



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: March 07, 2017
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

CITIZENS ADDRESSING THE COMMISSION

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. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

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.

ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS

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) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

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.

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.

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.

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 the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

INTRODUCTION

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
None
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

None

PUBLIC HEARINGS

7. **SPRING VALLEY PARCEL MAP
TENTATIVE PARCEL MAP, DL2017-0002**

This application is a request for approval of a Tentative Parcel Map to allow the division of one (1) approximately 17-acre lot into two (2) large lot parcels of 11.3 acres (Parcel 1) and 5.8 acres (Parcel 2). The subject property is generally located east of University Avenue and south of Whitney Ranch Parkway in northwestern Rocklin. Assessor Parcel Number: 017-081-085.

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.

The applicant is Woodside Homes of Northern California, LP. The property owner is Spring Valley – Rocklin LP.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (Spring Valley Tentative Parcel Map / DL2017-0002)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (Spring Valley Tentative Parcel Map / DL2017-0002)

NON PUBLIC HEARINGS

8. **Informational Items and Presentations**
9. **Reports and Discussion Items from Planning Commissioners**
10. **Reports from City Staff**
11. **Adjournment**



City of Rocklin Community Development Department

Planning Commission STAFF REPORT

Spring Valley Parcel Map Tentative Parcel Map, DL2017-0002

March 7, 2017

Proposal/Recommendation

This application is a request for a Tentative Parcel Map to allow division of one (1) approximately 17-acre lot into two (2) large lot parcels of 11.3 acres (Parcel 1) and 5.8 acres (Parcel 2). Staff recommends that the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION ([Spring Valley Tentative Parcel Map / DL2017-0002](#))

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP ([Spring Valley Tentative Parcel Map / DL2017-0002](#))

Location

The subject property is generally located east of University Avenue and south of Whitney Ranch Parkway in northwestern Rocklin. Assessor Parcel Number: 017-081-085.

Owner/Applicant

The applicant is Woodside Homes of Northern California, LP. The property owner is Spring Valley – Rocklin LP.

Site Characteristics

The project site is located in northwest Rocklin. The site is undeveloped and has been historically used for grazing. An intermittent drainage associated with Pleasant Grove

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 Re: Spring Valley Parcel Map / DL2017-0002
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Creek bounds the site on the southeast but is located on a separate Open Space parcel. The site consists of rolling grass covered hills. There are no trees or shrubs on site.

Surrounding Land Uses:

	General Plan	Zoning	Existing Land Use
Site:	Medium High Density Residential (MHDR)	Planned Development Residential (PD-8.7A)	Vacant
North:	Mixed Use (MU)	Planned Development Commercial (PD- C), Planned Development Business Professional (PD-BP)	Vacant
South:	Recreation-Conservation (R-C)	Open Space (OS)	Drainage and open space
East:	MU and R-C	PD-C and OS	Vacant
West:	Business Professional (BP)	PD-BP	Vacant

Background

On June 24, 2014, the Rocklin City Council approved the Spring Valley Tentative Subdivision. The project included a General Plan Amendment (GPA-2014-03), General Development Plan Amendment (PDG-99-02K), a Rezone (Z-2013-11), a Tentative Subdivision Map (SD-2013-07), and a Design Review (DR-2013-15) to subdivide approximately 56.64 acres into 375 residential lots.

The originally-approved project was designed to be constructed in two phases. Phase 1 (219 residential lots on approximately 25 acres) was identified to be located on the south side of an approximately 14.5-acre intermittent drainage area (Lot A). Phase 2 (151 lots on approximately 17 acres) was identified to be located on the north side of Lot A. See **Figure 1**.

Development has commenced within the Phase 1 area. See **Figure 2** for an aerial photo which shows existing site conditions in the area. The developer is working on improvement plans and a final map to allow development of the Phase II area to begin.

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Figure 1 – Approved Spring Valley Subdivision

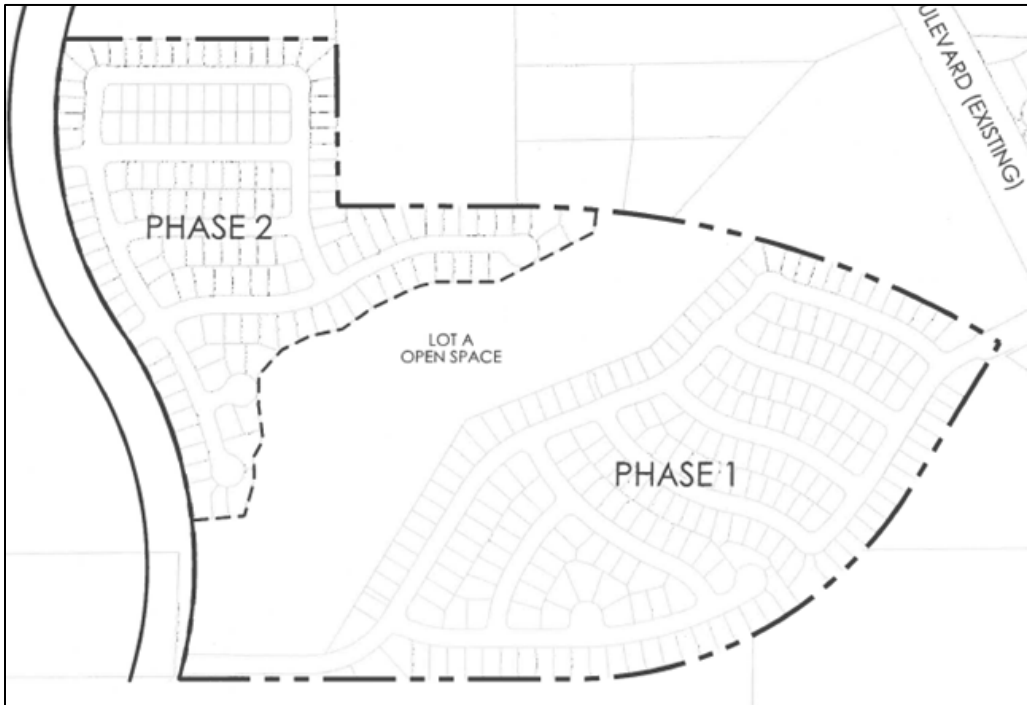


Figure 2 – Existing Site Conditions



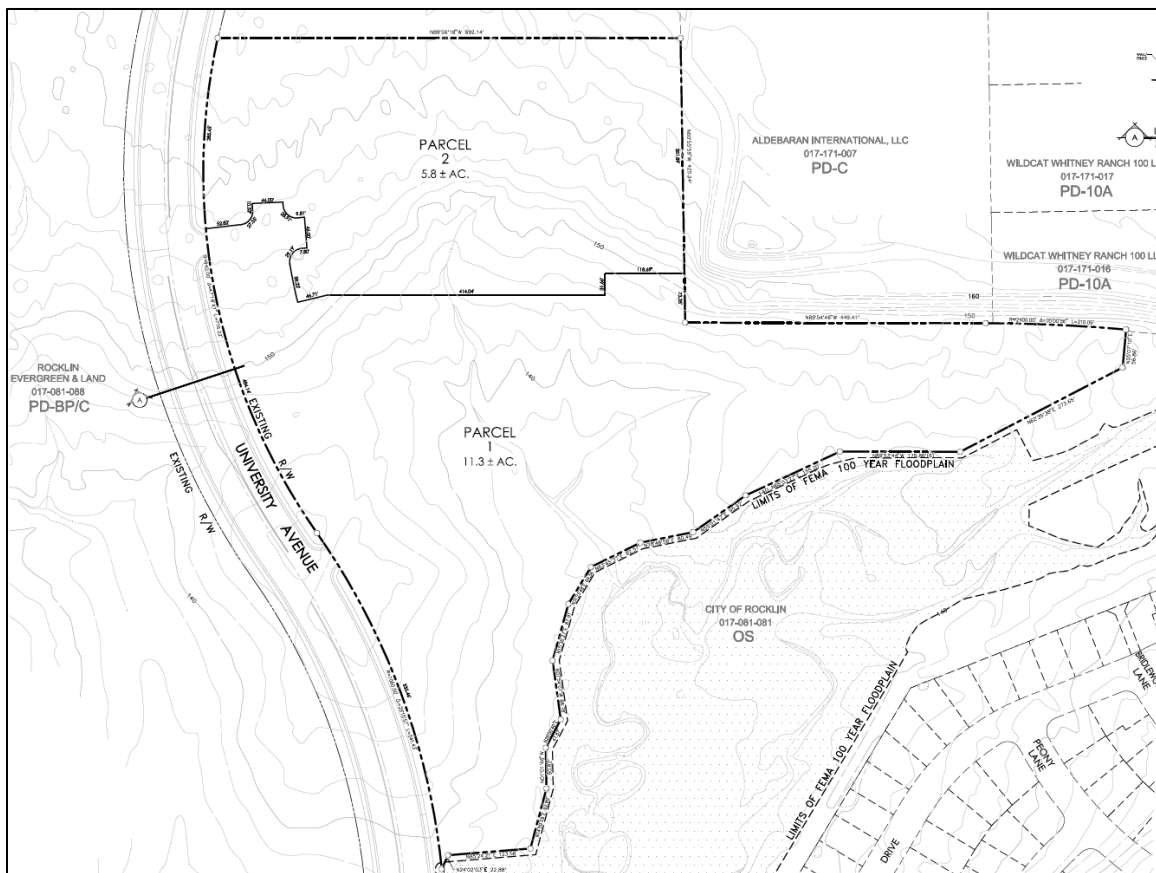
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Tentative Parcel Map

The proposed parcel map would subdivide the Phase II area of the Spring Valley development to create two (2) large lot parcels for financing purposes. The new map would “overlay” the prior Spring Valley approval and would provide a mechanism for phased implementation of this portion of the project. Parcel 1 would be 11.3 acres and Parcel 2 would be 5.8 acres (see **Figure 3**). No improvements or actions are required or proposed as a part of this map and therefore the only condition of approval proposed would be the standard condition addressing expiration of the approval.

It should be noted that, if approved, the current parcel map application would not modify the design, requirements, or conditions placed on the existing Spring Valley approval.

Figure 3 – Proposed Tentative Parcel Map



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General Plan and Zoning Compliance

The proposed two-lot parcel map is consistent with both the Rocklin General Plan and the site's zoning designations. The project site is designated as Medium High Density Residential (MHDR) on the Rocklin General Plan. The General Plan land designation of MHDR provides areas where single-family and multi-family residential structures are located in close proximity to commercial and public facilities. As previously stated, this project would not modify the previously-approved small lot subdivision, which was approved consistent with the MHDR designation. Therefore, the proposed parcel map is consistent with the General Plan.

The zoning of the project site is Planned Development Residential (PD-8.7A). This tentative parcel map application would create two lots, consistent with applicable zoning standards, which would facilitate the future development of the area. No changes are proposed to the design of the previously-approved Spring Valley subdivision. The project therefore remains 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.

RESOLUTION NO. 2017-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN
APPROVING A NOTICE OF EXEMPTION
(Spring Valley Tentative Parcel Map / DL2017-0002)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the Spring Valley Tentative Parcel Map project (DL2017-0002) (“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.

Section 2. A Notice of Exemption is approved for the Project.

Section 3. Upon approval of the Project by the Planning Commission, the Environmental Coordinator 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 State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this ___ day of _____, 2017, by the following vote:

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

Chairman

ATTEST:

Secretary

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: Spring Valley Tentative Parcel Map (DL2017-0002)

Project Location - Specific: The subject property is generally located east of University Avenue and south of Whitney Ranch Parkway in northwestern Rocklin. APN: 017-081-085.

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

Description of Nature, Purpose and Beneficiaries of Project: This application is a request for a Tentative Parcel Map to allow division of one approximately 17-acre lot into two (2) large lot parcels for financing purposes. Parcel 1 would be 11.3 acres and Parcel 2 would be 5.8 acres.

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

Name of Person or Agency Carrying Out Project

The applicant is Woodside Homes of Northern California, LP, Jim Bayless, 111 Woodmere Rd. #190, Folsom, CA 95630, (916) 608-9600.

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 two 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 two smaller parcels is: located in an area zoned for residential; would result in four or fewer parcels; is in conformance with the General Plan designations of Medium High Density Residential; 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 CEQA Guidelines.

Contact Person: Marc Mondell, Economic and Community Development Department Director

Date received for Filing: _____

Signature: _____

Marc Mondell, Economic and Community Development Department Director

RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
APPROVING A TENTATIVE PARCEL MAP
(Spring Valley Tentative Parcel Map / DL2017-0002)

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 (DL2017-0002) allows the subdivision of one (1) approximately 17-acre lot into two (2) large lot parcels of 11.3 acres (Parcel 1) and 5.8 acres (Parcel 2).

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.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

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.

F. The site is physically suitable for the proposed type and density of development.

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.

H. The design of the subdivision and type of improvements will 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.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The Spring Valley Tentative Parcel Map (DL2017-0002) 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. Validity

All portions of this entitlement for which a final map has not been recorded shall expire two years from the date of approval unless prior to that date a time extension has been granted. (PLANNING) (PLANNING)

PASSED AND ADOPTED this ____ day of _____, 2017, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

EXHIBIT A

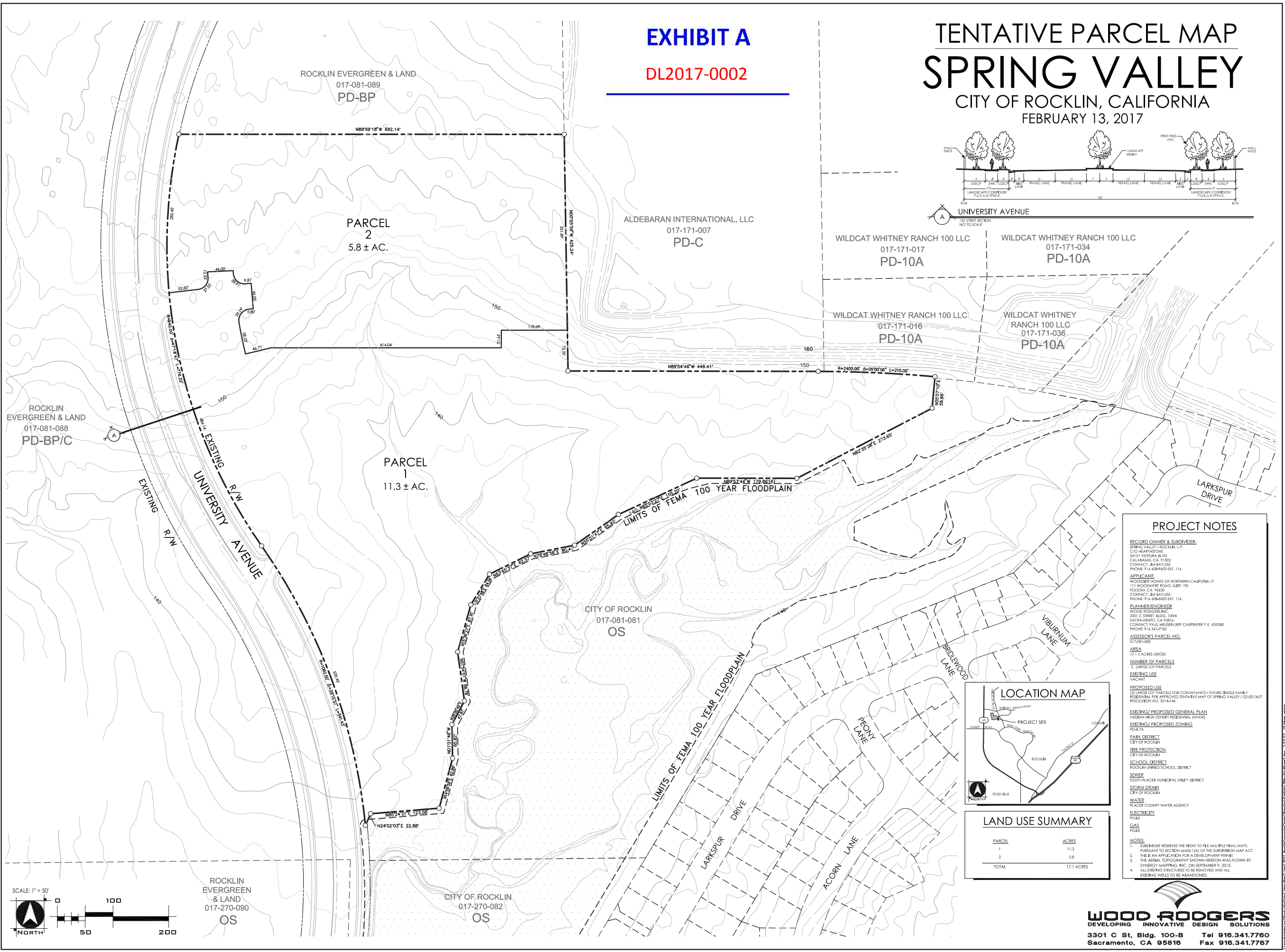
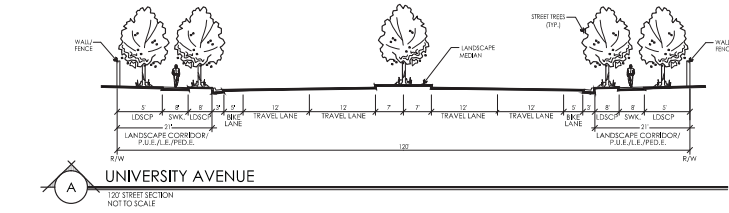
Available at the Community Development Department, Planning Division

EXHIBIT A

DL2017-0002

TENTATIVE PARCEL MAP SPRING VALLEY

CITY OF ROCKLIN, CALIFORNIA
FEBRUARY 13, 2017



PROJECT NOTES

RECORD OWNER & SUBDIVIDER:
SPRING VALLEY - ROCKLIN, LP
C/O HEARTHSTONE
2411 VINTHUR BLVD
CALABAS, CA 91302
CONTACT: JIM BAYLESS
PHONE: 916.408.6000 EXT. 116

APPLICANT:
WOODRIDGE HOMES OF NORTHERN CALIFORNIA LP
111 WOODBINE ROAD, SUITE 100
FOLSOM, CA 95630
CONTACT: JIM BAYLESS
PHONE: 916.408.6000 EXT. 116

PLANNER/ENGINEER:
WOOD RODGERS INC.
3301 C ST, BLDG. 100-B
SACRAMENTO, CA 95816
CONTACT: PAUL MEISER/JEFF CARPENTER P.E. #55380
PHONE: 916.341.7760

ASSESSOR'S PARCEL NO.:
017-081-081

AREA:
17.1 ± ACRES GROSS

NUMBER OF PARCELS:
2 LARGE LOT PARCELS

EXISTING USE:
VACANT

PROPOSED USE:
[2] LARGE LOT PARCELS FOR CONVEYANCE-FUTURE SINGLE FAMILY RESIDENTIAL FOR APPROVED TENTATIVE MAP OF SPRING VALLEY (2017-0002) RESOLUTION NO. 2017-146

EXISTING/PROPOSED GENERAL PLAN:
MEDIUM HIGH DENSITY RESIDENTIAL (MHRD)

EXISTING/PROPOSED ZONING:
PD-17A

PARK DISTRICT:
CITY OF ROCKLIN

FIRE PROTECTION:
CITY OF ROCKLIN

SCHOOL DISTRICT:
ROCKLIN UNIFIED SCHOOL DISTRICT

SEWER:
SOUTH PLACER MUNICIPAL UTILITY DISTRICT

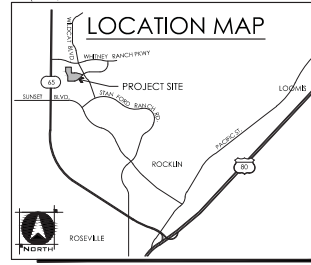
STORM DRAIN:
CITY OF ROCKLIN

WATER:
PLACER COUNTY WATER AGENCY

ELECTRICITY:
PG&E

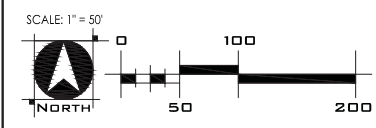
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NOTES:
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. PURSUANT TO SECTION 66455.1(A) OF THE SUBDIVISION MAP ACT. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
2. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY SYNERGY MAPPING, INC. ON SEPTEMBER 9, 2013.
3. ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.



LAND USE SUMMARY

PARCEL	ACRES
1	11.3
2	5.8
TOTAL	17.1 ACRES



ROCKLIN EVERGREEN & LAND
017-270-090
OS

CITY OF ROCKLIN
017-270-082
OS

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767