

ORDINANCE NO. 838

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A GENERAL DEVELOPMENT PLAN
(Fox Ridge Subdivision / PDG-2000-06)

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 general development plan is consistent with the City of Rocklin's General Plan land use element which designates the site as Medium Density Residential.

C. The proposed general development plan is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The proposed area is physically suited to the uses authorized by the general development plan.

E. The 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 by the proposed 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 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 adoption of the general development plan in the form attached hereto as Exhibit A and incorporated by reference herein.

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 36933(c)(1) are met.

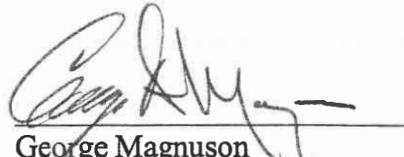
PASSED AND ADOPTED this 9th day of January, 2001, by the following roll call vote:

AYES: Councilmembers: Lund, Yorde, Hill, Storey, Magnuson

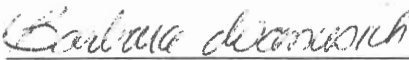
NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

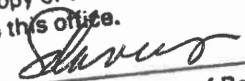

George Magnuson

ATTEST:


Barbara deRosier
City Clerk

First Reading : 11/28/00
Second Reading: 1/9/01
Effective Date: 2/9/01

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

Attest: 
City Clerk, City of Rocklin

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EXHIBIT A

GENERAL DEVELOPMENT PLAN

Fox Ridge Subdivision

The boundaries of the Fox Ridge Subdivision general development plan shall be as shown on Figure 1.

DEVELOPMENT STANDARDS

The following development standards shall govern the development of those certain parcels of land described as Assessor Parcel Numbers 046-300-016, City of Rocklin, Placer County, California.

A. Permitted Uses

All permitted uses as allowed in the RE-20 zone as set forth in the Rocklin Municipal Code, Section 17.22.

B. Conditional Uses

All conditional uses as allowed in the RE-20 zone as set forth in the Rocklin Municipal Code Section 17.22.

C. Density

The maximum density permitted shall be two dwelling units per acre.

D. Height Restrictions

The maximum height shall be as allowed in the RE-20 zone as set forth in Rocklin Municipal Code section 17.22

E. Lot Area

The minimum lot area shall be 15,000 square feet.

F. Lot Coverage

The maximum lot coverage shall be 35%.

G. Lot Width

The minimum lot width shall be 85 feet for interior lots and 90 feet for corner lots.

H. Setbacks

The setbacks for each lot shall be as follows

Front	25 feet
Rear	25 feet
Side	7.5 feet
Street side	10 feet

I. Off-street Parking

Off-street parking shall be provided subject to the regulations of Chapter 17.66 of the Rocklin Municipal Code

J. Landscaping

1. The front yard and street side yard landscaping for each lot shall include one 15-gallon tree and one other tree.
2. The landscaping for each lot shall be installed prior to approval of the final inspection of the structure, to the satisfaction of the Community Development Director.

K. Retaining Walls

The height of retaining structures in the front or street sideyard shall be limited as follows: Any individual bench shall not exceed 30 inches in height, and the total height from the bottom of the lowest structure to the top of the highest structure shall be limited to five (5) feet to the satisfaction of the Chief Building Official.

L. Building Pad Extension

The building pad shall extend a minimum of three feet beyond the side walls of the primary structure to the toe or top of slope and a minimum of ten feet beyond the rear wall of the primary structure to the toe or top of slope to the satisfaction of the Community Development Director.

M. Sales Offices

1. The developer shall reconvert garages used for sales offices to a garage use prior to approval of the final inspection and sale of the model home(s) for residential occupancy to the satisfaction of the Community Development Director.
2. The Community Development Director may approve the use of temporary sales trailers, for up to 12 months, within the project area, subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety.

N. Fencing

1. Rear yard fences for lots 4, 5,6, and 7 shall consist of open type fencing such as a black wrought-iron fencing or wire-mesh fencing along the edge of the open-space and conservation easement.
2. Rear yard fences for lots 4,5,6,and 7 shall be equipped with gates to provide access to the open space area.

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