

CCRESO 86-136

Resolution No. 86-136

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN  
APPROVING THE TENTATIVE SUBDIVISION MAP SD-86-07: FAIRWAY HEIGHTS  
AND SPECIFIC PLAN USE PERMIT SP(U) 86-06

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

Section 1. An Environmental Impact Report has been previously affirmed.

Section 2. The City Council finds and determines that:

1. The City Council has considered the effect of the approval of this subdivision on housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan of the City of Rocklin.
3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification of the property.
4. The site is physically suitable for the proposed type and density of development.
5. The design of the subdivision is not likely to cause substantial environmental damage, nor will it substantially and avoidably injure fish and wildlife or their habitat.
6. The design of the subdivision and the type of improvements will not cause serious public health problems.
7. The design of the subdivision and the 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.

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

Section 3.: The Tentative Subdivision Map, SD-87-07, and Specific Plan Use Permit SP(U) 86-06, together with Exhibit C, attached hereto and incorporated herein, is hereby approved subject to the following conditions.

1. Landscaping

A. The subdivider shall submit to the Planning Director a landscape plan for the area between the back of the sidewalk and the rear property lines of all single-family lots abutting the Sunset Boulevard right of way. The plan shall be submitted for approval prior to recording of any final map, subject to the following:

- (1) The landscaping plan shall be prepared by a landscape architect.
- (2) Include a certification by the landscape architect that topsoil within the landscape area is suitable for the proposed landscaping.
- (3) Include an irrigation system.

B. The subdivider and City shall cause the landscaped area to be included within the landscaping assessment district of the City prior to recording of the final map.

C. The subdivider shall install the landscaping and maintain the landscaping until such time as sufficient funds are generated from the assessment district. Landscaping shall be included and bonded as part of the subdivision improvement plans.

2. The subdivider shall install a six (6) foot high concrete or masonry fence along the property lines of all single-family lots abutting Sunset Boulevard right of way. The six foot fence shall not encroach into the front yards of Lots 1 and 18.

3. "Restrictive access right" shall be established along all property lines abutting Sunset Boulevard

4. The subdivider shall meet all the requirements of the Rocklin Fire Chief and PCWA for domestic water service and fire flow requirements.

5. The subdivider shall pay all applicable park fees for the single-family lots, which is currently \$581 per single-family lot.

6. The developer shall meet with the Rocklin School District and submit proof to the City that the impact of 103 elementary students has been mitigated prior to issuance of each building permit.

7. If any impactation mitigation fee to the local high school district is required at time of building permit issuance, the developer shall submit proof that such fee has been paid in accordance with the Rocklin Municipal Code Chapter 15.24..

8. All single-family lots shall be designed to meet the R1-6 zone standards as stated in Chapter 17.12 of the Rocklin Municipal Code, with the exception that: the front yard setback shall be 20 feet rather than 25 feet.

9. Subdivider shall extend Ruby Court to City standards and to the satisfaction of the City Engineer.

10. A note shall be placed on the Final prohibiting grading except for driveways and garage pads, on Lots 141-146 and 149-162.

11. Prior to recording of the final map, the City and the subdivider shall cause the property to be included into a community facilities district for funding of police and fire services.

12. The subdivider shall provide, on final improvement plans and during the time of construction, provisions for dust control, revegetation of disturbed areas, and erosion control, to the satisfaction of the City Engineer.

13. The subdivider shall submit a drainage plan to the City Engineer for approval. The plan shall provide any added runoff to be detained on-site. In the event the detention area is off-site on additional property controlled by the subdivider, there shall be a recorded restriction, at time of final map, on the off-site property assuring that the detention area remains for the benefit of the Fairway Heights subdivision.

14. Prior to filing a final map with the City, the subdivider shall meet with the local postal official to determine location of mailboxes. If special locations are required, easements or other map provisions shall be included on the final map and final improvement plans. If no special provisions are required, subdivider shall provide a letter from the local U. S. Postmaster.

15. Sunset Boulevard, at its intersection with Fairway Drive, shall be designed for left turns into and out of Fairway Drive. The design speed of the acceleration and deceleration lanes shall be for 40 miles per hour on Sunset Boulevard. The pavement width on the southwesterly side of Sunset Boulevard, in the area being widened for the intersection with Fairway Drive, shall be equal in width to the existing half width of Sunset Boulevard.

16. The subdivider shall install improvements along the northerly side of Sunset Boulevard abutting the entire length of the subject property to Topaz Avenue. The improvements shall include, but not be limited to, curb, gutter, sidewalk, street lights, fire hydrants, street paving, and striping. Improvements shall be to City standards and to the satisfaction of the City Engineer.

17. The subdivider shall also install the same improvements as listed in the above Item 16 along Sunset Boulevard abutting the Sunset Whitney Golf Course. A reimbursement agreement for these improvements can be established with the City Council prior to recording of any final map.

18. The Final Map shall include the extension of Eagle Court to connect to Bunker Drive.

19. This tentative map approval shall be subject to the approval of the General Plan Amendment GPA-86-02, and Zone Change 86-01.

20. That there be no blasting on Ruby Court or Ruby Court extension and tht a note to that effect be included on the final improvement plan.

21. That all streets shall be designed and improved to City standards to the satisfaction of the City Engineer, including but not limited to sidewalks, curb, gutter, street lights, fire hydrants, pavement and signs.

22. The subdivider shall rename Lodestar Street to the satisfaction of City Staff and the County of Placer.

23. This tentative subdivision map shall expire in two years from the date of approval by the City Council, unless the applicant applies for and receives an extension in accordance with the Rocklin Municipal Code.

PASSED AND ADOPTED this 8th day of July 1986, by the following roll call vote:

AYES: COUNCILMEMBERS: Hill, Ainsworth, Dominguez, Huson

NOES: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

ABSTENTION: COUNCILMEMBERS: Lund

*Marius G. Huson*  
Mayor

ATTEST:

*B. L. ...*  
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City Clerk