RESOLUTION NO.

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A RESOLUTION AMENDING THE GENERAL PLAN LAND USE DESIGNATIONS FOR MULTIPLE SITES IN THE WHITNEY RANCH / SUNSET RANCHOS PLANNING AREA

(Whitney Ranch Phase III Subdivision / GPA2017-0003)

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

Section 1. The proposed Whitney Ranch Phase III 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 EIR and associated Addendum, approved and certified by City Council Resolutions No. 2002-230 and 2008-252, respectively. Pursuant to Section 15162 of the CEQA Guidelines, analysis has shown that no further environmental review of the Whitney Ranch Phase III project is required, nor should be conducted, since the Whitney Ranch Phase III project is within the scope of the Northwest Rocklin Annexation EIR and associated Addendum which adequately describe 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 Phase III 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 2. The City Council of the City of Rocklin finds and determines that:

A. The General Plan Amendment (GPA2017-0003) will change the land use designations of Units 1A, 1B, 42 & 44A, 44B, and 55C within the Whitney Ranch planning area as indicated on Exhibit A.

B. The City Council has considered the effect of the recommended approval of this General Plan Amendment on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

C. Whitney Ranch/Sunset Ranchos Units 1, 42, and 44B are currently identified in the City's 2013-2021 Housing Element at a density which could theoretically provide opportunities for Moderate Income housing.

Rocklin's Regional Housing Needs Allocation (RHNA) for the Moderate Income category is 709 units. Although the median income for Placer County is relatively high, the proposed development densities may not result in homes that are affordable to the Moderate Income category.

The re-designation of Whitney Ranch/Sunset Ranchos Units 1, 42 and 44B to lesser densities will reduce the City's current inventory of potential sites available for the Moderate Income category. The remaining inventory of potential sites identified in the Housing Element Available Sites Table would still provide for up to 771 units, a surplus of 62 units more than the minimum number of units required to be accommodated.

The City will continue to monitor its inventory of available sites as future development projects come forward to ensure that the goals of the Housing Element and our Inventory of Available Sites remain in compliance.

D. 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.

E. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services.

F. The circulation and 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.

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

Section 3. The City Council hereby approves the General Plan Amendment (GPA2017-0003), as shown in Exhibit A, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this day of , 2018, by the following roll call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

_____
Ken Broadway, Mayor

ATTEST:

_____
Barbara Ivanusich, City Clerk

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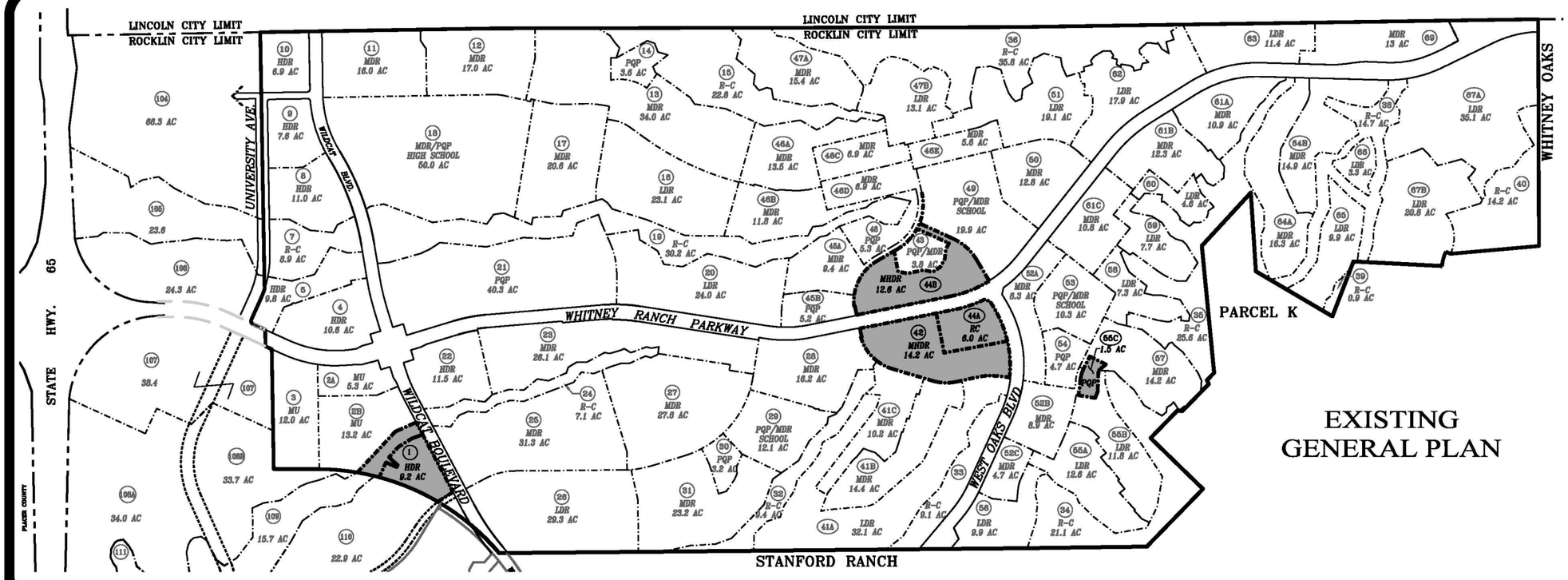
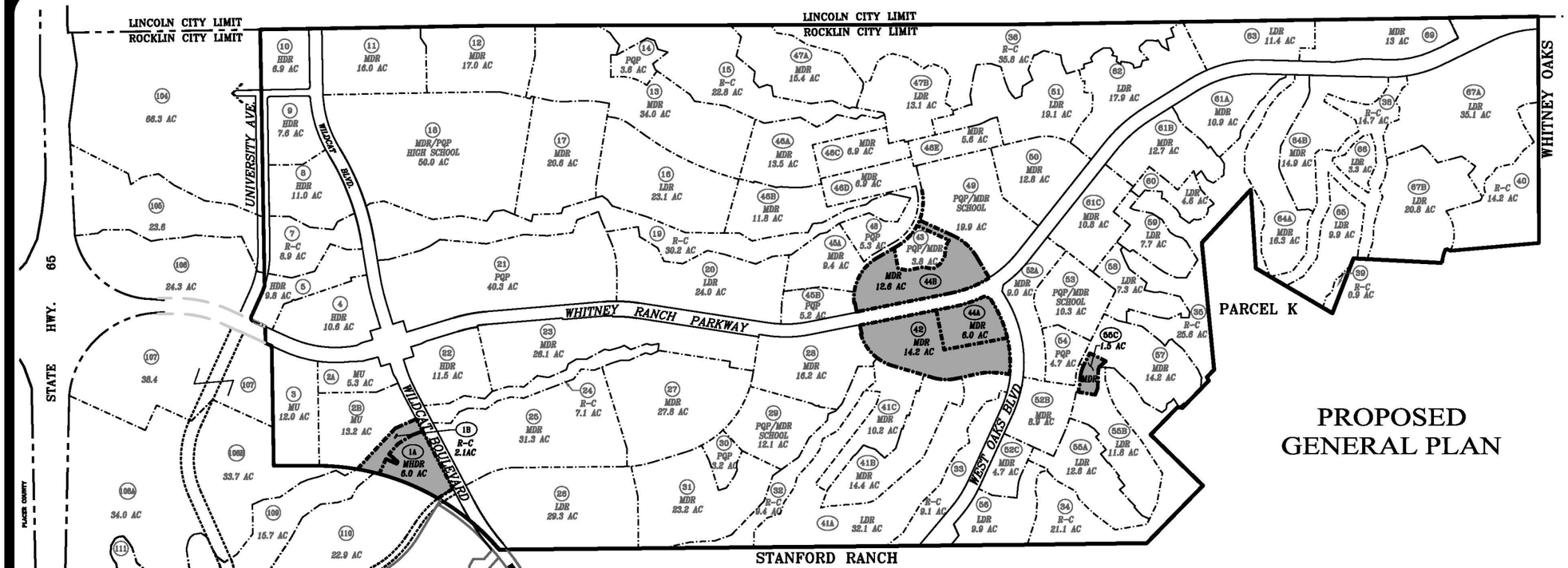
EXHIBIT A

Whitney Ranch Phase III Subdivision (GPA2017-0003)





N.W.R.A.
GENERAL PLAN EXHIBIT
SEPTEMBER 2017

LEGEND

BP	BUSINESS PROFESSIONAL
LI	LIGHT INDUSTRIAL
HDR	HIGH DENSITY RESIDENTIAL
LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
MHDR	MEDIUM HIGH DENSITY RESIDENTIAL
PQP	PUBLIC QUASI PUBLIC
RC	RETAIL COMMERCIAL
R-C	RECREATIONAL CONSERVATION
CORE ROADS	
(XX)	DEVELOPMENT AREA

UBORA ENGINEERING & PLANNING
"EXCELLENCE"
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