

ORDINANCE NO. 727

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING
FROM OPEN AREA (OA) TO PLANNED DEVELOPMENT (PD)
AND ADOPTING A GENERAL DEVELOPMENT PLAN
(West of Sierra College Boulevard, North of the Rocklin City Limits)
(The Highlands/Z-95-02/PDG-92-01)

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

Section 1. The City Council of the City of Rocklin finds and determines that:

- A. An environmental impact report for this project has been certified.
- B. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-92-01) which would designate the site as Low Density Residential, and is made conditional on approval of GPA-92-01.)
- C. The proposed zoning and general development plan are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The area is physically suited to the uses authorized in the proposed zone and general development plan.
- E. The proposed zoning and general development plan are compatible with the land use/uses existing and permitted on the properties in the vicinity.
- F. The land uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.
- G. City has considered the effect of the proposed zoning and general development plan 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.

Section 2. The City Council of the City of Rocklin hereby approves the rezoning of the properties located west of Sierra College Boulevard and north of the Rocklin City Limits as shown on Exhibit A, attached hereto and incorporated by reference herein, from Open Area (OA) to Planned Development (PD) and adoption of the general development plan in the form attached hereto and incorporated by reference herein as Exhibit B

(General Development Plan Map), Exhibit C, General Development Plan Standards, and Exhibit D, Conditions for the Highlands General Development Plan.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36993(c)(1) are met.

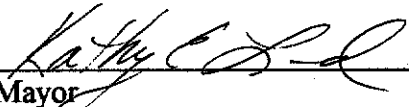
PASSED AND ADOPTED this 28th day November, 1995, by the following roll call vote:

AYES: Council members: Yorde, Huson, Dominguez, Lund

NOES: Council members: None


ABSENT: Council members: Magnuson

ABSTAIN: Council members: None



 Mayor

ATTEST:



 City Clerk

First Reading : 11-14-95
 Second Reading: 11-28-95
 Effective Date: 12-28-95

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EXHIBIT A

Exhibit A, map of rezoning of Open Area to Planned Development for the Highland Project (Z-95-02) is on file in the Office of City Clerk and the Rocklin Planning Department

EXHIBIT B

GENERAL DEVELOPMENT PLAN

Exhibit B, General Development Plan map showing the proposed uses and densities of the Highland Project (PGD-93-03) is on file in the Office of City Clerk and the Rocklin Planning Department

EXHIBIT C

GENERAL DEVELOPMENT PLAN STANDARDS THE HIGHLANDS

Proposed Land Uses and Circulation System

The project proposes to create a single family residential neighborhood with 307 single family lots, an elementary school, a park and a church site. The project proposes development on 188.7 (85%) of the 222.8 acre site, with the balance in 2 remainder lots. The project includes custom and production homes. The production lots will be constructed by a merchant builder. The production lots are anticipated to be located on lots 1-84 and the custom lots on lots 85-307, as shown on the Highland Tentative Subdivision Map SD-92-01. The vehicular circulation system, which is comprised of one existing arterial street, one residential collector and numerous residential local streets and cul-de-sacs is also depicted on Attachment A.

Public Uses

The three public uses proposed are the 15.7 acre church site, 11.2-acre elementary school site and the 4-acre park site.

The church and school land uses are required to be reviewed under a subsequent Specific Plan Use Permit. The park will be improved and dedicated to the City in a "turn-key" arrangement in return for full credit on all capital park improvement fees and Quimby requirements.

Sequence of Development

The single family lots and related streets and infrastructure are envisioned to be constructed in four phases, as shown on the Highland tentative map. The first phase includes both production and custom lots and the subsequent three phases are custom lots. Commencement of the project is anticipated to occur in 1996-97.

Development Regulations

The Highlands subdivision is comprised of single family production lots, custom lots and public uses. The custom lots, lots 85-307, will be reviewed based on the Highlands Specific Plan Use Permit Design Guidelines (SPU-92-01). The production lots, lots 1-84, shall be reviewed subject to a subsequent Specific Plan use Permit in accordance with Section 17.60.100 of the Rocklin Municipal Code. The following general development plan standards shall be followed for both the production and custom lots:

1. Summary

Total lots: 307
Gross Density: 1.6 du/ac
Net Density: 2.1 du/ac
Zoning: PD-R

2. Exceptions:

All provisions of Title 17 of the Rocklin Municipal Code shall apply except to the extent that specific provisions of this General Development Plan supersedes their application.

3. Minimum Lot Area:

Corner Lots: Eight Thousand square feet (8,000 sq.ft.)
Interior Lots: Seven Thousand square feet (7,000 sq.ft.)

4. Minimum Lot Width:

Corner Lots: 75 feet
Interior Lots: 65 feet

5. Minimum Lot Depth: 105 feet

6. Lot Coverage:

Maximum lot coverage shall not exceed for thirty-five (35%) percent of the lot area (excludes the calculation of a 120-square foot patio structure open on at least 3 sides).

7. Setbacks: The following minimum setbacks shall apply:

Front/Rear: 25 feet
Interior Side: 7.5 feet
Street Side: 10 feet

8. Building Height:

The maximum building height for principal buildings and structures shall be thirty-five (35) feet. The maximum number of stories shall be two.

EXHIBIT D

**CONDITIONS FOR THE HIGHLANDS
GENERAL DEVELOPMENT PLAN
PDG-92-01**

TRANSPORTATION AND CIRCULATION:

Several off-site street improvements, as identified in the Rocklin Circulation Element of the General Plan will be needed to serve the project, Except as otherwise stated in the following conditions the developer shall participate in the funding of all city wide General Plan roadway improvements through payment of applicable city traffic fees at time of building permits:

1. Developer shall widen Sierra College Boulevard to city standards and to the satisfaction of the City Engineer, including but not limited to:
 - a) Acceleration and deceleration lanes for southbound Sierra College Boulevard at the future intersection of Scarborough Drive/Sierra College Boulevard; and
 - b) Left turn pocket for northbound Sierra College Boulevard at the intersection of Scarborough Drive/Sierra College Boulevard;
 - c) Traffic signal light at the intersection of Sierra College Boulevard and Scarborough Drive.
 - d) Improvements on Sierra College Boulevard shall be coordinated with Placer County Public Works Department.
2. Developer shall construct two eastbound lanes and one westbound lane on Scarborough Drive near the intersection of Sierra College Boulevard.
3. Developer shall cause a bus turnout to be constructed on Sierra College Boulevard at the southwest corner of Sierra College Boulevard and Scarborough Drive.
4. Developer shall install a four-way stop at the intersection of Tadworth Way and Scarbough Drive.

AIR QUALITY

5. In addition to the City's Engineer Development Standards, all improvement plans shall include the following:
 - a) Construction vehicles shall operate at speeds no greater than 25 mph when operating on unpaved roadways.
 - b) Suspension of grading operations when wind speed gusts exceed 25 mph.
6. All construction equipment and vehicles shall be cleaned as necessary to minimize dust from being emitted into the air.
7. Open burning shall be minimized for material from both construction and operation of the project. Open burning shall only be conducted under the rules and regulations of the Placer County Air Pollution Control District (PCAPCD).
8. All developments shall comply with Rule 217-Cutback and Emulsified Asphalt Paving Materials as administered by the PCAPCD.
9. All developments shall incorporate low Volatile Organic Compound coatings.
10. All construction equipment shall be kept properly maintained and tuned to minimize pollutants into the air.
11. Where feasible existing power sources (e.g. power poles or clean fuel generators rather than temporary power generators shall be used for construction activity.
12. Where feasible, low emission mobile construction equipment (e.g. tractor, scraper, dozer, etc.) shall be used.
13. Applicant shall prepare written educational materials for distribution to all new property owners describing measures for the reduction of air pollution. The information shall be reviewed by PCAPCD and Rocklin Community Development Director, and shall be included with all sales information provided to individual home buyers. The material shall discuss the following:
 - a) Open burning, wood burning, and air pollution problems and solutions.
 - b) Transportation Control Measures: ridesharing, mass transit availability/schedules, computerized ride-matching services, and other measures designed to reduce both the use of single-occupancy vehicles and vehicles miles traveled.

- c) Use of propane or natural gas outdoor barbecues over charcoal barbecues to minimize air pollution.
- 14. Obstruction to through traffic shall be minimized during construction to the satisfaction of the City Engineer.
- 15. All building permits for single-family houses shall be conditioned to install electric outlets at the front and rear of each house to promote use of electric equipment.
- 16. All building permits for single family houses shall be conditioned to plant at least one shade tree, minimum 15-gallon, per single-family lot.

NOISE

- 17. All heavy construction equipment and all stationary noise sources (such as diesel generators) shall have manufacturer installed mufflers. Stationary noise sources shall be located at least 300 feet from occupied residences, or contractors shall be required to provide appropriate noise reducing engine housing enclosures.
- 18. All equipment warm up areas, water tanks, and equipment storage areas shall be placed in a central area as far away from existing residences as is feasible.
- 19. A noise analysis shall be prepared to demonstrate how 45 db Ldn interior noise standard is to be met in the second story of any two-story homes in Phase 1 prior to approval of the Specific Plan Use permit.

FIRE PROVISIONS

- 20. All structures constructed before operation of a new fire station in the vicinity of the project site shall be constructed with fire suppression sprinkler system to the satisfaction of the Fire Chief.
- 21. Appropriate fire breaks and access to the open space areas shall be designed to the satisfaction of the Rocklin Fire Chief.
- 22. Property shall be annexed into Community Facilities District No 1 prior to recordation of any Final Map.

SCHOOL

- 23A. Developer shall offer the proposed school site to the Rocklin Unified School District as a condition of any first phase of development.
- 23B. The project shall contribute its fair share to the funding of middle school construction in order to mitigate the impacts of the project on middle school capacity. The fair share contribution shall be in a form acceptable to the Rocklin Unified School District, and may include one or more of the following: a) Applicant's agreement to join and participate in a Community Facilities District (Mello Roos); b) participation in a Fee District; or c) payment of a set amount.

Applicant shall provide evidence of an acceptable agreement with the Rocklin Unified School District to the Community Development Director prior to recordation of any final subdivision map.

PARK

24. Developer shall include the dedication in fee of the proposed city park site in any first phase of development subject to the following:
- a) Park site shall be free of any title encumbrance and of any physical condition that would prevent its use as a park site.
 - b) A minimum of 20' wide access road shall be dedicated and improved to the park site.
 - c) Developer is responsible for installation of full street frontage improvements to city standards (i e. curb, gutter, sidewalks, etc.) adjacent to the park site at the time streets abutting the park site are constructed in Phase 3.
25. Developer shall cause the formation of Communities Facilities District to fund the long term maintenance of the onsite park site. The funding shall be for ninety percent (90%) of the cost of maintenance as determined by the City of Rocklin.

UTILITIES

26. Water:
- a) Applicant shall be required to enter into a Pipeline Extension Agreement as determined by PCWA and to provide all pipelines and facilities necessary to supply adequate amounts of water for domestic and fire protection purposes. Pipelines shall be sized to meet required fire flows within PCWA's main line maximum velocity limits. Whenever possible, piping

systems shall be connected to form system loops. All parcels under separate ownership shall be separately metered, and all facilities shall be installed within public rights-of-way. All system improvements are subject to PCWA approval.

- b) Applicant shall demonstrate that there is adequate water pressure for domestic and fire flow needs prior to recordation of any Final Map on the property.

27. Sewer

- a) The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the project applicant.
- b) Sewer service shall be provided to the project from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or I.O.D. provided) on or with the final map. All improvements shall be included on the project improvement plans.
- c) Developer shall coordinate with SPMUD to resolve concerns regarding ultimate connection of the project to the Miner's Ravine system prior to final approval of the lift station and improvement plans for the Highlands project.

CULTURAL RESOURCES

28. Prior to approval of a building permit for Lot 307 (formerly referred to as 285), the Open Space Conservation easement on that lot should be reviewed/redefined by a qualified archaeologist to ensure that the bedrock mortars are located within the protected zone. As appropriate, it may be necessary to define building envelopes which provide additional separation from the prehistoric resources.

29. The development shall include the following on any subdivision improvement plans:

- a) Information informing heavy equipment operators and workers involved with initial site development of the potential archaeological sensitivity of the site. Workers shall be instructed as to the types of materials (unusual amounts of stone, bone, or shell) which could indicate an archaeological site. This measure is particularly important when development is initiated in proximity to Secret Ravine.

- b). If signs of an archaeological site, such as any unusual amounts of stone, bone, or shell, are uncovered during grading or other construction activities, work shall be halted within 100 feet of the finds and the City of Rocklin Community Development Department shall be immediately notified. A qualified archaeologist shall then be consulted for an on-site evaluation to examine the finds and to provide recommendations for their removal and/or preservation. If it is determined that the discovery is a Native American burial site, appropriate Native American representatives will be contacted. Work at the project site shall not resume until the archaeologist has had a reasonable opportunity to propose and implement appropriate mitigations, as determined by the Community Development Department, to reduce impacts to a less-than-significant level.

GEOLOGY, SEISMICITY, TOPOGRAPHY AND SOILS

- 29. To minimize erosion potential and dust generation, development or revegetation shall be initiated as quickly as possible following grading. Revegetation shall utilize native, compatible, drought tolerant vegetation.
- 30. An erosion-control plan shall be included in subdivision or project improvement plans. The plan shall address construction of sediment barriers, placement of hay bales, development of temporary settling areas, installation of energy dissipaters, protection floodways, or other acceptable means of reducing sediment loads.

HYDROLOGY AND WATER QUALITY

- 31. The project shall realign the drainage flow of Lot A into Secret Ravine such that the flow enter Secret Ravine more parallel with the stream.
- 32. Relocation and abandonment of the Boardman Canal shall be conducted in cooperation and consultation with the Placer County Water Agency (PCWA). Relocation may include complete enclosure of the new canal segment, subject to PCWA requirement and approval.
- 33. Developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) which would be subject to Regional Water Quality Control Board (RWQCB) review and approval as part of the projects drainage improvement plans.
- 34. Drop inlets shall be appropriately marked to indicate that the storm drain system outlets to natural drainage areas and creeks.
 - b) Should compliance with (a) above prove to be infeasible, the developer shall provide other mitigation measures to mitigate the project's drainage impacts on flows within Secret Ravine Creek along the boundaries of the Rustic Hills Subdivision. These mitigation measures could include, but not

be limited to, financial participation in a City flood mitigation program, elimination of backwater effects on Secret Ravine Creek, flood walls, and stream and/or downstream detention or diversions.

This condition shall apply to each phase of the project unless the developer demonstrates that the phase will not result in any measurable increase in the surface water elevation of Secret Ravine Creek adjacent to the Rustic Hills Subdivision.

PLANT LIFE

36. Developer shall prepare a wetland mitigation plan which provides no net loss of wetlands. Prior to adoption of the Final Map by the City, the applicant shall submit to the City documentation that this plan has been reviewed by the U.S. Army Corps of Engineers and the California Department of Fish and Game. The wetland mitigation plan shall include a description of in-kind off-site mitigation including restoration methodology, species, success criteria, and a contingency plan in the event of failure. Any on-site mitigation areas shall be approved by the Rocklin City Council prior to submittal to U.S. Army Corp or Department of Fish and Game.
37. Prior to recordation of any Final Map, the Developer shall comply with the requirements of the U. S. Department of Fish and Wildlife Services regarding the presence of vernal pool tadpole shrimp and fairy shrimp which more than likely exist on the property.
38. Prior to recordation of any Final Map, the Developer shall comply with the requirements of the U. S. Department of Fish and Wildlife Services regarding the presence of the Valley Elderberry Longhorn Beetle which exist on the property.

VISUAL RESOURCES

39. A landscaping buffer consisting of 65 feet shall be created along the Sierra College Boulevard frontage.
40. An Open Space Conservation easement (as described in Government Code Section 51070, et seq) shall be recorded over the natural resource areas of the project which includes the slope areas along the northern boundary of the property and within some of the natural drainage swales. The easement shall be in substantial compliance with the city's form "Grant of Open Space and conservation Easement", and shall prohibit, among other things, grading, removal of native

vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structure including fencing; provided, the vegetation may be removed as necessary for flood control, fire protection; and protection pursuant to a permit issued by the U.S. Army Corp.