



**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: November 01, 2016**  
**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. **NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN TRIP CAPS TEXT AMENDMENT PDG-99-02 ET AL / PDG2016-0007**

The Northwest Rocklin General Development Plan Amendment (Trip Caps) project proposes an amendment to the North West Rocklin General Development Plan to modify traffic caps applied to land within the Highway 65 Corridor portion (approximately 528 acres) of the Northwest Rocklin General Development Plan area while still maintaining City of Rocklin traffic Level of Service standards. The proposed project does not include any specific development proposal or development activity.

The project site is generally located in the northwest portion of the City of Rocklin, specifically within the Highway 65 Corridor (Development Areas 104-116) of the Northwest Rocklin General Development Plan. The area is generally bounded by State Route 65 (SR65) on the west, areas west of Wildcat Boulevard on the east, the Rocklin/Lincoln City Limits on the north, and Sunset Boulevard on the south. APN's of those sites involved in the modification include: 491-010-001 through 010; 491-010-012; 017-081-079, 085, and 088 through 089; 017-270-002 and 084 through 090; 017-081-091 and 092; 378-110-001 through 065; and 378-120-001 through 070. Current General Plan Land Use Designations include: Business Professional (BP), Recreation-Conservation, Retail Commercial (RC), Mixed Use (MU), Medium High Density Residential (MHDR) and Light Industrial (LI). Current Zoning includes: Planned Development-Business Professional/Commercial (PD-BP/C), Planned Development Commercial (PD-C), Planned Development-Business Professional (PD-BP), Open Space (OS), and Planned Development-Light Industrial (PD-LI).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review period for the Mitigated Negative Declaration begins on October 13, 2016 and ends at 5:00 p.m. on November 1, 2016. The environmental document is available for review during normal business hours at the City of Rocklin Community Development Department, Planning Division, located at 3970 Rocklin Road, Rocklin, CA 95677 and online at <http://www.rocklin.ca.us/depts/develop/planning/currentenvirodocs>. Written comments regarding the environmental document may be submitted to the attention of the Environmental Coordinator at the mailing address above or e-mailed to [planner@rocklin.ca.us](mailto:planner@rocklin.ca.us).

The applicants and property owners are Orchard Creek Investors LLC/Fulcrum, Evergreen Management Company and William Jessup University.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration of Environmental Impacts Northwest Rocklin General Development Plan Amendment (Trip Caps) (PDG2016-0007)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of the Eleventh Amendment to the General Development Plan For the North West Rocklin Area Replacing and Superseding Ordinances 941 And 1055 and Retaining Ordinance 932 (North West Rocklin General Development Plan Trip Caps Amendment / PDG-99-02 ET AL / PDG2016-0007)

**8. NON-CONFORMING PARCELS AND NOTICING  
ZONING ORDINANCE AMENDMENT, ZOA2016-0001**

The proposed project would amend certain sections of Titles 16 and 17 of the Rocklin Municipal Code pertaining to development of nonconforming lots, as well as modify regulations pertaining to public hearing noticing requirements in order to increase consistency with the current California Government Code and for internal consistency throughout the Municipal Code.

The proposed revisions to the Rocklin Municipal Code are not “projects” under CEQA because they do not result in a direct or reasonably foreseeable indirect physical change in the environment, nor do they authorize the construction of any new structures or other physical changes to the environment. Therefore, this action is exempt under sections 15060(c)(2) and (3), 15061(b)(3), 15262, and 15378 of the State CEQA Guidelines.

The proposed Zoning Ordinance Amendment was initiated by the City of Rocklin and would be effective City-wide.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance of the City Council of the City of Rocklin to Modify Sections of Titles 16 And 17 of the Rocklin Municipal Code Regarding Requirements For Development on Nonconforming Lots and Public Hearing Noticing Requirements (ZOA2016-0001)

**NON PUBLIC HEARINGS**

9. Reports and Discussion Items from Planning Commissioners
10. Reports from City Staff
11. Adjournment