

**ORDINANCE NO. 787**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING  
A PREZONING TO PLANNED DEVELOPMENT-RESIDENTIAL (PD-R)  
AND ADOPTING A GENERAL DEVELOPMENT PLAN  
(The Highlands Unit No. 5/PDG-97-06)**

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. A mitigated negative declaration of environmental impacts for this project has been approved.

B. The proposed pre-zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-97-04) which would designate the site as Low Density Residential, and are made conditional on approval of GPA-97-04 and incorporation into the City of Rocklin.

C. The proposed pre-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 pre-zone and general development plan.

E. The proposed pre-zoning and general development plan is compatible with the land use/uses existing and permitted on the properties in the vicinity.


F. The land use/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 pre-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 on Highlands Unit No. 5, as shown on Exhibit A, attached hereto and incorporated by reference herein, to Planned Development-Residential/2 dwelling units per acre (PD-2) and adopts the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein subject to approval of GPA-97-04 and incorporation into the City of Rocklin.

PASSED AND ADOPTED this 25th day August, 1998, by the following roll call vote:

AYES: Councilmembers: Hill, Magnuson, Yorde, Cullivan  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: Lund

  
Kathy E. Lund, Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading: 8-11-98  
Second Reading: 8-25-98  
Effective Date: 9-25-98

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

Attest:   
\_\_\_\_\_  
City Clerk, City of Rocklin

TAR/gbl  
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**EXHIBIT A**

**PREZONING TO PLANNED DEVELOPMENT-RESIDENTIAL  
2 DWELLING UNITS / ACRE**

**(Highlands Unit No. 5 / PDG-97-06)**

**The map depicting the General Development Plan area is on file in the Planning Department.**

## **EXHIBIT B**

### **GENERAL DEVELOPMENT PLAN STANDARDS THE HIGHLANDS UNIT NO. 5**

#### **Proposed Land Uses and Circulation System**

The project proposes to create a single-family residential neighborhood with 17 single family lots. The vehicular circulation system is an extension of the circulation system of both the Highlands subdivision to the east and the Sierra View subdivision to the north.

#### **Development Regulations**

The Highlands Unit No. 5 subdivision is comprised of 17 single family production lots. The following general development plan standards shall be followed for construction within Highlands Unit No. 5:

1. Summary:

Total Lots:	17
Gross Density:	1.8 du/ac
Net Density:	2.4 du/ac
Zoning:	PD-2

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 supercedes 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.

**AIR QUALITY**

1. The project shall conform to the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 M.P.H. or less
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.

10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning will be allowed only with the approval of the Placer County APCD.

### **NOISE**

1. 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.
2. 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.
3. 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.

### **FIRE PROVISIONS**

1. 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.
2. Property shall be annexed into Community Facilities District No. 1 prior to recordation of any Final Map.

### **VISUAL RESOURCES**

A landscaping buffer consisting of 65 feet shall be created along the Sierra College Boulevard frontage.

Prezone/General Development Plan Amendment  
**The Highlands - Unit No. Five**  
 City of Rocklin, California

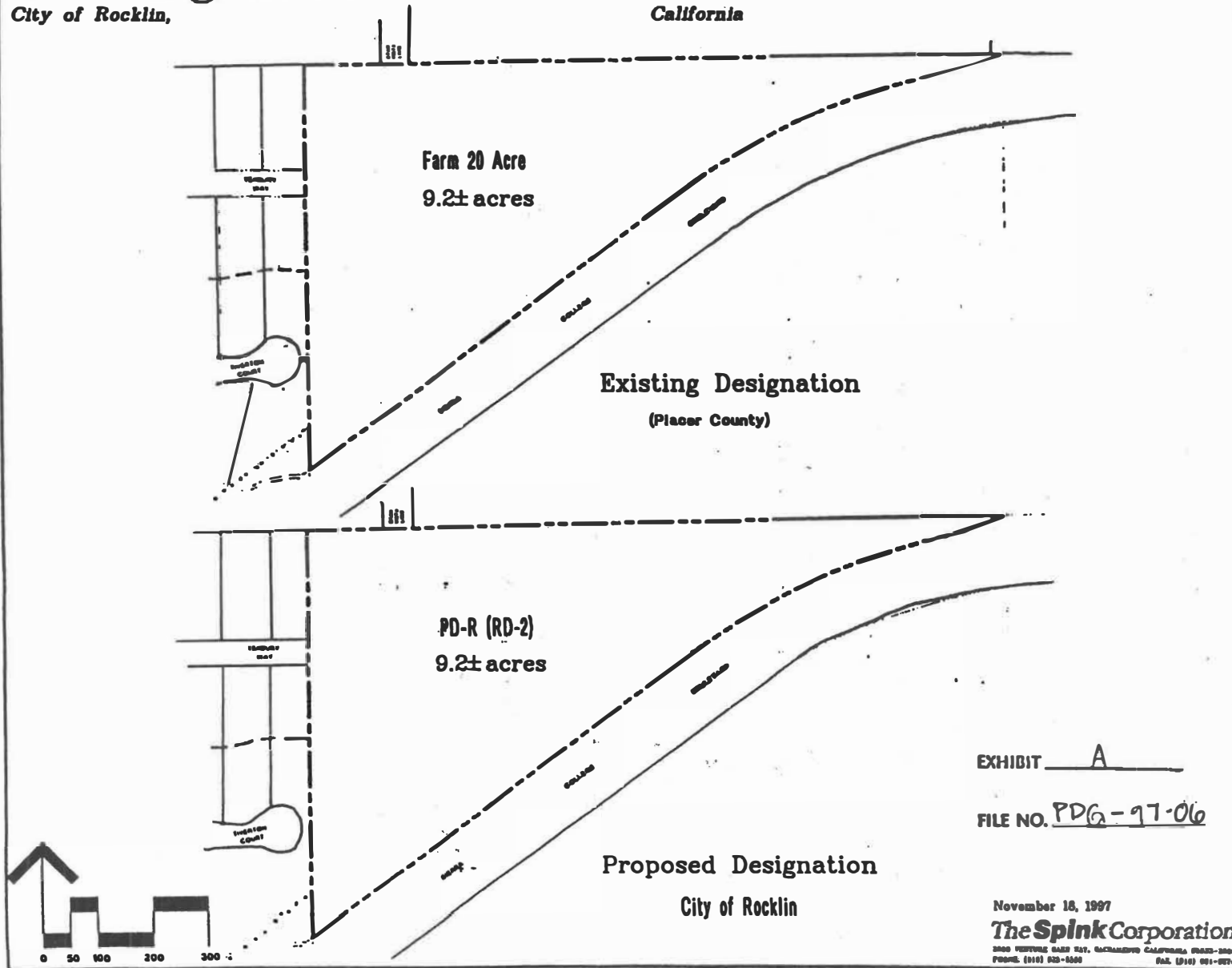


EXHIBIT     A    

FILE NO. PDG-97-06

November 18, 1997  
**The Spink Corporation**  
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