City Council Report

STAFF REPORT

Subject: **Whitney Ranch Phase III Subdivision (Units 1, 42 & 44A, 44B, and 55C)**
General Plan Amendment – GPA2017-0003
General Development Plan Amendment – PDG2017-0004
Rezone – Z2017-0005
Small Lot Tentative Subdivision Map – SD2017-0007

Date: February 13, 2018

Submitted by: Marc Mondell, Economic and Community Development Director
Bret Finning, Manager Planning Services
Dara Dungworth, Senior Planner

Department: Economic and Community Development Department

Reso. Nos.:

Recommendation

The Planning Commission and staff recommend that the City Council hold a public hearing and approve the following:

Move to continue to the next regular meeting for adoption a 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)

Move to introduce, waive the full reading, and read by title only an ORDINANCE APPROVING THE TWELFTH AMENDMENT TO THE NORTH WEST ROCKLIN ANNEXATION AREA GENERAL DEVELOPMENT PLAN, REPLACING AND SUPERSEDING ORDINANCE 1060 AND RETAINING ORDINANCE 932, AND REZONING MULTIPLE SITES IN THE WHITNEY RANCH / SUNSET RANCHOS PLANNING AREA (Whitney Ranch Phase III Subdivision / PDG2017-0004 and Z2017-0005)

Move to continue to the next regular meeting for adoption a RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A SMALL LOT TENTATIVE SUBDIVISION MAP (Whitney Ranch Phase III Subdivision / SD2017-0007)

Proposal/Application Request

This application is a request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Small Lot Tentative Subdivision Map to subdivide five existing parcels totaling approximately 41.2 acres into 208 single-family

residential lots, fifteen lettered right-of-way landscape lots to be dedicated to the City, one utility/emergency access/landscape lot to be dedicated to the City (Lot C, Unit 1A), and one lettered landscape lot to be maintained by a homeowners association (HOA) (Lot G, Unit 44B).

Summary of Planning Commission Hearing and Action

On October 17, 2017, the Planning Commission held a public hearing regarding the proposed Whitney Ranch Phase III Subdivision. Staff presented an overview of the project and recommended approval to the Planning Commission which was followed by a presentation from the applicant. The Planning Commission had several questions for staff regarding the existing Whitney Ranch development agreement and the reasoning behind the land use and zoning changes. The Planning Commission had no questions for the applicant. The public hearing was opened with no one from the public speaking.

During deliberation, the Planning Commission discussed Regional Housing Needs Allocation (RHNA) numbers and the timing for the next cycle of the Housing Element Update.

Two blue memos were published for this item. The first memo recommended removing two standard conditions of approval that staff and the applicant determined should be deleted from the tentative subdivision map resolution. The draft resolution reflects the following revisions:

- Draft Condition 9 relative to a Landscape Maintenance Agreement was inadvertently left in the draft resolution; it is inconsistent with prior approvals of Whitney Ranch and it is inconsistent with Condition 7.3.a.4. in the draft resolution. Condition 9 was deleted and the conditions after it were renumbered accordingly.

- Draft Condition 13 relative to Community Park Fees was deleted and the conditions after it were renumbered accordingly. The developer has fulfilled its obligations and duties for construction and development of the Whitney Ranch Community Park as set forth in section 5.17 of the fifth amendment to the Development Agreement (Ordinance 996).

The second blue memo provided correspondence from the public received after the packet published. The two pieces of public correspondence received from one citizen are provided as Attachment 1.

The Planning Commission voted 4-0 (one Commissioner absent) to recommend that the City Council approve the proposed project, including the condition revisions outlined in the Blue Memo and a correction to Condition B.7.f. to include Lot F.

An excerpt of the approved Planning Commission minutes for the meeting is provided as Attachment 2.

Ownership/Location

The owner is Sunset Ranchos Investors, LLC; the applicant is Ubora Engineering & Planning.

The subject site is comprised of five Units within the existing Whitney Ranch Phase 1 and Phase 2 development areas including Units 1, 42, 44A, 44B and 55C. APNs 017-171-030, 017-177-011, 017-174-045, and a portion of 017-182-018. See pink shaded areas in **Figure 1** – Location Map.

Figure 1 – Location Map

Background and Site Characteristics

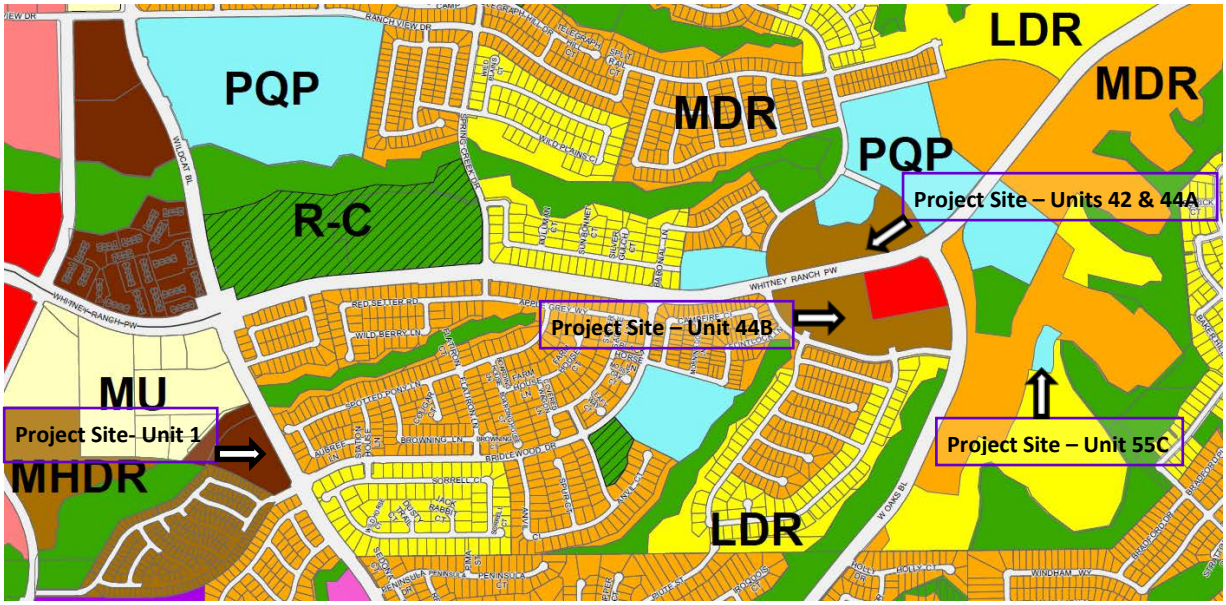
Whitney Ranch Phase III is an infill phase of Whitney Ranch to create residential subdivisions on five remaining large lots within Phase I and Phase II and make related land use designation and zoning modifications. The original zoning was established in July, 2002 by Ordinance 858 that pre-zoned the Northwest Rocklin Annexation Area (PDG-99-02). The large lot map for Whitney Ranch Phase I, processed as Liberty Hill, was approved by Resolution 2004-68 (SD-2003-02). Subsequently, revisions were approved as part of Whitney Ranch Phase II that included the current large lot parcels (SD-2006-06) and zoning (PDG-99-02E) approved in September, 2008 by Resolution 2008-254 and Ordinance 941. Since then, there have been a number of subsequent amendments to the Northwest Rocklin General Development Plan, the most recent being Ordinance 1060 approved in November 2016, which amended the Trip Caps for the Plan area.

The five Units that comprise the project site have been mostly vacant for decades having once been part of the Joel Parker Whitney ranch in the late 1800's and early 1900's. The project sites support native and non-native grasses on rolling terrain. Generally, the Units slope to the west and south into the existing drainage areas that are tributary to Pleasant Grove Creek.

The Units are generally adjacent to existing and future single-family neighborhoods in Northwest Rocklin (Spring Valley) and Whitney Ranch (Units 25, 28, 41, 45, 52, 56, 55AB, and 57), and to open space parcels.

Figures 2 and 3 provide existing General Plan designations and Zoning for the subject sites and surrounding properties.

Figure 2 – General Plan Map Excerpt



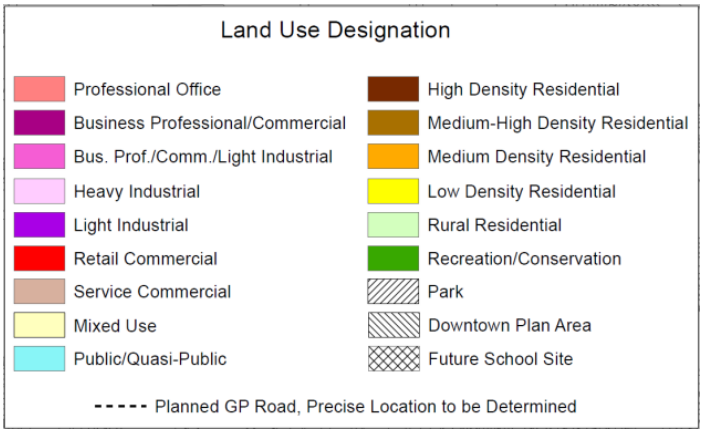
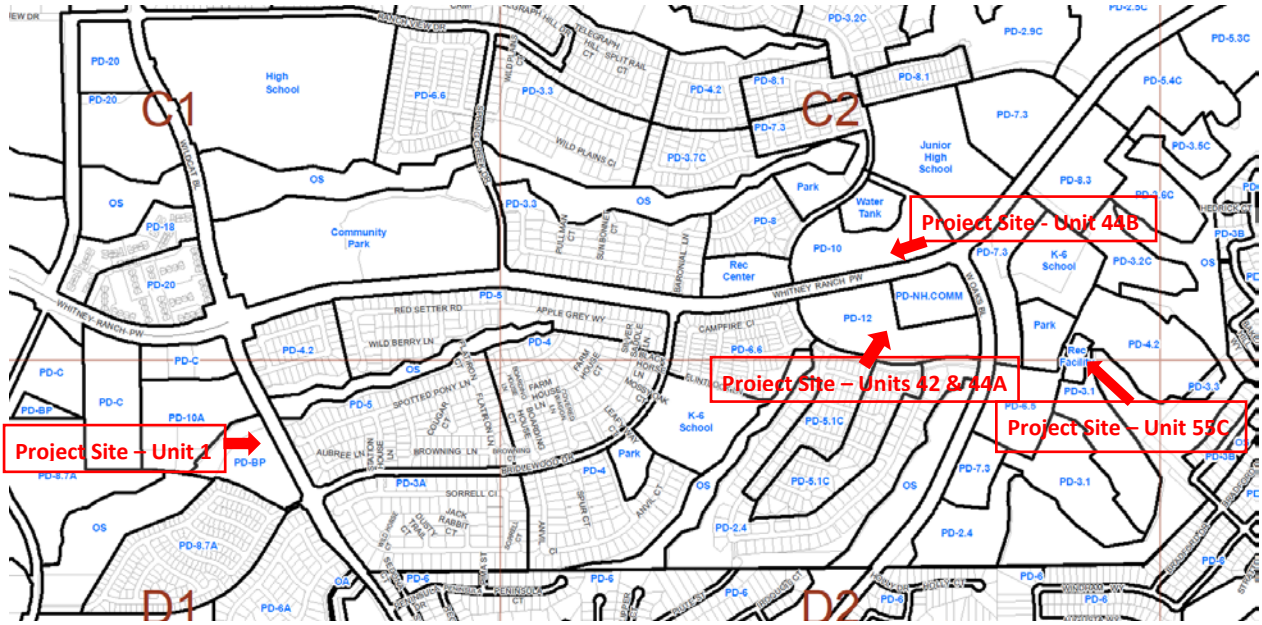


Figure 3 – Zoning Map Excerpt



Zone Districts

RESIDENTIAL PLANNED DEVELOPMENT ZONES

Density (dwelling units per acre) indicated by numerals in the zone name.
EXAMPLE PD—1.6 is Planned Development 1.6 units per acre

NON-RESIDENTIAL ZONES

PD-BP—Planned Development Business Professional
PD-C—Planned Development Commercial
PD-NH.COMM—Planned Development Neighborhood Commercial

OS—Open Space

General Plan Amendment, General Development Plan Amendment and Rezone

The project requests a General Plan Amendment, General Development Plan Amendment, and Rezone for each of the five Units to allow their proposed subdivision into single family residential lots, landscape parcels and an open space parcel. See **Table 1** for the existing and proposed changes in land use designations for the five Units.

Table 1 – Existing and Proposed General Plan Designations and Zoning

DEV. UNIT	GENERAL PLAN		ZONING	
	Existing	Proposed	Existing	Proposed
1A	HDR	MHDR	PD-BP/HDR*	PD-12
1B		R-C		OPEN SPACE
42	MHDR	MDR	PD-12	PD-5.1C
44A	RC	MDR	PD-Nh C	PD-5.1C
44B	MHDR	MDR	PD-10	PD-8
55C	PQP	MDR	REC. FAC.	PD-5

* Unit 1 GDP Zoning designation PD-BP. General Plan Update changed land use designation to HDR.

The following summarizes by Unit the current land uses, proposed land use changes, and provides the approximate acreage:

- Unit 1A conversion of the site of the existing Whitney Ranch information center designated for High Density Residential to Medium High Density Residential and PD-12 (6.2 acres)
- Unit 1B conversion of the existing City-owned drainage Basin 23 designated for High Density Residential to Recreation Conservation and Open Space (2.1 acres)
- Unit 42 conversion of vacant site designated for Medium High Density Residential to Medium Density Residential and PD-5.1C (42 and 44A total of 20.5 acres)
- Unit 44A conversion of a vacant site designated for Neighborhood Commercial to Medium Density Residential and PD-5.1C (42 and 44A total of 20.5 acres)
- Unit 44B conversion of a vacant site designated for Medium High Density Residential to Medium Density Residential and PD-8 (12.3 acres)
- Unit 55C conversion of a vacant site designated Public/Quasi Public (originally intended to be developed for a small private recreation facility) to Medium Density Residential and PD-5 (2.2 acres)

The proposed land use changes for the six Units will result in the following changes to existing land use designations in terms of acreage:

- Increase of approximately 2.1 acres of Recreation Conservation designated/Open Space zoned land (Unit 1B)
- Conversion of approximately 6 acres of High Density Residential designated/Business Professional zoned land to Single Family Residential (Unit 1A) (see further discussion below for Unit 1's land uses)
- Conversion of approximately 6 acres of Retail Commercial designated/Neighborhood Commercial zoned land (Unit 44A) to Single Family Residential

- Conversion of approximately 2.2 acres of Public/Quasi Public designated/Private Recreation Facility zoned land (Unit 55C) to Single Family Residential
- Conversion of approximately 27 acres of Residentially designated land to lower densities (Units 42 and 44B)

General Plan Amendment

The applicant has proposed several land use designations changes that are within the scope of the original Whitney Ranch approvals (Phases I and II). Staff has reviewed the requested land use changes and analyzed them against the goals and policies in the General Plan and finds the requested changes to be consistent with the General Plan.

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.

If approved, 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. However, the remaining inventory of potential sites identified in the Housing Element Available Sites Table would still provide for up to 771 units, leaving 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.

This request is the first General Plan Amendment that has been brought to Council for consideration in 2018.

General Development Plan Amendment/Rezone

The City's General Plan Update in 2012 (Reso. 2012-171) modified the land use designation of Unit 1 from Business Professional (BP) to High Density Residential (HDR). The zoning of the site was not changed to reflect the updated General Plan designation however, the City did pass a companion consistency ordinance (Ord. No. 988) to provide review procedures for these conditions with the anticipation of amending the zoning to be consistent with the General Plan designation in the future or as part of entitlements for proposed projects.

The requested General Development Plan Amendment and Rezone would change the land use designations for the project sites to reduce the maximum possible dwelling units (du) from 480 du to 283 du, a net total reduction of 197 du based as indicated on Table 1 above.

A Traffic Capacity Comparison Analysis for the proposed Whitney Ranch Phase III entitlements is included as **Attachment 1**. The analysis uses the trip generation rates assigned in the General Development Plan for both the existing land uses and the land uses proposed in this amendment. The proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction in Average Daily Trips of approximately 4,600 ADT.

The proposed General Development Plan Amendment and Zoning are consistent with the proposed General Plan Amendment.

Tentative Subdivision Map

Subdivision Design - General

The proposed Tentative Subdivision Map will subdivide approximately 41.2 gross acres into 208 single-family residential lots, various lettered landscape lots to be dedicated to the City, and one landscape lot, Lot G in Unit 44B, which will be retained by the HOA is summarized in **Table 2** below.

Table 2 – Unit Acreage and Lot Summary

W.R. Phase 3 Tentative Map Summary			
W.R. Unit #	**APN**	**Area** (Acres)	**Proposed # of Lots**
1	017-171-030	6.2	51
42	017-177-011	20.5	97
44A			
44B	017-174-045	12.3	55
55C	017-182-018	2.2	5
Totals		41.2	**208**

The streets within these subdivisions are proposed to be public and are designed to the City's 46-foot and 42-foot standard residential street sections. The 46-foot street section provides for parking, rolled curbs, gutters, and sidewalks on both sides of the street. Cul-de-sacs and some short street segments that terminate, meet the City's 42-foot standard residential street section with rolled curb, gutter, and sidewalk on one side and vertical curb on the other; parking would only be allowed on one side of these streets. In Unit 1A 24-foot wide private alleys, owned by the HOA, would provide access to some lots.

The project is obligated to construct all on-site streets and improvements and to install sewer, water, and other infrastructure as required by the City and the applicable utilities to provide service to the project.

Units 42 and 44A, as well as Unit 44B are designed with three points of entry. The entries are flanked by existing City-owned landscape lots or by landscape lots to be dedicated to the City. Unit 1 has one point of entry and emergency access through Lot C, the landscape, open space, and utility easement lot to be dedicated to the City. The lots in Unit 55C front directly on Lazy Trail Drive, which is expected to be constructed either with Unit 57 or Unit 55C, depending on the construction timing of these two Units.

Grading and Drainage / Stormwater Quality

The project's grading is designed to balance the amount of cut and fill within each Unit. Internal retaining walls are used throughout the project site to retain slopes where needed.

The project site is within the Pleasant Grove Creek watershed. Drainage and detention for Whitney Ranch was master planned and has been implemented with earlier phases of development. The proposed storm drainage system has been designed and/or conditioned to meet the City of Rocklin Storm Water Quality standards and the City's NPDES Phase II State Water Resources Control Board General permit. Effective air quality and sediment and erosion control measures are required to be implemented and maintained during construction.

Masonry Walls and Fencing

The following wall and fence types, consistent with the earlier phases of Whitney Ranch, are proposed and/or conditioned to be used at various locations throughout the project:

- Six-foot tall "Proto II" masonry wall with decorative cap and stone veneer pilasters to be spaced no greater than 80 feet on center (at project entries)
- Six-foot tall "Proto II" masonry wall with decorative cap and pilasters to be spaced no greater than 80 feet on center (along the major arterial roads)
- Six-foot tall open space metal fence (at rear and side yards abutting open space areas)
- Six-foot tall "50-50" fence (half masonry half tubular steel) on certain lots
- Post and cable fence to delineate Open Space lot boundaries

The wall and fence designs and their locations within the project area are provided on the Preliminary Fence Plans for each of the Units as shown in Exhibit A.

Landscaping

The project frontages and entry landscape lots for each of the Units will consist of a combination of decorative masonry walls and landscaping including street shade trees, accent trees, shrubs, and groundcover consistent with the Whitney Ranch streetscape design standards.

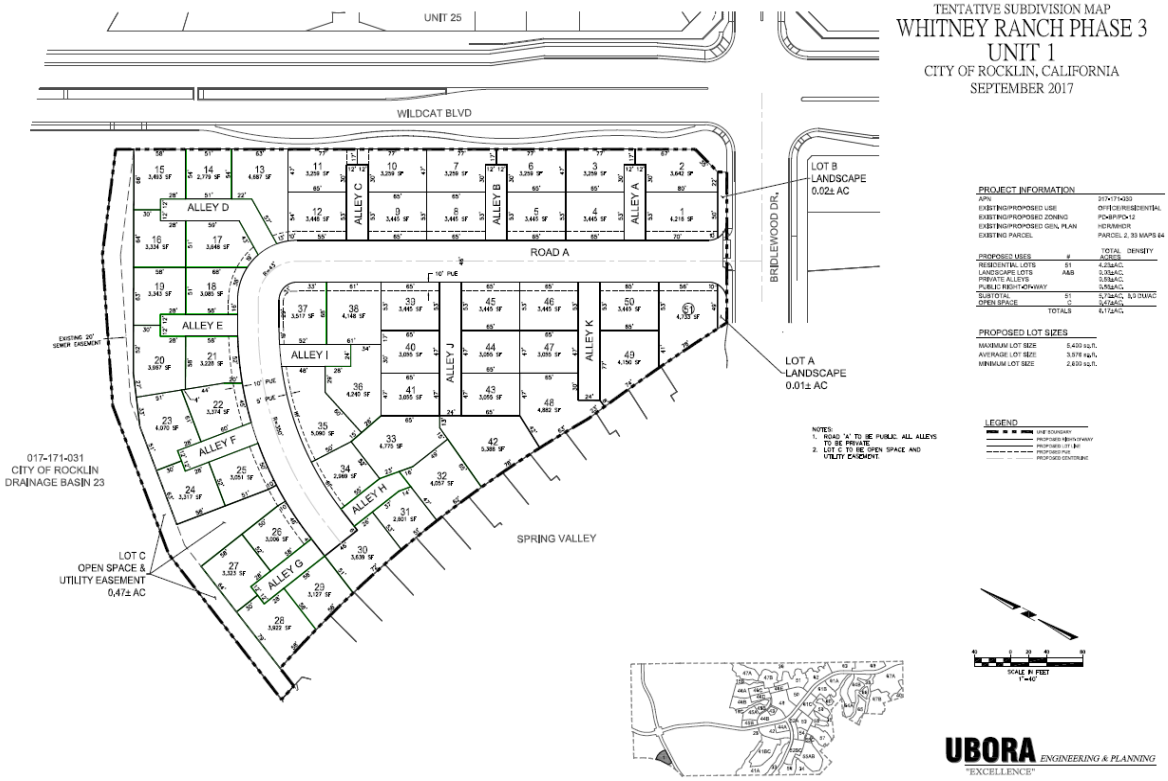
Street Lights and Street Sign Poles

The project has been conditioned to include decorative street lights, street sign poles and brackets, and bollards that are consistent with those used in Whitney Ranch Phases I and II.

Unit Specific Discussion

Units 1A and 1B

Figure 4 – Unit 1



Existing conditions

Unit 1 is the site of the existing City drainage Basin 23 and the Whitney Ranch information center at the southwest corner of the intersection of Wildcat Boulevard and Bridlewood. Spring Valley subdivision is adjacent along the southwest boundary.

City Drainage Basin to become Open Space (Unit 1B)

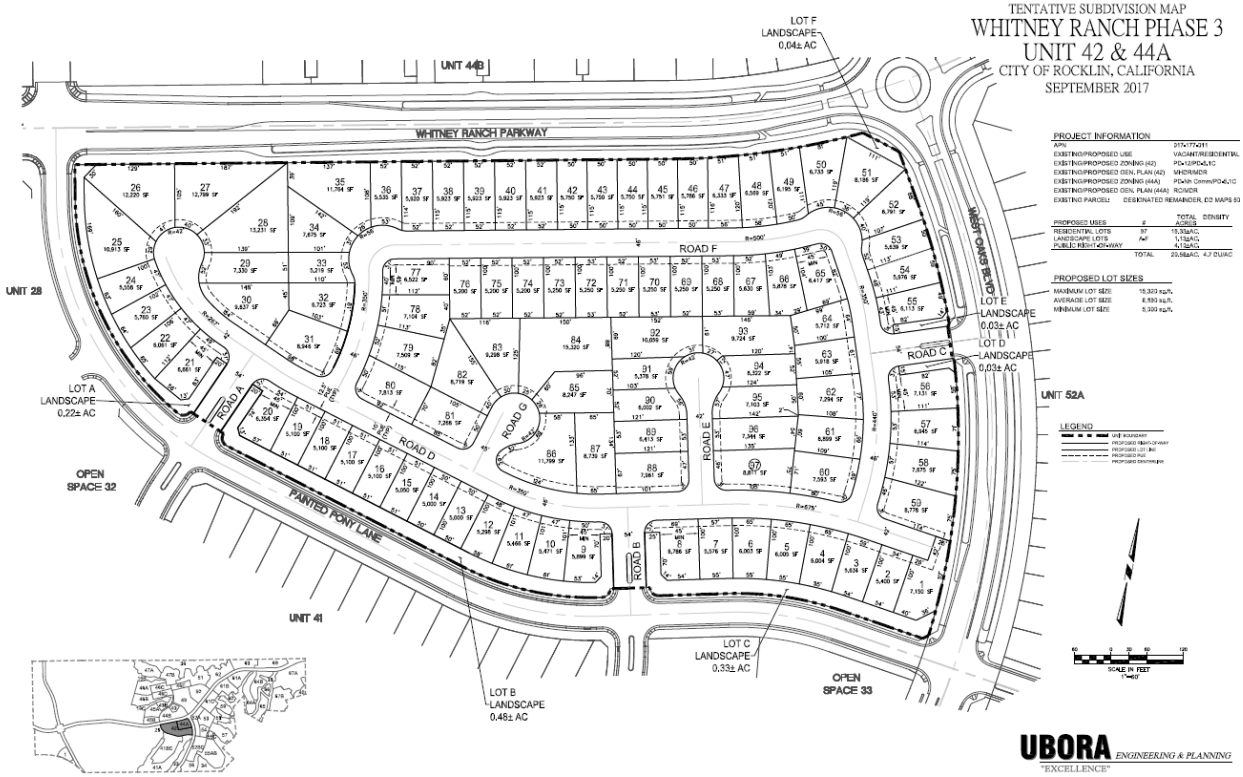
In 2015, the Whitney Ranch developer constructed drainage Basin 23 on the northern portion of Unit 1 (Unit 1B). This basin serves the master plan community and the 2.1 acres containing the basin has been dedicated to and accepted by the City of Rocklin. The General Development Plan Amendment proposes to change the zoning of Unit 1B to Open Space and the underlying General Plan designation to Recreation-Conservation. The remaining portion of Unit 1, (identified as Unit 1A) is proposed to be developed with a small lot single family residential project.

Subdivision Design

Unit 1A is proposed as a small lot, alley-loaded single family subdivision with 51 lots. Proposed lot sizes are similar to those in adjacent Spring Valley, whose average lot size is 3,088. Road A will be public, with one access point on Bridlewood Drive, eleven 24-foot wide alleys provide access to a number of the lots and will be privately, owned and maintained by a homeowners association. The alleys are conditioned to be marked with "Fire Lane – No Parking" to the satisfaction of the Fire Chief. There are two lettered landscape entry/right-of-way lots (A and B) that will be dedicated to the City. Lot C, adjacent to Unit 1B, is an Open Space and utility easement lot that will be dedicated to the City and provides emergency access to the Unit via an existing SPMUD access road. Similar to the adjacent Spring Valley subdivision Lot C and the SPMUD access road through it will be improved with fencing, landscaping and a connecting path to create a pedestrian amenity.

<u>Units 42 and 44A</u>

<u>Figure 5 – Units 42 & 44A</u>



Existing Conditions

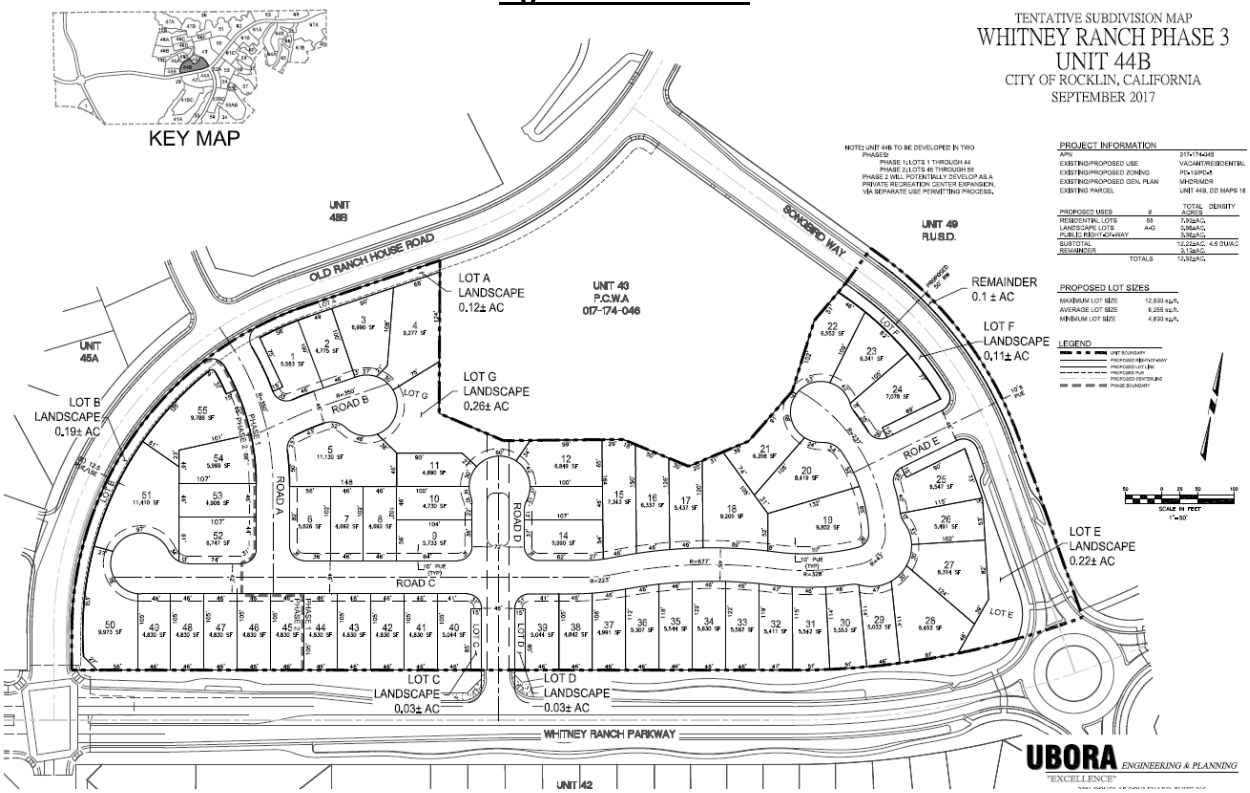
Units 42 and 44A form the southwest quadrant of the Whitney Ranch Parkway and (future) West Oaks Boulevard intersection and are bordered on the south by Painted Pony Lane. Unit 44A is currently designated Neighborhood Commercial.

Subdivision Design

Units 42 and 44A are proposed to be developed into 97 residential lots comparable in size to adjoining Unit 41, south of Painted Pony Lane. Streets will be public. Two vehicular access points on Painted Pony Lane are proposed at existing curb returns constructed when Painted Pony Lane was built. A third vehicular access point is proposed on West Oaks Boulevard. No vehicular access is proposed on Whitney Ranch Parkway. There are four lettered landscape entry/right-of-way lots (Lots A – D) that will be dedicated to the City.

Unit 44B

Figure 6 – Unit 44B



Existing Conditions

Unit 44B is situated south of Unit 43, the site of a future Placer County Water Agency tank facility, and is bordered by Old Ranch House Road on the west, Songbird Way on the east, and Whitney Ranch Parkway on the south. To the east, Unit 49 is owned by the Rocklin Unified School District and identified as a junior high school site. A portion of 44B has been identified as a possible future expansion of the existing private recreation facility (Whitney Ranch House) located across Old Ranch House Road.

Subdivision Design

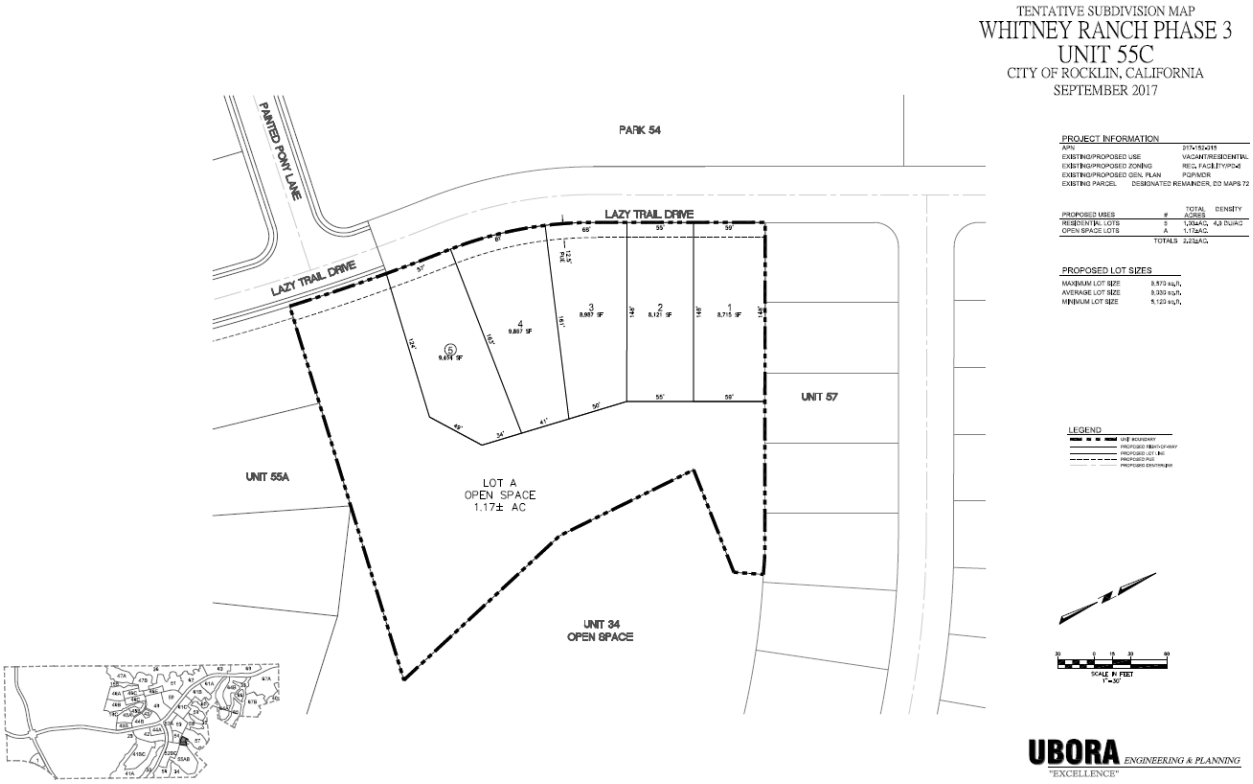
All roadways are proposed to be public. A vehicular access point is proposed on each of the roads, Old Ranch House Road, Songbird Way, and Whitney Ranch Parkway. An existing 30-foot

wide Placer County Water Agency waterline easement traverses the site in a north-south direction. The tentative map design incorporates this easement within a proposed roadway and landscape median. Proposed Lot G will be owned and maintained by the Whitney Ranch HOA. There are six lettered landscape entry/right-of-way lots (Lots A – F) that will be dedicated to the City.

Unit 44B is proposed to be developed in two phases. Phase One will include Lots #1 through #44 and Phase Two will include Lots #45 through #55. Phase Two is located and configured with the intent that it could serve as an expansion of the existing private recreation facility should the Whitney Ranch developer decide to pursue such an expansion in the future. Private recreation facilities are conditionally permitted uses within residential districts so a subsequent Use Permit, as well as a Design Review, would be required if the recreation facility is subsequently proposed rather than the construction of Phase Two single family homes.

Unit 55C

Figure 7 – Unit 55C



Existing Conditions

Unit 55A is located along the future extension of Lazy Trail Drive near the intersection of Lazy Trail Drive and Painted Pony Lane, across from Unit 54, a designated Park site. With Whitney Ranch Phase II, Unit 55A was identified as a site for a future private recreation facility. The Whitney Ranch developer has since determined that developing a new private recreation

facility at this location is no longer desirable. They believe from an efficiency and functionality standpoint additional private recreation amenities, if needed, would be better suited near the existing private recreation facility located on Old Ranch House Road.

Subdivision Design
Unit 55C proposes to develop 5 residential lots of similar size as those in adjacent Units 55A and 57 and to dedicate approximately 1.1 acres of additional open space (Lot A) to the City, including an approximately 85-foot wide buffer adjacent to Unit 55A, that is contiguous with existing Open Space Unit 34.

Environmental Determination

In 2002, an Environmental Impact Report (EIR) for the Northwest Rocklin Annexation (Sunset Ranchos) project was approved per City Council Resolution 2002-230. Subsequently, an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. Project specific analysis was conducted and potential impacts of the Northwest Rocklin Annexation project were identified in the EIR and Addendum documents. Section 15162 of the California Environmental Quality Act (CEQA) Guidelines contains the provisions for relying on previously adopted environmental impact reports. Pursuant to Section 15162, it has been determined that the EIR and Addendum that were adopted for the Northwest Rocklin Annexation project took into consideration the anticipated potential environmental impacts associated with the proposed Whitney Ranch Phase III project and that no additional environmental documentation is necessary. This determination has been made because according to Section 15162, when an environmental impact report has been adopted for a project, no subsequent environmental document shall be prepared unless substantial changes to the project or to the circumstances under which the project is undertaken, or new information of substantial importance results in the identification of a new impact or an increase in the severity of a previously identified significant impact. The proposed Whitney Ranch Phase III project proposes 208 dwelling units and the proposed General Plan / Zoning would allow for a maximum 283 dwelling units, while previous zoning for the Northwest Rocklin Annexation Area anticipated and analyzed a maximum allowable 480 dwelling units for the same project areas. The analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the Whitney Ranch Phase III project is still within the scope of the previously approved Northwest Rocklin Annexation project EIR and associated Addendum and does not result in any new significant impacts nor does it result in an increase in the severity of a previously identified significant impact, and no further environmental review is necessary. See Attachment 2 for further discussion.

Attachments

Attachment 1 – Correspondence from Erick Carlson
Attachment 2 – Excerpt from approved Planning Commission minutes of August 17, 2017
Attachment 3 – Traffic Capacity Comparison Analysis for Whitney Ranch Phase III
Attachment 4 – Whitney Ranch Phase III – 15162 Analysis

Prepared by Dara Dungworth, Senior Planner

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From: Erick Carlson
To: Dara Dungworth
Subject: RE: City of Rocklin case number 31235 - Whitney Ranch P3
Date: Wednesday, September 06, 2017 10:59:01 AM

Dara,

I am checking in to see how the processing of the Whitney Ranch Phase 3 is progressing. I have general concern regarding density averaging show by the application exhibits yielding less open space and generally more of the same small lot single family lots. Upon reading through the Land Use component of the GP, I keep coming across goals encouraging a variety of densities and housing types. This includes higher density in close proximity to major streets and commercial and public facilities. The original submittal and subsequent subdivision map seemed to be in line with these goals. I would submit that the current submission seems to throw these goals to the wayside in lieu of current market pressure for more buildable lots.

The loss of open space near Pernu park for the addition of a few more lots is also disturbing to myself as a resident. This would yield a nice passive recreation opportunity and is adjacent to open space (also consistent with GP goals). More houses in this location also impacts the visual corridor to the West.

The loss of Neighborhood Commercial also is a loss to the neighborhood in my opinion. A small commercial component would be beneficial near higher density residential. This would also be a social benefit to the neighborhood a huge convenience.

I just wanted to throw in my 2 cents worth as a resident of Whitney Ranch. Thank you for your time and I appreciate you having addded me to the mailing list for this project.

Sincerely,

Erick Carlson
916-504-0104

-------- Original message --------
From: Dara Dungworth <Dara.Dungworth@rocklin.ca.us>
Date:06/19/2017 5:05 PM (GMT-08:00)
To: '"erickryncarlson@gmail.com"' <erickryncarlson@gmail.com>
Cc:
Subject: RE: City of Rocklin case number 31235 - Whitney Ranch P3

Erick,

Since we have just begun processing this application, we have not analyzed the requested land use changes.

It is very early in the process, but from the Project Information page, you can see we have tentatively determined that we will need to prepare a Mitigated Negative Declaration. Once you've had a chance to review the application materials and the attached extensive project description document, please let me know the nature of your questions and concerns. I would be pleased to meet or continue our email conversation.

Cordially,

Dara

Dara Dungworth | Senior Planner
Planning Division | City of Rocklin
3970 Rocklin Road | Rocklin, CA 95677
dara.dungworth@rocklin.ca.us | (916) 625-5163 | **www.rocklin.ca.us**

City Hall Hours: 8 am – 4 pm (Monday – Thursday); 8 am – 12 pm (Friday)

Think of trees before you print, please.

From: Erick Carlson [mailto:erickryncarlson@gmail.com]
Sent: Monday, June 19, 2017 10:24 AM
To: Planner of the Day
Subject: RE: City of Rocklin case number 31235

Dara,

Thank you for adding me to the mailing list. I have already read through the application and had some concern over the adjustment in neighborhood park space and the lack of neighborhood commercial. I also had questions regarding the elimination of the private recreation facility in lieu of 5 lots. Am I correct to assume this will require an EIR?

Thank you for your time.

Sincerely,

Erick Carlson

-------- Original message --------

From: Planner Of The Day <donotreply@rocklin.ca.us>

Date:06/19/2017 8:44 AM (GMT-08:00)

To: erickryncarlson@gmail.com

Cc: Dara.Dungworth@rocklin.ca.us

Subject: RE: City of Rocklin case number 31235

Dear Erick,

Thank you for contacting the City. We are in the initial stage of the review process for the Whitney Ranch Phase 3 project. We received it last month and it has been referred to outside agencies for their review and comment. You may access the initial application materials on Planning's Current Applications page: http://www.rocklin.ca.us/current-applications.

A hearing will be scheduled sometime in the future once the application has been reviewed and deemed complete and ready to move forward to Planning Commission and on to Council for their actions.

I will add you to the noticing list so you will receive mailed notices of the hearings. You may also check the City's Agendas and Minutes page and find notices in the Placer Herald.

If you have any questions about the project as we proceed, I encourage you to contact me directly.

Thank you again for contacting us. Cordially,

Dara Dungworth

Senior Planner

916-625-5163

dara.dungworth@rocklin.ca.us

Use this link to add notes to the case:
https://clients.comcate.com/myfeedbackView.php?view=1226690&id=47

Original Request

I would like to be contacted with information and hearing date for Whitney Ranch Phase 3. I have some concern over the proposed General Plan Amendment and rezoning as well as loss of open space and neighborhood commercial. Thank you

October 17, 2017

City of Rocklin Planning Commission
3970 Rocklin Road
Rocklin, CA 95677

Re: WHITNEY RANCH PHASE III SUBDIVISION

Dear Staff,

I appreciate having the opportunity to review the submittal packet for tonight's Planning Commission meeting, but will be unable to attend. I my absence, I would like to make a few of my thoughts expressed to the Commission. While I do applaud the developers' willingness to leave the park site alone as originally designed and approved, I do have concern over the lack of variety of densities and product type and the omission of the neighborhood commercial and a second recreation facility.

My opinion is that a central hub of neighborhood commercial, schools, recreation facilities and higher density residential makes a lot of sense clustered together at a central location in the development. My concern is that the developer proposes more of the same small, medium density lots, and our community will lose any variety of building types and land uses as encouraged by the General Plan.

Neighborhood Commercial: I think I am not alone in the desire for a neighborhood commercial element in the Whitney Ranch development as originally proposed when we purchased our homes. The General Plan supports the clustering of higher density residential and commercial facilities located near arterial or more major streets. This element also promotes social interaction and the central location allows access to pedestrians and bicycles as encouraged in the General Plan.

Medium Density Housing: It is my opinion that the PD-12 (lot 48) and PD-10 (lot 42) designations adjacent to the neighborhood commercial and in close proximity to schools and recreation facilities seem to much better meet the goals of the General Plan Land Use elements (LU 2, 11 13, 20 & 22). It would seem appropriate that the common drive single family product type as proposed for Lot 1A would provide single family housing at both the density requested by the General Plan and current zoning and adequately provide a mid-level priced single family option for residents in the neighborhood. This housing would also be within walking distance of existing and proposed schools, a commercial element such as a corner store and recreation facilities.

Private Recreation Facility: I feel a second smaller recreation facility located in a second location would be advantageous to the residents of Whitney Ranch as it provides greater access to residents near the

originally proposed location as it would be within walking distance to future phases to the Eastern side of the development.

I thank staff for considering these opinions and look forward to seeing staff review and minutes from tonight's commission meeting.

Sincerely,

Erick R. Carlson
916-504-0104

EXCERPT

CITY OF ROCKLIN
MINUTES OF THE
PLANNING COMMISSION MEETING

October 17, 2017
Rocklin Council Chambers
Rocklin Administration Building
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 Sloan.**
3. **Roll Call**

Chairman Martinez
Commissioner McKenzie
Commissioner Sloan
Vice Chairman Whitmore - *Excused*
Commissioner Vass

Others Present:

DeeAnne Gillick, Assistant City Attorney
Bret Finning, Planning Services Manager
Dara Dungworth, Senior Planner
Nate Anderson, Senior Planner
Laura Webster, Director of Long Range Planning
David Mohlenbrok, Deputy Director, Public Services
Dave Palmer, City Engineer
Terry Stemple, Planning Commission Secretary

About 15 others

4. **Minutes –**
   a. Minutes of October 3, 2017 were approved as submitted.
5. **Correspondence** - None
6. **Citizens Addressing the Commission on Non Agenda Items –** None

CONSENT ITEMS

None

PUBLIC HEARINGS

7. WHITNEY RANCH PHASE III SUBDIVISION
GENERAL PLAN AMENDMENT, GPA2017-0003
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0004
REZONE, Z2017-0005
TENTATIVE SUBDIVISION MAP, SD2017-0007

This application is a request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Small Lot Tentative Subdivision Map to modify various land use designations and zoning, and to further subdivide five existing parcels totaling approximately 41.2 acres into 208 single-family residential lots, fifteen lettered lots for landscaping, access, and utilities.

The project area is comprised of five Units within the existing Whitney Ranch Phase 1 and Phase 2 development areas specifically: Unit 1, APN 017-171-030, the northwest corner of Wildcat Blvd & Bridlewood Dr.; Unit 42, 017-177-011, the southeast corner of Painted Pony Ln. and Whitney Ranch Parkway; Units 44A & 44B, APN 017-174-045, the northeast corner of Old Ranchhouse Road & Whitney Ranch Parkway; and Unit 55C, and a portion of APN 017-182-018, northeast of the terminus of Painted Pony Ln.

An Environmental Impact Report for the North West Rocklin Annexation (Sunset Ranchos) project was previously approved by the Rocklin City Council through Resolution No. 2002-230 and an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.

The owner is Sunset Ranchos Investors, LLC; the applicant is Ubora Engineering & Planning.

Dara Dungworth, Senior Planner, presented the staff report.

The Commission had questions for staff regarding:

1. Development Agreement – subject to amendments
2. Logic for zoning and land use

The Applicant, David Berry, Ubora Engineering, addressed the Commission and stated he concurs with all the conditions of approval.

The Commission had no questions for the applicant.

The hearing was opened to the public for comment. There being none, the hearing was closed.

Commission Deliberation/Discussion:

The Commission had additional questions for staff regarding:

1. RHNA numbers
2. Timing of next housing element

Chairman Martinez stated he had exparte communications with the applicant.

Commissioner Vass also stated she had exparte communications with the applicant.

Commissioner McKenzie also had exparte communications with the applicant. He concurs with staff's findings.

Commissioner Sloan stated he too had exparte communications with the applicant. He concurs with staff's findings and supports the project.

On a motion by Commissioner Sloan and seconded by Commissioner Vass, Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of 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) was approved by the following vote:

AYES: Sloan, Vass, McKenzie, Martinez
NOES: None
ABSENT: Whitmore
ABSTAIN: None

On a motion by Commissioner Sloan and seconded by Commissioner Vass, Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of an Ordinance Approving the Twelfth Amendment to the North West Rocklin Annexation Area General Development Plan, Replacing and Superseding Ordinance 1060 and Retaining Ordinance 932, and Rezoning Multiple Sites in the Whitney Ranch / Sunset Ranchos Planning Area (Whitney Ranch Phase III Subdivision / PDG2017-0004 And Z2017-0005) was approved by the following vote:

AYES: Sloan, Vass, McKenzie, Martinez
NOES: None
ABSENT: Whitmore
ABSTAIN: None

On a motion by Commissioner Sloan and seconded by Commissioner Vass, Resolution of the Planning Commission of the City of Rocklin Recommending City Council Approval of a Small Lot Tentative Subdivision Map (Whitney Ranch Phase III Subdivision / SD2017-0007) was approved by the following vote:

AYES: Sloan, Vass, McKenzie, Martinez
NOES: None
ABSENT: Whitmore
ABSTAIN: None

NON PUBLIC HEARINGS

10. **Informational Items and Presentations –** None
11. **Reports and Discussion Items from Planning Commissioners –** None
12. **Reports from City Staff –**
    a. Sierra Gateway Apartments is scheduled for November 7th.
    b. The meeting of November 21st will probably be cancelled.

13. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 8:06 p.m.

Respectfully submitted,

Terry Stemple
Planning Commission Secretary

Approved at the regularly scheduled
Meeting of December 19, 2017

P:\PUBLIC PLANNING FILES__ PROJECT FILES\Whitney Ranch Phase 3\Meeting Packets\CC 2-13-17\01b Planning Commission Minutes 10-17-17 Excerpt - ATT 2 - draft.docx

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TRAFFIC CAPACITY COMPARISON
GENERAL DEVELOPMENT PLAN AMENDMENT
WHITNEY RANCH PHASE 3 ENTITLEMENTS

I. SUMMARY - TRAFFIC CAPACITY

Description	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
Existing Whitney Ranch Phase 3 Land Use Allocations	480	190.7	7,170
Proposed Whitney Ranch Phase 3 Land Use Allocations	283	0.0	2,551
Difference between Existing & Proposed Land Uses	**-197**	**-190.7**	**-4,619**

II. EXISTING LAND USES

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
1	Residential/BP*	9.2	PD-BP* / PD-20**	184***	125.4	2,220**
42	Residential	14.2	PD-12	170		1,530
44A	Nh. Comm.	6	PD-Nh. Comm	-	65.3	2,286
44B	Residential	12.6	PD-10	126		1,134
55C	Rec. Facility	1.5	Private Rec. Facility	-		-
Total		**43.5**		**480**	**190.7**	**7,170**

III. PROPOSED LAND USES

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
1A	Residential	6.2	PD-12	74		670
1B	Open Space	2.1	Open Space	-		-
1	Core Roads	0.9	Bridlewood Dr. & BLA to Unit 110			-
42	Residential	14.2	PD-5.1C	72		648
44A	Residential	6	PD-5.1C	30		270
44B	Residential	12.6	PD-8	100		900
55C	Residential	1.5	PD-5	7		63
Total		**43.5**		**283**	**0.0**	**2,551**

Notes:

Traffic ADT based on trip rates listed in GDP Traffic Capacity Section 3.4.4

* Unit 1 existing Zoning per GDP is BP, General Plan Amendment overide to HDR

** Unit 1 existing Traffic ADT based on Zoning designation of PD-BP per GP traffic allocation study

*** Unit 1 existing Max. allowable Units based on GP designation of PD-20

Whitney Ranch Phase III – 15162 Analysis

PROJECT DESCRIPTION:

The Whitney Ranch Phase III project consists of a request for approval of a General Plan Amendment, a General Development Plan Amendment, a Rezone, and a Small Lot Tentative Subdivision Map to subdivide five existing parcels totaling approximately 41.2 acres into 208 single-family residential lots, fifteen lettered right-of-way landscape lots to be dedicated to the City, one utility/emergency access/landscape lot to be dedicated to the City, and one lettered landscape lot to be maintained by a homeowners association (HOA).

PRIOR ENVIRONMENTAL REVIEW:

In 2002, an Environmental Impact Report (EIR) for the Northwest Rocklin Annexation (Sunset Ranchos) project was approved per City Council Resolution 2002-230. Subsequently, an Addendum to the Northwest Rocklin Annexation EIR was approved in 2008 per City Council Resolution 2008-252. Project specific analysis was conducted and potential impacts of the Northwest Rocklin Annexation project were identified in the EIR and Addendum documents.

RELIANCE ON PRIOR ENVIRONMENTAL REVIEW:

The potential environmental impacts of the Whitney Ranch Phase III project were analyzed as required by the California Environmental Quality Act (CEQA) in an Environmental Impact Report (EIR) and an Addendum which were previously approved by the Rocklin City Council acting as the lead agency through Resolutions 2002-230 and 2008-252, respectively. 2015-207. Once a project has been approved, the lead agency's role in project approvals is completed, unless further discretionary approval on that project is required. In this case, because the Whitney Ranch Phase III project required additional land use entitlements and further discretionary approval, the City must examine the adequacy of the prior environmental review.

Public Resources Code section 21166 and Section 15162 provide the framework for analysis of the adequacy of prior environmental review of a subsequent project. The questions that must be addressed when making a determination of whether further environmental review would be necessary are as follows:

1) Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, will substantial changes represented by the current project result in new significant impacts that have not already been considered

and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified significant impact?

2) Are There Any New Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, have there been substantial changes to the project site or vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental document, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental document or that substantially increase the severity of a previously identified impact?

3) Is There Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, is there 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 environmental document was adopted as complete that is now available requiring an update to the analysis of the previous environmental document to verify that the environmental conclusions and mitigations remain valid? If the new information shows that:

(A) The project will have one or more significant effects not discussed in the prior environmental documents; or
(B) That significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or
(C) 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; or
(D) That mitigation measures or alternative which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, then the preparation of a subsequent or supplemental EIR would be required.

If the additional analysis completed finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or additional mitigation is not necessary, then no additional environmental documentation (supplemental or subsequent EIR or subsequent negative declaration) is required.

COMPARISON OF THE PREVIOUSLY APPROVED PROJECT TO THE NEW PROJECT:

The adopted Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum addressed the development of the Whitney Ranch Phase III project site as follows:

- Unit 1A – High Density Residential
- Unit 1B – High Density Residential
- Unit 42 – Medium High Density Residential
- Unit 44A – Retail Commercial
- Unit 44B – Medium High Density Residential
- Unit 55 C – Public/Quasi-Public (private recreation facility)

The proposed land use changes for the project will result in the following changes to existing land use designations that were analyzed in the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum in terms of acreage:

- Increase of approximately 2.1 acres of Recreation Conservation designated/Open Space zoned land (Unit 1B);
- Conversion of approximately 6 acres of High Density Residential designated/Business Professional zoned land to Single Family Residential (Unit 1A);
- Conversion of approximately 6 acres of Retail Commercial designated/Neighborhood Commercial zoned land (Unit 44A) to Single Family Residential;
- Conversion of approximately 2.2 acres of Public/Quasi Public designated/Private Recreation Facility zoned land (Unit 55C) to Single Family Residential;
- Conversion of approximately 27 acres of Residentially designated land to lower densities (Units 42 and 44B)

The Whitney Ranch Phase III project involves the same land area that was previously considered and analyzed, but the changes proposed by the project reflect a reduction in the developable area and modifications to the anticipated types of land uses. These changes are analyzed below.

IMPACT ANALYSIS:

1) Aesthetics – the changes contemplated by the proposed Whitney Ranch Phase III project will introduce similar development types into the project area that are mostly consistent with what was anticipated by the original project. Newly introduced development types are consistent with the surrounding existing and anticipated development and do not include any aspects that would introduce new aesthetic impacts.

   In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as

described above are not anticipated to result in new significant aesthetic impacts or substantially more severe aesthetic impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant aesthetic impacts or substantially more severe aesthetic impacts, and there is no new information requiring new analysis or verification. The analysis of aesthetics impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

2) Agricultural Resources – the changes contemplated by the proposed Whitney Ranch Phase III project will occur in locations that are designated as grazing land and are not located within or adjacent to land in productive agriculture or lands zoned for agricultural uses or timberland production and do not introduce any new agricultural resources impacts.

   In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant agricultural resources impacts or substantially more severe agricultural resources impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant agricultural resources impacts or substantially more severe agricultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of agricultural resources impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

3) Air Quality - the changes contemplated by the proposed Whitney Ranch Phase III project will result in similar construction air quality emissions but fewer operational air quality emissions due to a reduction in the number of vehicle trips generated by the project. The proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction of 4,600 average daily vehicle trips and associated emissions.

   In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant air quality impacts or substantially more severe air quality impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant air quality impacts or substantially more severe air quality impacts, and there is no new information requiring new analysis or verification. The analysis of air quality impacts within the Northwest Rocklin Annexation

(Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

4) Biological Resources - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development in a smaller footprint area due to an increase in non-developable open space. The proposed increase of 2.1 acres of open space beyond what was previously anticipated results in a reduction of biological resources impacts.

   In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant biological resources impacts or substantially more severe biological resources impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant biological resources impacts or substantially more severe biological resources impacts, and there is no new information requiring new analysis or verification. The analysis of biological resources impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

5) Cultural Resources - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development in a smaller footprint area due to an increase in non-developable open space. The proposed increase of 2.1 acres of open space beyond what was previously anticipated results in a reduction of the impact of the potential discovery of cultural resources.

   In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant cultural resources impacts or substantially more severe cultural resources impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant cultural resources impacts or substantially more severe cultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of cultural resources impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

6) Geology and Soils - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are mostly consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would also be subject to compliance with the City's development review process and the City's Improvement Standards and

Standard Specifications and the Uniform Building Code which will reduce any potential geology and soils impacts to a less than significant level.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant geology and soils impacts or substantially more severe geology and soils impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant geology and soils impacts or substantially more severe geology and soils impacts, and there is no new information requiring new analysis or verification. The analysis of geology and soils impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

7) Greenhouse Gas Emissions - the changes contemplated by the proposed Whitney Ranch Phase III project will result in similar construction air quality/greenhouse gas emissions but fewer operational air quality/greenhouse gas emissions due to a reduction in the number of vehicle trips generated by the project. The proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction of 4,600 average daily vehicle trips and associated emissions.

   In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts, and there is no new information requiring new analysis or verification. The analysis of greenhouse gas emissions impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

8) Hazards and Hazardous Materials - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would also be subject to compliance with various Federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection which will reduce any hazardous materials

management and environmental protection impacts to a less than significant level. While the proposed Whitney Ranch Phase III project is located within ¼ mile of an existing or proposed school, it does not include any unusual uses of hazardous materials. In addition, the proposed project is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the proposed project site is not located within an airport land use plan or within the vicinity of a private airstrip, the project's design and layout will not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan, and the proposed project will be reviewed by the Rocklin Fire Department and will be designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant hazards and hazardous materials impacts or substantially more severe hazards and hazardous materials impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant hazards and hazardous materials impacts or substantially more hazards and hazardous materials impacts, and there is no new information requiring new analysis or verification. The analysis of hazards and hazardous materials impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

9) Hydrology and Water Quality - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would also be subject to the mitigation measures incorporated into Rocklin General Plan goals and policies, the City's Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the City's Improvement Standards to reduce impacts to hydrology and water quality to a less than significant level. In addition, the developable portions of the proposed Whitney Ranch Phase III project are located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The project site is not located within the potential inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the proposed project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less than significant flood exposure impact would be anticipated.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant hydrology and water quality impacts or substantially more severe hydrology and water quality impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant hydrology and water quality impacts or substantially more hydrology and water quality impacts, and there is no new information requiring new analysis or verification. The analysis of hydrology and water quality impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

10) Land Use and Planning - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project include land use and zoning changes to ensure consistency with the City's General Plan and Zoning Ordinance. The construction of the proposed Whitney Ranch Phase III project would not physically divide an established community and would be compatible with existing and anticipated land uses.

    In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant land use and planning impacts or substantially more severe land use and planning impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant land use and planning impacts or substantially more land use and planning impacts, and there is no new information requiring new analysis or verification. The analysis of land use and planning impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

11) Mineral Resources - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would also occur on sites that do not contain known mineral resources and the project is not anticipated to have a mineral resources impact.

    In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as

described above are not anticipated to result in new significant mineral resources impacts or substantially more severe mineral resources impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant mineral resources impacts or substantially more mineral resources impacts, and there is no new information requiring new analysis or verification. The analysis of mineral resources impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

12) Noise - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would be anticipated to generate noise levels similar to those that would occur with the original project.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant noise impacts or substantially more severe noise impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant noise impacts or substantially more noise impacts, and there is no new information requiring new analysis or verification. The analysis of noise impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

13) Population and Housing - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would reduce the maximum possible dwelling units (du) within the sites involved from 480 dwelling units to 283 dwelling units, a net total reduction of 197 dwelling units based on zoning. The proposed Whitney Ranch Phase II project would not introduce unplanned growth or displace substantial numbers of people. In addition the proposed Whitney Ranch Phase III project is not considered to induce substantial population growth because it includes a reduction of dwelling units from what was previously contemplated and it is located in an area that has already been planned for urban uses.

In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant population and housing impacts or substantially more severe population and housing impacts that have not already

been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant population and housing impacts or substantially more population and housing impacts, and there is no new information requiring new analysis or verification. The analysis of population and housing impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

14) Public Services - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would not increase the need for fire protection, police patrol and police services to the site beyond what was previously contemplated, and the need for other public facilities would not be created by the project.

    In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant public services impacts or substantially more severe public services impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant public services impacts or substantially more public services impacts, and there is no new information requiring new analysis or verification. The analysis of public services impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

15) Transportation/Traffic - the changes contemplated by the proposed Whitney Ranch Phase III project will result in fewer automobile trips generated because the proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction of 4,600 average daily vehicle trips.

    In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts, and there is no new information requiring new analysis or verification. The analysis of transportation/traffic impacts within the Northwest Rocklin Annexation (Sunset Ranchos)

EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

16) Tribal Cultural Resources – the changes contemplated by the proposed Whitney Ranch Phase III project will result in development in a smaller footprint area due to an increase in non-developable open space. The proposed increase of 2.1 acres of open space beyond what was previously anticipated results in a reduction of the impact of the potential discovery of tribal cultural resources. While the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum were prepared and adopted prior to the requirement to address tribal cultural resources in CEQA documents, because Public Resources Code section 21080.3.3 requires consultation to occur prior to the release of a negative declaration, mitigated negative declaration or EIR for a project and the City intends to rely upon the previous EIR and Addendum for the Whitney Ranch Phase III project, there is no opportunity to incorporate additional mitigation measures for the protection of tribal cultural resources.

17) Utilities and Service Systems - the changes contemplated by the proposed Whitney Ranch Phase III project will result in development types that are largely consistent with the development that was anticipated with the original project. Newly introduced development types associated with the Whitney Ranch Phase III project would not increase the need for utilities and service systems to the site beyond what was previously contemplated, and the need for other utilities and public services would not be created by the project.

    In conclusion, when comparing the proposed Whitney Ranch Phase III project to the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum analysis, the anticipated changes associated with the proposed Whitney Ranch Phase III project as described above are not anticipated to result in new significant utilities and service systems impacts or substantially more severe utilities and service systems impacts that have not already been considered by the prior Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum; there are no new circumstances involving new significant utilities and service systems impacts or substantially more utilities and service systems impacts, and there is no new information requiring new analysis or verification. The analysis of utilities and service systems impacts within the Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum is applicable to the Whitney Ranch Phase III project, and no further analysis is required.

CONCLUSION:

The Northwest Rocklin Annexation (Sunset Ranchos) EIR and associated Addendum evaluated the potential environmental impacts of the development of all phases of the Whitney Ranch Phase III project which included the same project area. Because the Whitney Ranch Phase III project will introduce similar development types into the project area that are mostly consistent with what was anticipated by the original project, and newly introduced

development types are consistent with the surrounding existing and anticipated development and do not include any aspects that would introduce new or increased environmental impacts, it was determined that the prior EIR and associated Addendum would be appropriate to rely upon for purposes of CEQA compliance. Based on the analysis provided above, no new significant environmental impacts would occur and no substantial increases in the severity of previously identified significant effects would be anticipated. None of the conditions described in CEQA Guidelines sections 15162, 15163 and 15164 calling for the preparation of a supplement, subsequent or addendum to a negative declaration or EIR are present, and therefore, no subsequent or EIR or supplemental EIR or addendum to an EIR is required pursuant to CEQA.

In summary, the analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the proposed Whitney Ranch Phase III project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.