

ORDINANCE NO. 605

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN AMENDMENT TO THE GENERAL DEVELOPMENT PLAN
FOR THE SOUTHSIDE RANCH PROJECT - PD(G)-89-02

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:

1. A Negative Declaration of Environmental Impact is hereby approved on the Southside Ranch General Development Plan Amendment PD(G)-89-02.
2. The City of Rocklin's City Council has considered the effect of the approval of this amendment on the housing needs of the region, and balanced those needs against the public service needs of its residents, and available fiscal and environmental resources.
3. The proposed amendment will not have a negative effect on the land uses in adjacent areas, provided those properties are developed in accordance with the General Plan policies and Zoning Ordinance requirements of the City.
4. The proposed amendment is consistent with and implements the policies as set forth in the City of Rocklin's Housing Element.

5. The proposed amendment will achieve a transfer of density of dwelling units from relatively sensitive steep terrain to terrain that is less steep and more accessible.
6. The dwelling unit density for the total site involved will not be increased.

Section 2.

The amendment to the General Development Plan to transfer density from Parcel A to Parcel B (DL-88-08) is hereby approved, as indicated in Exhibit A, attached hereto and incorporated by reference herein, subject to the following conditions:

1. The amendment shall not be in effect until the recordation of the Southside Ranch Parcel Map (DL-88-08) to the satisfaction of the City Engineer.
2. The Community Development Director shall record on the City's Zoning Map and General Plan Map a maximum dwelling unit density of 2.6 units per acre for Parcel A and 0.4 units per acre for Parcel B on the Southside Ranch Parcel Map (DL-88-08) property.
3. The applicant shall indicate on the General Development Plan a graphic indication of a potential connection of the extended Southside Ranch Road with Freeman Drive to the satisfaction of the City Engineer. The applicant shall, in addition, attach an informational note to the General Development Plan that the extended Southside Ranch Road shall not be connected with Greenbrae Road to the satisfaction of the City Engineer.

4. The applicant shall provide a note on the General Development Plan that the builder/developer shall submit a landscape plan with the Specific Plan Use Permit application that indicates a landscape buffer along the westerly property boundary to the satisfaction of the City Council.

Passed and adopted on this 13th day of June, 1989, by the following roll call vote:

Ayes: Councilmembers: Hill, Dominguez, Huson, Mitchell, Lund
 Noes: Councilmembers: None
 Absent: Councilmembers: None
 Abstain: Councilmembers: None


 Mayor

Attest:

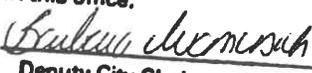

 City Clerk

TAR: smh

05018902

First Reading: 5-23-89
 Second Reading: 6-13-89
 Effective Date: 7-13-89

The foregoing instrument is a correct copy of the original document on file in this office.

Attest: 
 Deputy City Clerk
 City of Rocklin

**Proposed Modification to
General Development Plan**

for

OUTSIDE RANCH

~~(DL-88-07)~~
DL-88-08

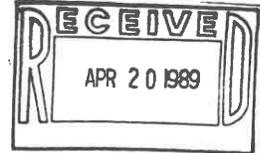


EXHIBIT A
SD-88-07
FILE NO. DL-88-08
PDG-87-02

OUTSIDE RANCH ASSOCIATES
100 SIERRA COLLEGE BLVD.
ROCKLIN, CA 95677
TELEPHONE: (916)989-5834

PARCEL B
12.03 ± Ac.

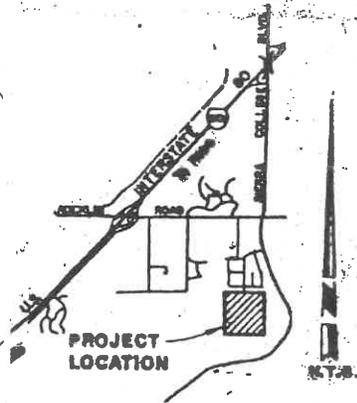
SPANNAGEL AND ASSOCIATES, INC.
3101 SUNSET BLVD.
ROCKLIN, CA 95677
TELEPHONE: (916)624-1618

DESIGNATION - Low Density Residential
(1-3 du/Ac.)

PD - Planned Development Residential
(2 du/Ac.)

OFFICIALLY APPROVED

APPROVED BY [Signature]
ON 4/2/89



VICINITY MAP

PRESENT GENERAL DEV. PLAN	UNITS ALLOWED	MODIFIED GENERAL DEV. PLAN	UNITS PROPOSED
PD-2	83	PD-2.6	82
PD-2	24	PD-0.4	5
	87		87 TOTAL