



New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: September 20, 2016

Project Name and Requested Approvals:

**NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN TRIP CAPS TEXT AMENDMENT
PDG-99-02 et al / PDG2016-0007**

Staff Description of Project:

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.

Location:

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.

Existing Land Use Designations and Zoning:

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).

This project XX does / does not involve modifications to the trip caps currently applicable to specific sites in the project area. Reference is made to potential land use changes which may be pursued in the future, but no General Plan Amendments or rezones are being processed at this time.

Compliance with the California Environmental Quality Act:

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

Applicants & Property Owners:

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

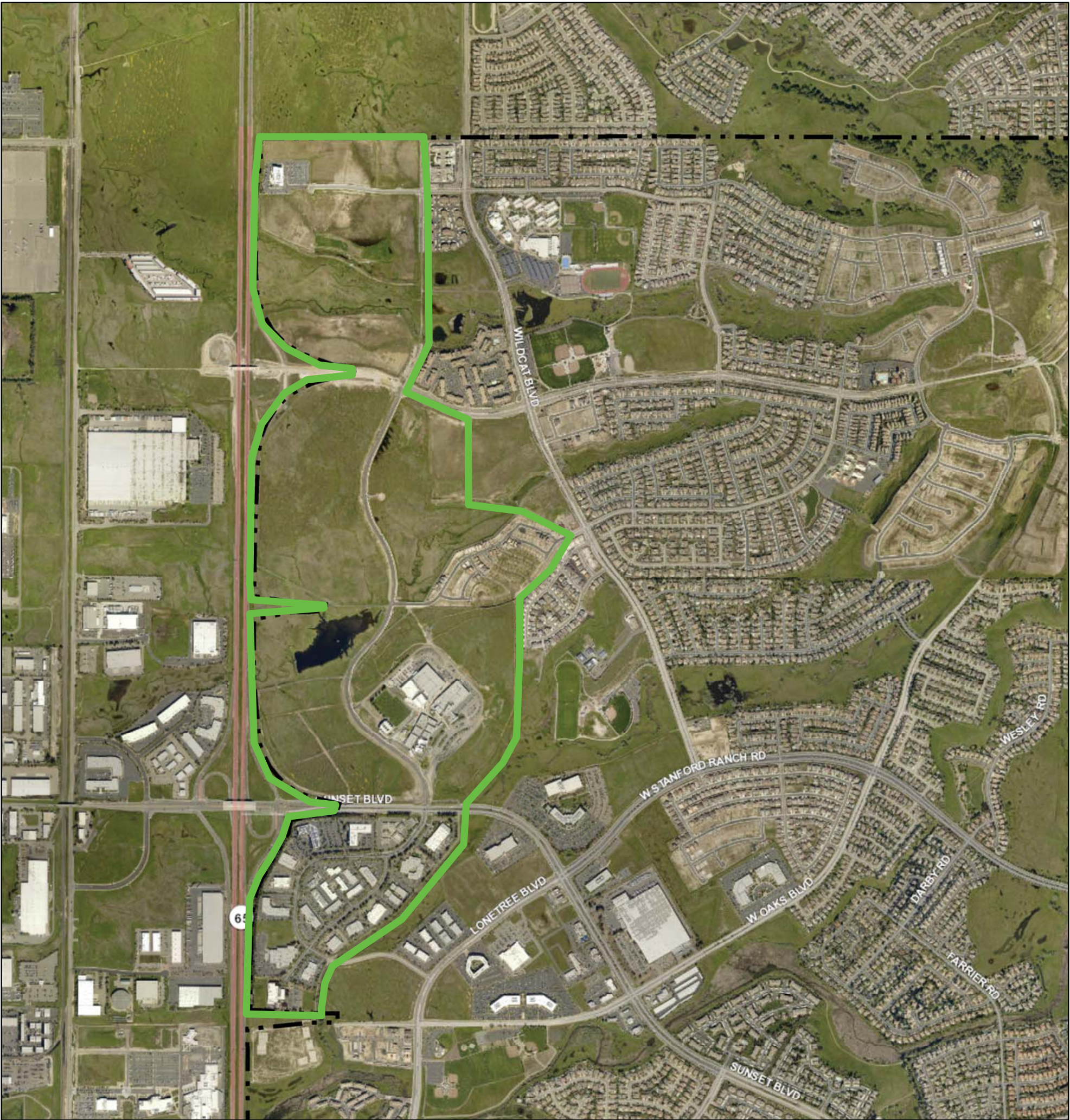
Attached Information:

For additional details please see:

- General Location Map
- Study Area and Development Area Map
- Trip Generation Table

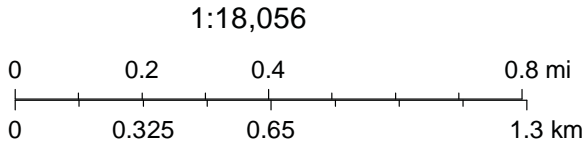
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City of Rocklin

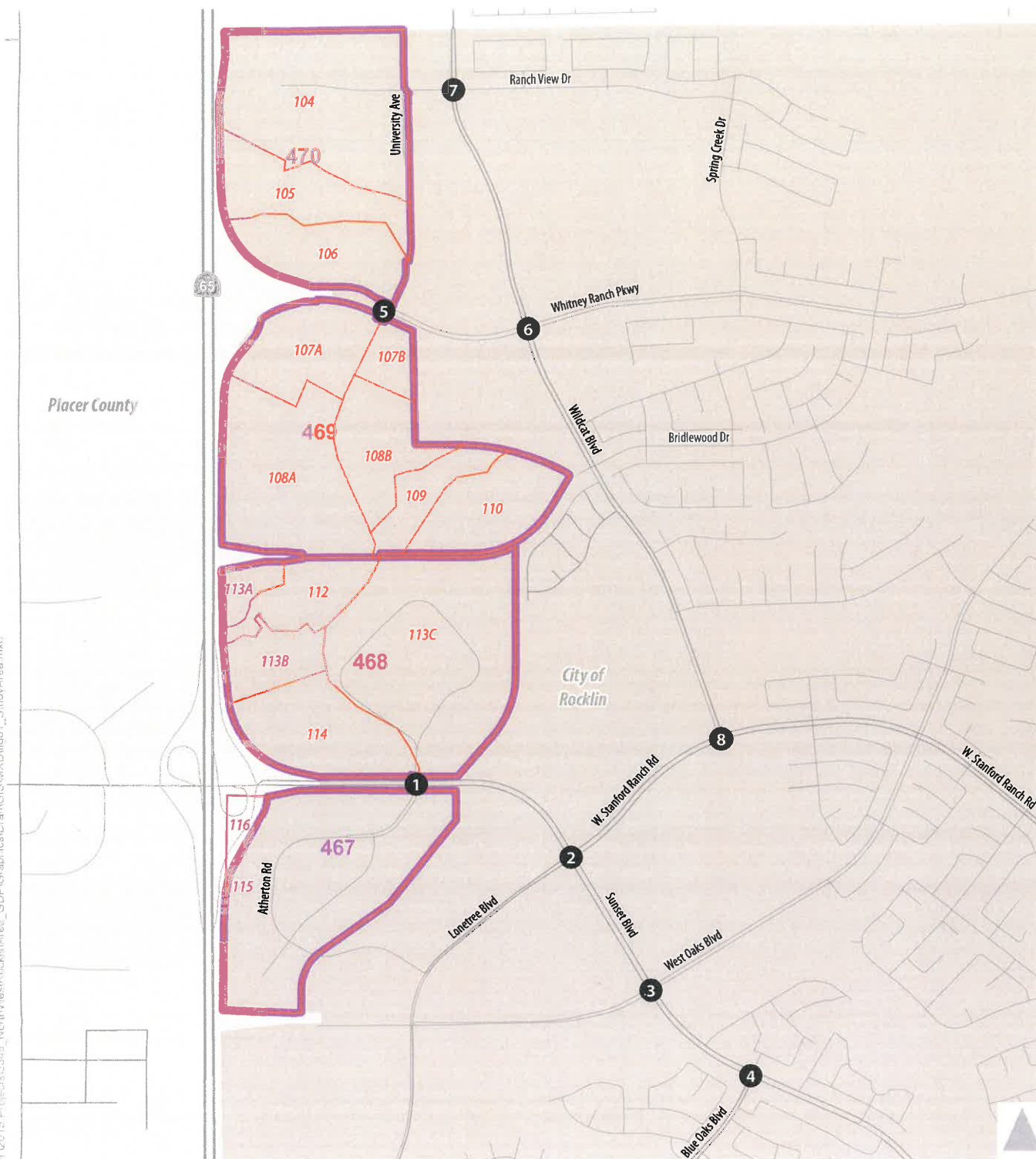


September 20, 2016

- City of Rocklin Boundary
- HIGHWAY
- MAJOR
- MINOR



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Study Area

