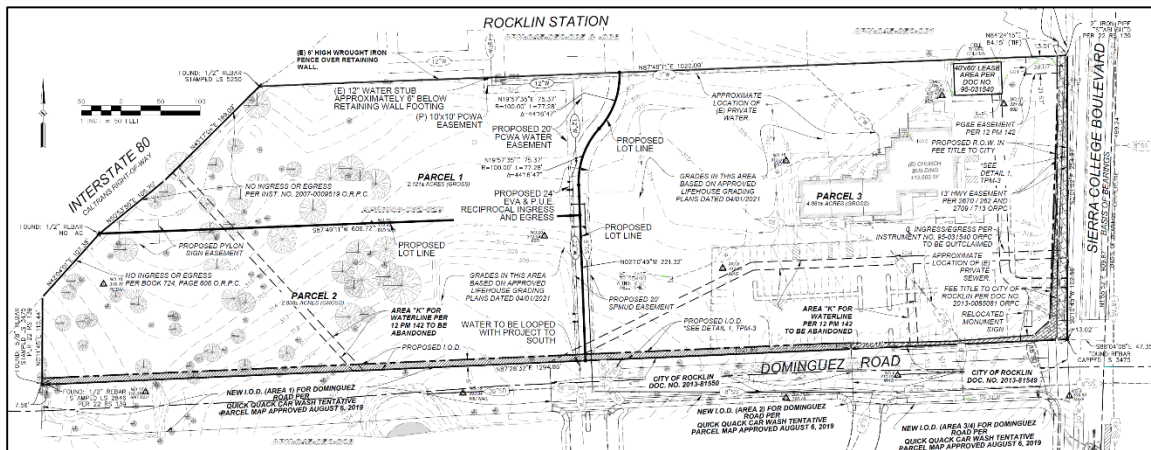
This project would subdivide one (1) 9.9-acre lot into three (3) parcels. Resultant Parcel 1 would be 2.1 acres, Parcel 2 would be 2.8 acres, and Parcel 3, containing the existing Lifehouse Church, would be 5 acres. See **Figure 2**.

The proposed parcel configurations are designed to accommodate the existing church, associated parking, and other accessory areas to the church on Parcel 3, and to provide areas for future development on Parcels 1 and 2, although there are no specific development proposals at this time. Any future development on Parcels 1 and 2 would require approval of separate project entitlement(s).

Dedication of Right-of-Way (ROW) needed to accommodate future street improvements is a standard requirement of all development entitlements throughout the City. In this case, the project will need to accommodate widening of Sierra College Boulevard and

the extension of Dominguez Road over I-80. In addition, a reciprocal access easement has been proposed to provide access for Parcels 1 and 2 and to provide reciprocal access to the Rocklin Station project. Physical access improvements would be constructed with the development of either Parcels 1 or 2 in the future. See additional discussion of these issues below.

Figure 2 – Proposed Tentative Parcel Map



Sierra College Boulevard Widening

The project has been conditioned to require dedication in fee to the City of the additional right of way (ROW) along Sierra College Boulevard needed to accommodate the ultimate widening of that roadway to provide for a total of three southbound lanes, a bike lane, a deceleration lane at the Dominguez Road intersection, and curb, gutter, sidewalk, etc.

Future development of the project area will ultimately be required to construct the frontage improvements at such time as development occurs. This requirement is a standard condition, and is consistent with the requirements for the projects to the north and south of the subject property.

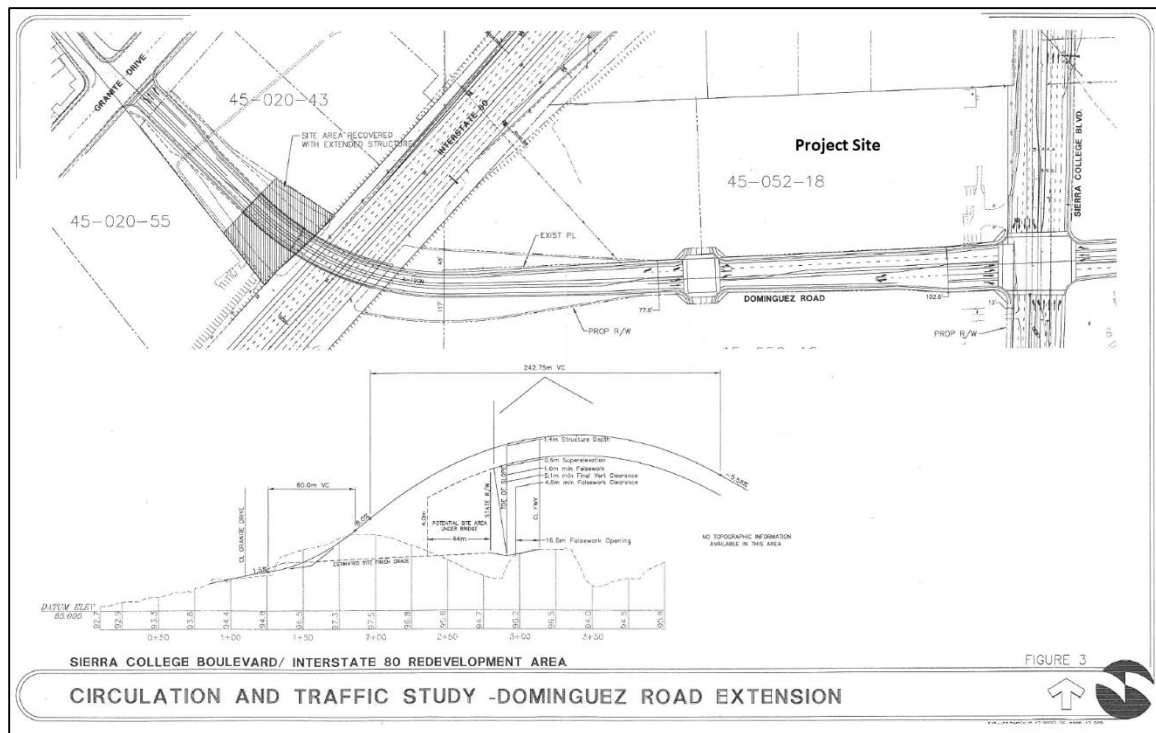
Dominguez Road Dedication

An approximately 250-foot section of Dominguez Road has been built off of Sierra College Boulevard along the project's southern boundary. The existing roadway improvements front on a portion of Parcel 3, and are planned to extend west over I-80 to connect with the other existing portion of Dominguez Road at Granite Drive. The Dominguez Road and I-80 Overcrossing is identified in the Circulation Element of the 2012 Rocklin General Plan as *Special Street Improvement Policy C-34* and was also called

out as a required roadway improvement in the 1991 Rocklin General Plan. Additionally, on May 28, 2019, the City Council directed staff to continue to include the extension of Dominguez Road over I-80 in the Preferred Alternative for the Circulation Element Update that staff is currently preparing.

As noted previously, dedication of ROW needed to accommodate future street improvements is a standard requirement of all development entitlements throughout the City. Consistent with the General Plan and direction from the City Council, preliminary designs have identified the need for dedication of ROW along the southern portion of the project site in order to accommodate both the road section itself and fill slopes associated with construction of the Overcrossing structure (**Figure 3**). Therefore, a condition of approval has been included which requires the project to provide the City with an Irrevocable Offer of Dedication (IOD) for all necessary right-of-way (approximately 2,700 square feet in total area) needed to accommodate construction of the ultimate Dominguez Road improvements between Sierra College Boulevard and the westerly property boundary of the map area prior to or concurrently with recordation of a final map.

Figure 3 – Dominguez Road Extension Design



Reciprocal Access Easement

As stated previously, Parcels 1 and 2 would be accessed via a new driveway which would be constructed within a reciprocal access easement that would also connect the Rocklin Station development to the north with Dominguez Road to the south. When the Rocklin Station project was approved, it was required to provide a reciprocal access easement to allow the Lifehouse Church property access to Sierra College Boulevard. When Rocklin Station was built, a 36-foot wide main drive aisle was stubbed to the property line immediately to the east of the Cracker Barrel restaurant. Accordingly, the Lifehouse Tentative Parcel map project includes a condition of approval requiring that a 36-foot wide reciprocal access easement be aligned with the existing 36-foot wide reciprocal access easement on the Rocklin Station Commercial Development to the North. The easement is to be recorded over and between each of the parcels in the subdivision, to facilitate future reciprocal access across and between the two developments at such time as Parcels 1 and 2 are developed. The ultimate design section of the roadway improvements within the access easement would be reviewed and approved, as part of the Design Review entitlement at the time development is proposed on either parcel.

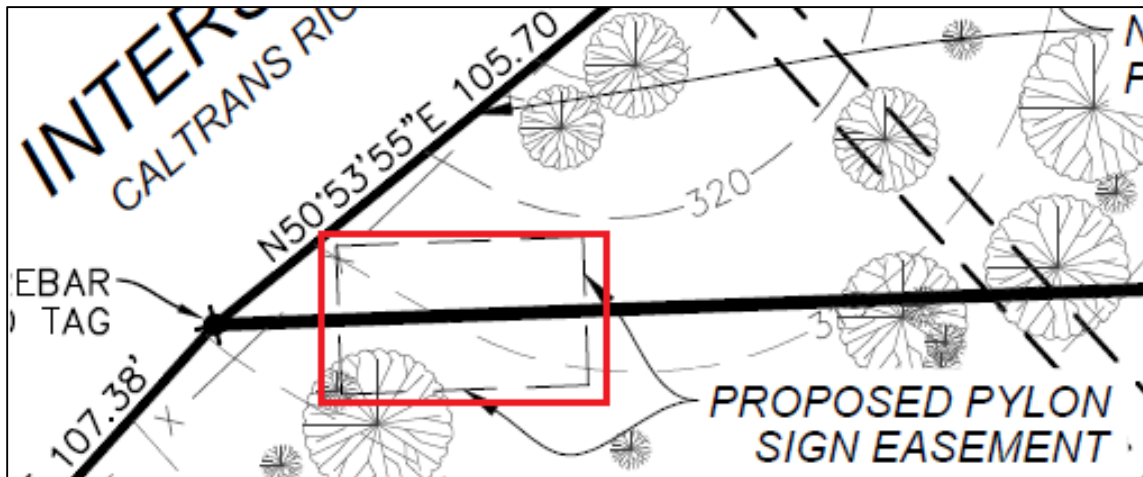
It should be noted that the proposed map only shows a 24-foot easement. Staff has let the applicant know that the easement needs to be consistent with the width of the Rocklin Station easement to the north, and therefore it has been conditioned as such.

Proposed Signage Variance

The proposed tentative map includes an area on both Parcels 1 and 2 which is identified as a "Proposed Pylon Sign Easement" (**Figure 4**). The applicant has requested that this easement includes a height variance to allow a pylon sign to be constructed at a height of 70 feet within this easement area (a 40-foot maximum height is allowed by the RMC).

Staff has consistently indicated to the applicant that it would be premature to include any kind of easement or variance for signage as part of a Tentative Parcel Map. At the time development is proposed on Parcels 1 and/or 2, signage would be discussed as part of that future Design Review analysis. Therefore, the project has been conditioned to remove the "Proposed Pylon Sign Easement" prior to recordation of Final Map.

Figure 4 – Proposed Pylon Sign Easement



General Plan and Zoning Compliance

The proposed three-lot parcel map is consistent with both the Rocklin General Plan and the site's zoning designations. The project site is designated in the Rocklin General Plan as Retail Commercial (RC). The RC designation allows for minimum lot sizes of 6,000 square feet. All three proposed parcels exceed this minimum. Therefore, the creation of the three proposed parcels is consistent with the RC land use designation.

The zoning of the project site is Planned Development Commercial (PD-C) within the Sierra College General Development Plan. This tentative parcel map application would create three lots, and would be consistent with the applicable development standards of the PD-C district. Therefore, the proposed Parcel Map is consistent with the zoning.

Environmental Determination

The City of Rocklin's Environmental Coordinator has reviewed the proposed project and determined that it is categorically exempt from review under the California Environmental Quality Act pursuant to Section 15315 - Minor Land Divisions. For a more in-depth discussion of the environmental evaluation and conclusion, please refer to the Notice of Exemption attached to the Resolution approving said exemption.

Letters from Commenting Agencies

This project was circulated to various City, County, State, and utility agencies for review and no issues of concern were identified. Comments from agencies have either been addressed through the project design or have been included as Conditions of Approval.

Recommendation

Staff recommends that the Planning Commission approve the Lifehouse Church Tentative Parcel Map as proposed and conditioned.

Prepared by Nathan Anderson, Senior Planner

RESOLUTION NO. PC-2021-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN
APPROVING A NOTICE OF EXEMPTION
(Lifhouse Church Tentative Parcel Map/
DL2019-0005)

WHEREAS, the City of Rocklin's Community Development Director has reviewed the Lifhouse Church Tentative Parcel Map project (DL2019-0005) ("Project") and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15315 – Minor Land Divisions; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, the Planning Commission of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15315 of the California Code of Regulations, Title 14, Division 6, Chapter 3.

Section 2. The Notice of Exemption, attached hereto as Exhibit "A," is approved for the Project.

Section 3. Upon approval of the Project by the Planning Commission, the Community Development Director may file the Notice of Exemption with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the CEQA Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this 21st day of September, 2021, by the following vote:

AYES:	Commissioners:
NOES:	Commissioners:
ABSENT:	Commissioners:
ABSTAIN:	Commissioners:

Michael Barron, Chairman

ATTEST:

Terry Stemple, Secretary

EXHIBIT A

Notice of Exemption

Lifehouse Church Tentative Parcel Map /
DL2019-0005

NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
2954 Richardson Blvd.
Auburn, CA 95604-5228

FROM: City of Rocklin
Planning Department
3970 Rocklin Road
Rocklin, CA 95677

Project Title: Lifehouse Church Tentative Parcel Map (DL2019-0005)

Project Location - Specific: The subject property is located 4800 Sierra College Boulevard. The Assessor's Parcel Number (APN) is 045-052-029.

Project Location - City: Rocklin, CA; **County:** Placer

Description of Nature, Purpose and Beneficiaries of Project: This application is a request for approval of a Tentative Parcel Map to subdivide one (1) 9.9-acre lot into three (3) parcels. Resultant Parcel 1 would be 2.1 acres, Parcel 2 would be 2.8 acres, and Parcel 3, containing the existing Lifehouse Church, would be 5 acres.

Name of Public Agency Approving Project:
City of Rocklin Planning Commission

Name of Person or Agency Carrying Out Project

The applicant is Michael Emmert, 381 Sacramento Street, Auburn, CA 95603; (916) 521-2940.

Exempt Status (Check one)

☒ X Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15315 – Minor Land Divisions

Reasons why the project is exempt. The project consists of a tentative parcel map to allow the division of one existing lot into three smaller parcels, as further described above. Class 15 exemptions consist of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variance or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. This division of one lot into three smaller parcels is: located in an area zoned for commercial; would result in four or fewer parcels; is in conformance with the General Plan designations of Retail Commercial; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. Therefore, the project is considered to be exempt pursuant to Class 15 of the California Environmental Quality Act Guidelines.

Contact Person: David Mohlenbrok, Community Development Department Director

Date received for Filing: _____

Signature: _____

David Mohlenbrok, Community Development Department Director

RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
APPROVING A TENTATIVE PARCEL MAP
(Lifehouse Church Tentative Parcel Map / DL2019-0005)

The Planning Commission of the City of Rocklin does resolve as follows:

Section 1. The Planning Commission of the City of Rocklin finds and determines that:

A. Tentative Parcel Map (DL2019-0005) allows the subdivision of one approximately 9.9-acre lot into three (3) parcels. Resultant Parcel 1 would be approximately 2.1 acres, Parcel 2 would be approximately 2.8 acres, and Parcel 3, which contains the existing Lifehouse Church, would be approximately 5 acres.

B. A Categorical Exemption of environmental impacts has been approved for this project via Planning Commission Resolution No. PC- .

C. The Planning Commission 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 two additional commercial sites on a property which has remained primarily vacant and underutilized for decades. The construction of these units would increase development potential for the area.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property. The zoning of the project site is Planned Development Commercial (PD-C). This tentative parcel map application would create three lots, consistent with the applicable development standards of that zoning designation.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan. The project site is designated as Retail Commercial on the Rocklin General Plan and the creation of three parcels is consistent with that land use designation.

F. The site is physically suitable for the proposed type and density of development. The topography of the site is relatively flat and generally slopes from north to south and west to east. While the site does include wetlands, these can be avoided due to the size of the three parcels on 9.9 acres, or the wetlands can be filled with the necessary regulatory permits. All utilities and other services are available and located within close proximity to the site.

G. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat. The project is a Tentative Parcel Map and no physical development has been proposed at this time. All future development shall be required to avoid or mitigate all sensitive environmental features and wetland areas.

H. The design of the subdivision and type of improvements will not cause serious public health problems. The project would facilitate construction of two additional commercial lots on an approximately 9.9-acre site. The site is bordered on all sides by existing and developing commercial property and by Interstate 80 along its western boundary. Construction of two additional commercial uses would be consistent with surrounding development and would not cause serious public health problems.

I. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. Any future development would be consistent with easements and surrounding commercial uses.

J. While no development is proposed at this time, any future construction would be required to be consistent with energy requirements, including, providing, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Lifehouse Church Tentative Parcel Map (DL2019-0005) as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer. The agency and/or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the

fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. Water – Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. (PCWA, ENGINEERING)
- b. Sewer – Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. All necessary easements shall be shown and offered (or Irrevocable Offer of Dedication provided) on or with the final map. (SPMUD, ENGINEERING)

Copies of any required permits from federal, state, and local agencies having jurisdiction over wetland/riparian areas, which may be impacted by the placement of the sewer system within the plan area, shall be submitted to SPMUD prior to approval of the sewer plan for the project. (ENGINEERING)

- c. Telephone, Gas, and Electricity – Telephone, gas and electrical service shall be provided to the subdivision from Surewest Communications / Pacific Bell, and Pacific Gas & Electric (PG&E). (APPLICABLE UTILITY, ENGINEERING)
- d. Postal Service – Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer. (ENGINEERING)
- e. Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Deputy Director of Administrative Services. (FINANCE, ENGINEERING, PUBLIC WORKS)

It is anticipated that the following will be necessary:

Annexation into: CFD No. 1 and CFD No. 5

2. Schools

- a. To mitigate the impact of the proposed development on school facilities, at the time of issuance of a building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

3. Septic Tanks

- a. All leach lines and septic tanks shall be abandoned/removed pursuant to Placer County standards prior to recordation of final map. (PLANNING, ENGINEERING)

4. Special

- a. The project shall dedicate in fee to the City the right-of-way along Sierra College Boulevard for the ultimate widening of the road to provide for a total of three southbound lanes, a bike lane, a deceleration lane at the Dominguez Road intersection, and curb, gutter, sidewalk, etc., as generally indicated on Exhibit A, to the satisfaction of the City Engineer prior to or concurrent with recordation of final map. (ENGINEERING)
- b. The project shall dedicate an Irrevocable Offer of Dedication for all Dominguez Road right-of-way necessary to accommodate the ultimate width of said roadway improvements, including fill slopes, between Sierra College Boulevard and the westerly property boundary of the map area to the satisfaction of the City Engineer prior to or concurrent with recordation of final map. (ENGINEERING)
- c. A 36-foot wide reciprocal access easement or its legal equivalent in a form acceptable to the City Attorney, providing access to Parcels 1 and 2 and allowing the Rocklin Station project access to Dominguez Road shall be provided prior to or concurrent with the recordation of final map to the satisfaction of the City Engineer. Said easement shall be aligned with the existing 36-foot wide reciprocal access easement on the Rocklin Station Commercial Development to the north and extend south to the Dominguez Road right-of-way, and shall be recorded on, over, and between each of the parcels in this subdivision in favor of each other and the parcels comprising the Rocklin Station development (APN's 045-052-031, -032, -033, -034, -035, -036, and -037), to facilitate future reciprocal

access across and between these parcels when developed.
(ENGINEERING)

- d. As indicated on Exhibit A, a 20-foot wide water easement, to the benefit of Placer County Water Agency, shall be recorded over Parcel 1 in the subdivision in favor of Parcel 3 for water service purposes prior to or concurrent with recordation of the final map to the satisfaction of the City Engineer. (ENGINEERING)
- e. As indicated on Exhibit A, Area "K" easement for waterline per Book 12 of Parcel Maps, Page 142, shall be abandoned prior to or concurrent with recordation of the final map to the satisfaction of the City Engineer. (ENGINEERING)
- f. The "Proposed Pylon Sign Easement" shown on the Tentative Parcel Map shall be removed from all documents prior to or concurrent with recordation of the final map to the satisfaction of the City Engineer. (PLANNING, ENGINEERING)

6. Indemnification and Duty to Defend.

Within 15 days of approval of this entitlement by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's planning commission or City Council, which action is brought. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed.
(CITY ATTORNEY)

7. Validity

This entitlement shall expire three years from the date of approval unless prior to that date the final map has been recorded or a time extension has been granted.
(PLANNING)

PASSED AND ADOPTED this 21st day of September, 2021, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Michael Barron, Chairman

ATTEST:

Terry Stemple, Secretary

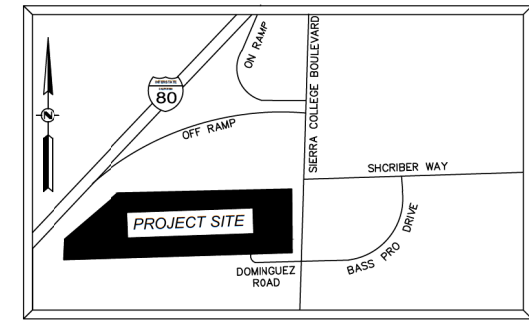
EXHIBIT A

Available at the Community Development Department, Planning Division

TENTATIVE PARCEL MAP (3 LOTS)
A PORTION OF PARCEL 'A' OF 12 PM 142
4800 SIERRA COLLEGE BOULEVARD
CITY OF ROCKLIN
PLACER COUNTY, CALIFORNIA
MAY, 2021
SCALE: 1"=80'

EXHIBIT A
DL2019-0005

SHEET 1 OF 2



VICINITY MAP
NOT TO SCALE

DRAINAGE:

CITY OF ROCKLIN

SANITARY SEWER:

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

FIRE PROTECTION:

CITY OF ROCKLIN

SCHOOL DISTRICT:

ROCKLIN UNIFIED

PARK DISTRICT:

CITY OF ROCKLIN

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06061C0418 F DATED: JUNE 8, 1998

OWNER:

THE LIFEHOUSE CHURCH, A CALIFORNIA CORPORATION,
SUCCESSOR IN INTEREST TO AND WHO ACQUIRED TITLE AS
SIERRA COLLEGE BOULEVARD CHURCH, A CALIFORNIA
CORPORATION, AS TO AN UNDIVIDED ONE-HALF INTEREST; AND
CHURCH EXTENSION INVESTORS FUND, INC., AN ILLINOIS
NON-PROFIT CORPORATION, AS TO AN UNDIVIDED ONE-HALF
INTEREST.

AUTHORIZED AGENT:

MIKE EMMERT
381 SACRAMENTO STREET
AUBURN, CA 95603
PH: (916) 521-2940

ENGINEER & SURVEYOR

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH: (916) 772-7800

WATER SUPPLY:

PLACER COUNTY WATER AGENCY

NUMBER OF LOTS:

THREE COMMERCIAL LOTS

LOT SIZE:

PROPOSED PARCEL 1: 92,391 SF 2.121 ACRES
PROPOSED PARCEL 2: 123,623 SF 2.838 ACRES
PROPOSED PARCEL 3: 216,972 SF 4.981 ACRES

ASSESSOR'S PARCEL NUMBER:

045-052-029

ABBREVIATIONS

AC	ASPHALT CONCRETE	OH	OVER HEAD POWER LINES
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
CL	CENTERLINE	(P)	PROPOSED
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	TBC	TOP BACK OF CURB
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER

EXISTING USE:

COMMERCIAL

PROPOSED USE:

COMMERCIAL

PROPOSED IMPROVEMENTS:

AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

EXISTING ZONING:

PLANNED DEVELOPMENT - COMMERCIAL

GENERAL PLAN:

COMMERCIAL

SETBACKS:

FRONT: 5'
REAR: 10'
STREET SIDE: 10'
INTERIOR SIDE: 0'

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY IS THE CITY OF ROCKLIN BENCHMARK NO. 78 (R1-7) WHICH IS A PK AND ANDREGG WASHER 425 SET IN THE SOUTHEAST END OF THE SOUTHWEST HEADWALL OF DOMINGUEZ ROAD OVER SUCKER CREEK. ELEVATION = 293.93
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SURVEYOR'S STATEMENT:

TO:

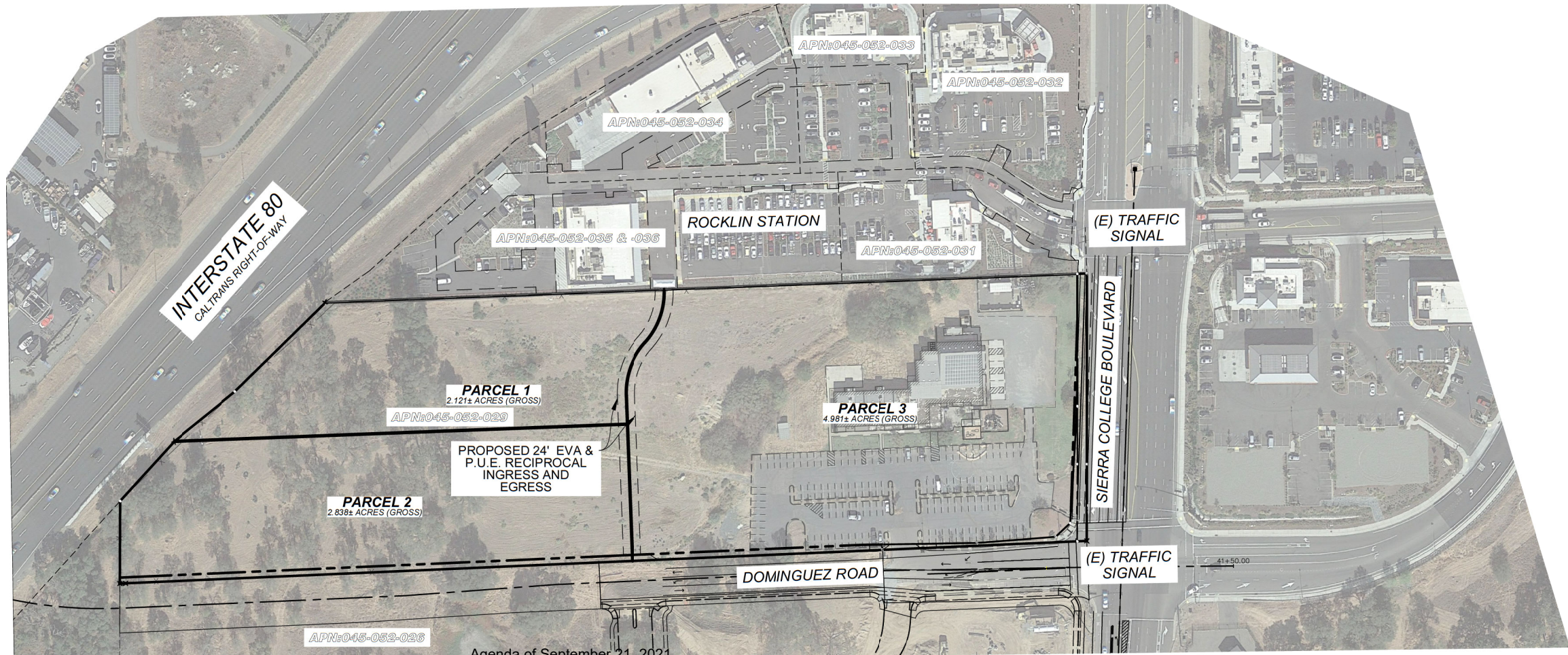
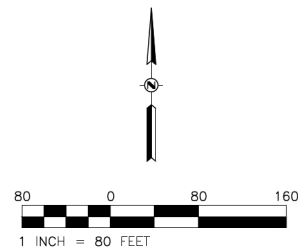
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN HEREON.

WILLIAM F. MCKINNEY, PLS 4715
EXPIRES SEP 30, 2021

DATE



DESCRIPTION	LEGEND EXISTING	PROPOSED
PROPERTY LINE		
ROW		
EASEMENT		
LOT LINE		
CENTERLINE		
STORM DRAIN	XX"SD	XX"SD
WATER	XX"W	XX"W
SANITARY SEWER	XX"SS	XX"SS
DRAINAGE SWALE		
SDMH		
SSMH		
WATER VALVE		
PIPE CAP		
FENCE	X X	
INDEX CONTOUR	25	
INTERMEDIATE CONTOURS		
CONTROL POINT	100 100.00 PK	
BUILDING		
DOOR		
FOUND MONUMENT AS SHOWN		



Agenda of September 21, 2021

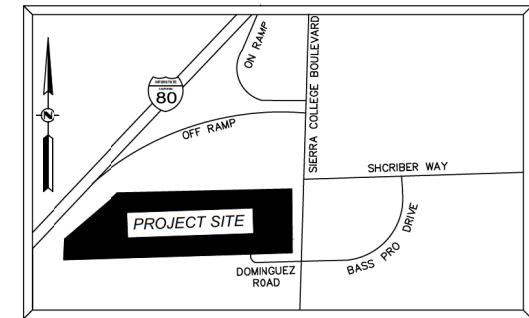
Page 43 of 44

DATE		BY		APPROVED	
REVISION		NO.		CHECK	
DESIGN	MJW	RFE			
DRAWN	MJW	RFE			
QUANT.					
ORIGINAL SCALE IS IN INCHES		1		2	
0		1		2	
RFE ENGINEERING, INC. Civil Engineers • Planners • Surveyors 2260 Douglas Blvd., Suite 160, Roseville, CA 95661 Ph: 916-772-7800 Fax: 916-772-7804 www.RFEEngineering.com					
LIFEHOUSE CHURCH 4800 SIERRA COLLEGE BLVD ROCKLIN, CA 95677 PH: (916) 652-7216					
4800 SIERRA COLLEGE BLVD APN: 045-052-029 ROCKLIN, CALIFORNIA					
TENTATIVE PARCEL MAP					
Drawing	Sheet				
of	TPM-1				
of	Total				
3					
05/10/2021					

RFE PROJECT #19083 - 4800 SIERRA COLLEGE BLVD, ROCKLIN, CALIFORNIA

TENTATIVE PARCEL MAP (3 LOTS)
A PORTION OF PARCEL 'A' OF 12 PM 142
4800 SIERRA COLLEGE BOULEVARD
CITY OF ROCKLIN
PLACER COUNTY, CALIFORNIA
MAY, 2021 **SCALE: 1"=50'**

SHEET 2 OF 2



VICINITY MAP
NOT TO SCALE

DRAINAGE:

CITY OF ROCKLIN

SANITARY SEWER:

SOUTH PLACER MUNICIPAL UTILITY DISTRICT

FIRE PROTECTION:

CITY OF ROCKLIN

SCHOOL DISTRICT:

ROCKLIN UNIFIED

PARK DISTRICT:

CITY OF ROCKLIN

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD PLAIN:

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WILLIAM F. MCKINNEY, PLS 4715
EXPIRES SEP 30, 2021

DATE



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STAMPED LS 5250

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NO TAG

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PER 22 RS 139

FOUND: 1/2" REBAR
STAMPED LS 2846
PER 22 RS 139

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STAMPED LS 3475

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ROCKLIN STATION

APN: 045-052-035 & -036

APN: 045-052-031

FOUND MONUMENT
WELL PER
22 RS 139

2" IRON PIPE
ESTABLISHED
PER 22 RS 139

FOUND MONUMENT
WELL PER
22 RS 139

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