

SUNSET EAST

PLANNED UNIT DEVELOPMENT

Ord. #306

ORDINANCE NO. 306

AN ORDINANCE REZONING CERTAIN PROPERTY TO THE
PLANNED UNIT DEVELOPMENT ZONE AND PRESCRIBING
REGULATIONS FOR THE DEVELOPMENT OF SAID PROPERTY

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
ROCKLIN AS FOLLOWS:

Section 1. Rezoning.

All that certain real property more particularly
described on Exhibit A, which is attached hereto and hereby
incorporated by reference, is hereby rezoned from the R-E,
R-3 and C-1 zones to the Planned Unit Development Zone. The
official zoning map of the City of Rocklin shall be amended
to reflect such rezoning.

Section 2. Planned Unit Development General Plan As
Zoning Restriction.

There is hereby adopted that certain general development
plan for the development and construction of the planned
unit development (hereinafter "PUD") on the property rezoned
hereby. Said development plan is marked Exhibit B and is
hereby incorporated by reference. Said general plan shall
be considered a restriction upon said property as to the
type and manner of development thereon. Said restriction
includes the number of dwelling units per gross acre as
specified thereon, the nature and types of uses (being
residential, commercial, and business-professional), the
layout of open-space uses, including stream access and use
and public park and recreation areas, and the general layout
of the major thoroughfares.

Section 3. Development of PUD - a Specific Plan
Required - Phases.

a. No development of any kind shall take place within
the PUD or portion thereof unless and until a specific plan

for each portion of said PUD shall have been approved by the Planning Commission and a conditional use permit shall have been issued for the development within the area covered by the specific plan.

b. The sequence in which each portion of the PUD is to be developed shall be in accordance with the sequential phasing plan shown on the general development plan. The Planning Commission may modify such phasing plan from time to time if it determines that changed conditions so require.

c. The property within the PUD may be used for agricultural purposes as defined by the Zoning Ordinance (Ordinance No. 243) until such time as it is developed pursuant to a specific plan.

Section 4. Specific Plan Process.

a. Pursuant to the general development plan approved hereby, there may be submitted from time to time specific plans for the development of various portions of property within the PUD. Each specific plan shall be submitted to the Planning Commission as provided in this Section.

b. A specific plan for an area of development shall be placed upon a map. Each such map shall be numbered numerically, commencing with the first specific plan and consecutively thereafter.

c. The map shall show the following:

1. The boundaries of the specific plan;
2. The size and location of all public utility easements;
3. The exact location and width of all streets, sidewalks, bike trails, pedestrian paths or other areas used for the conveyance of vehicular, pedestrian, bicycles, equestrian or other traffic;

4. The typical location of individual residential structures and the actual location of multi-family, business and commercial structures;
5. An indication of the number of units per gross acre;
6. The general landscaping features;
7. The location and size of any proposed park or recreation area, and an indication of whether or not the same is to be public or privately owned;
8. The location of any public facilities, including but not limited to, fire stations, school sites, utility substations, or other facilities;
9. The location of parking areas;
10. The location and screening of refuse disposal areas;
11. Major points of vehicular access to and from multi-family, business and commercial structures;
12. The location and size of all fencing or screening;
13. A designation of the use of all open-space (whether publicly or privately owned) and the person or group responsible for its maintenance;
14. The location and size of any proposed signs, exclusive of traffic control and street signs;
15. Contour lines at intervals not less than two (2) feet.

d. In conjunction with the specific plan map there shall be submitted the following:

1. A preliminary grading plan;
2. For business or commercial areas, an economic feasibility study as to the need and projected use of such facilities;
3. Detail concerning the landscaping, including the type and size of plant materials to be used;

4. Such other and further information as the Planning Director or the Planning Commission may deem necessary.

Section 5. Processing of Specific Plan - Conditional Use Permit.

a. The developer shall submit the specific plan and accompanying material to the Planning Director. The Director shall within thirty (30) days thereafter notify the developer of any errors or omissions in the items submitted.

b. When the specific plan and accompanying material is in a form suitable for submission to the Planning Commission, the Planning Director shall accept from the developer an application for a conditional use permit to develop the portion of the PUD as is specified in the specific plan.

c. The Planning Commission shall consider the proposed request for a conditional use in the same manner as it considers all such requests pursuant to the Zoning Ordinance (Ordinance No. 243).

d. Any interested party, including the developer or the Planning Director, shall have a right of appeal to the City Council from any action by the Planning Commission concerning a request for a conditional use permit to implement a specific plan, following the appeal procedure as set forth in the Zoning Ordinance.

Section 6. Subdivision Map.

a. A tentative subdivision map may be processed simultaneously with request for a conditional use permit, or after the approval thereof.

b. No use permit shall be valid until a final map, as defined by the Subdivision Map Act and implementing ordinances of the City, has been filed with the Recorder of Placer County.

Section 7. Approval of Conditional Use Permit.

Upon approval of a conditional use permit, and compliance with Section 6 hereof, development of the area covered by the specific plan may commence, provided that all necessary building permits and other required entitlements are obtained.

Section 8. Failure to file specific plan.

a. If no specific plan is filed for approval within one (1) year after the effective date of this ordinance, or if a period of two (2) years elapses between the approval of a conditional use permit for a specific plan and the submittal of a specific plan for development of a separate portion of the PUD, the Planning Commission shall not consider a specific plan and conditional use permit therefor until it has first reconsidered the general development plan and readopted or modified the same.

b. The Planning Commission may grant an extension of either or both the time periods specified in subsection a. for a period not exceeding twelve (12) months, provided application for an extension is made prior to expiration of the applicable period.

c. Except upon its own motion, adopted within fifteen (15) days after action by the Planning Commission hereunder, no action by the City Council shall be required by this section.

Section 9. Development Restrictions.

a. No specific plan shall be filed, and no conditional use permit issued, pursuant to this ordinance unless the following are first accomplished:

1. A conveyance is made to the City of a floating right-of-way at least eighty (80) feet in width on, over and across property currently owned by Rocklin - Loomis Municipal

Utility District (RLMUD) for a roadway, generally in the location shown on the general development plan. The conveyance shall be approved by the City Attorney. At the time designated by the Planning Commission the exact location of right-of-way shall be fixed and the developer shall improve the same without cost to the City.

2. An agreement is made between the developer and the Rocklin School District to reserve a school site within the PUD, in a location to be established at a later date.

b. The developer shall convey to the City the floodplain of Antelope Creek, or fifty (50) feet on either side of the centerline thereof, whichever is greater, either in fee, or by open-space easement with a right of public access, as follows:

1. For all the portion of the creek lying generally north of the property currently owned by RLMUD, the conveyance shall be made at such time as the first conditional use permit is issued to develop a specific plan for any phase of the development which is contiguous to the creek.

2. For all the creek lying generally west of the property currently owned by RLMUD, the conveyance shall be made at such time as the first conditional use permit is issued to develop a specific plan for any phase of the development which is contiguous to the creek.

The survey of Antelope Creek and its floodplain as conducted by the Spink Corporation, dated JULY, 1973, shall be used to establish the metes and bounds of the conveyance, provided that minor deviations therefrom may be made upon agreement between the developer and the Planning Commission.

c. The developer shall pay one-fourth (1/4) of the cost of signalization of the Third/Sacramento - Sunset

intersection. The anticipated cost of such signalization shall be determined by the City Engineer, and the share to be paid by the developer shall be prorated and a fee based on such proration shall be attached to each building permit issued within the PUD.

d. The developer shall provide will-serve letters for all needed public utilities prior to acceptance by the Planning Director of an application for any conditional use permit.

e. At the time of filing a final map as provided by section 6, the developer shall submit to the City for approval by the City Attorney conditions, covenants and restrictions (C, C &R's) running with the land as they affect the individual buyers of property within the PUD. Such CC&Rs shall, among other things, recite the terms and conditions under which all thoroughfares, landscaping and all open-space retained for non-public use (including the existing gymkhana ring), shall be operated and maintained.

f. All utilities within the subdivision within the PUD shall be underground.

g. Parking shall be required as follows:

1. For single family residences:

An enclosed garage, with a minimum area of four hundred (400) square feet, serviced by a driveway at least sixteen (16) feet in width.

2. For multi-family residences where the units are to be individually owned:

a. One enclosed garage per dwelling unit with dimensions of at least eleven (11) feet by twenty-two (22) feet; and

b. Either one and one-half (1 1/2) uncovered offstreet spaces per unit within one hundred fifty

(150) feet of each unit, or, in the alternative, a driveway at least fourteen (14) feet wide to the enclosed garage specified in a. above; plus one-half (1/2) of an uncovered space per unit within one hundred fifty (150) feet of such unit.

3. For multi-family residences for rental or lease:

a. For one (1) and two (2) bedroom units: one and one-half (1 1/2) covered offstreet spaces per unit, plus additional uncovered offstreet spaces equal to not less than ten percent (10%) of the total number of spaces, part of which shall be suitable for the parking of recreational vehicles.

b. For units with more than two (2) bedrooms: Two (2) covered offstreet spaces per unit, plus additional uncovered offstreet spaces equal to not less than ten percent (10%) of the total number of spaces, part of which shall be suitable for the parking of recreational vehicles.

c. The Planning Commission may waive all or a portion of the requirements for covered parking imposed hereby when it deems such a waiver appropriate considering the design of the multi-family structure and the proposed parking as suggested by the developer.

4. For commercial and business-professional uses:

a. Ten (10) offstreet, uncovered parking spaces for the first two thousand (2,000) square feet of floor area and one (1) additional space for each one hundred (100) square feet of floor area thereafter.

h. Any proposed bridge crossing of Antelope Creek shown on any specific plan shall be accompanied by detailed drawings showing the proposed construction thereof and the plan of the developer to minimize damage to the Creek,

minimize flood hazard potential, prevent erosion, and insure the replacement of displaced vegetation.

i. The Planning Commission shall consider and determine the appropriate ratio of open-space, both public and private, for each phase of the PUD.

j. The displacement of natural flora and fauna and the movement of soil shall be kept to a minimum. Whenever possible, natural terrain features shall be utilized within the PUD. Each tree in excess of six inches in diameter shall be designated on the appropriate specific plan and an indication given as to whether or not it is to be retained or removed.

Section 10. Ordinance not limiting - Duty of Planning Commission.

a. Nothing herein shall be read to limit the right of the City of Rocklin to exercise its police power to change or modify the requirements hereof upon due notice and an opportunity for hearing to the property owner.

b. Nothing herein shall be read to limit the right of the City of Rocklin to change the zoning for the property or portion thereof to any other classification within the Zoning Ordinance of the City.

c. In the event matters relating to the development of the PUD are not covered hereby the Planning Commission shall formulate a policy concerning the same and notify the developer in writing. The developer may appeal such policy to the City Council by filing notice with the City Clerk within ten (10) days of such notice.

PASSED AND ADOPTED this 7TH day of JUNE,
1976 by the following roll call vote:

AYES: WACHOLTZ, BARKMURST, TANNER, HOYENGA

NOES: NONE

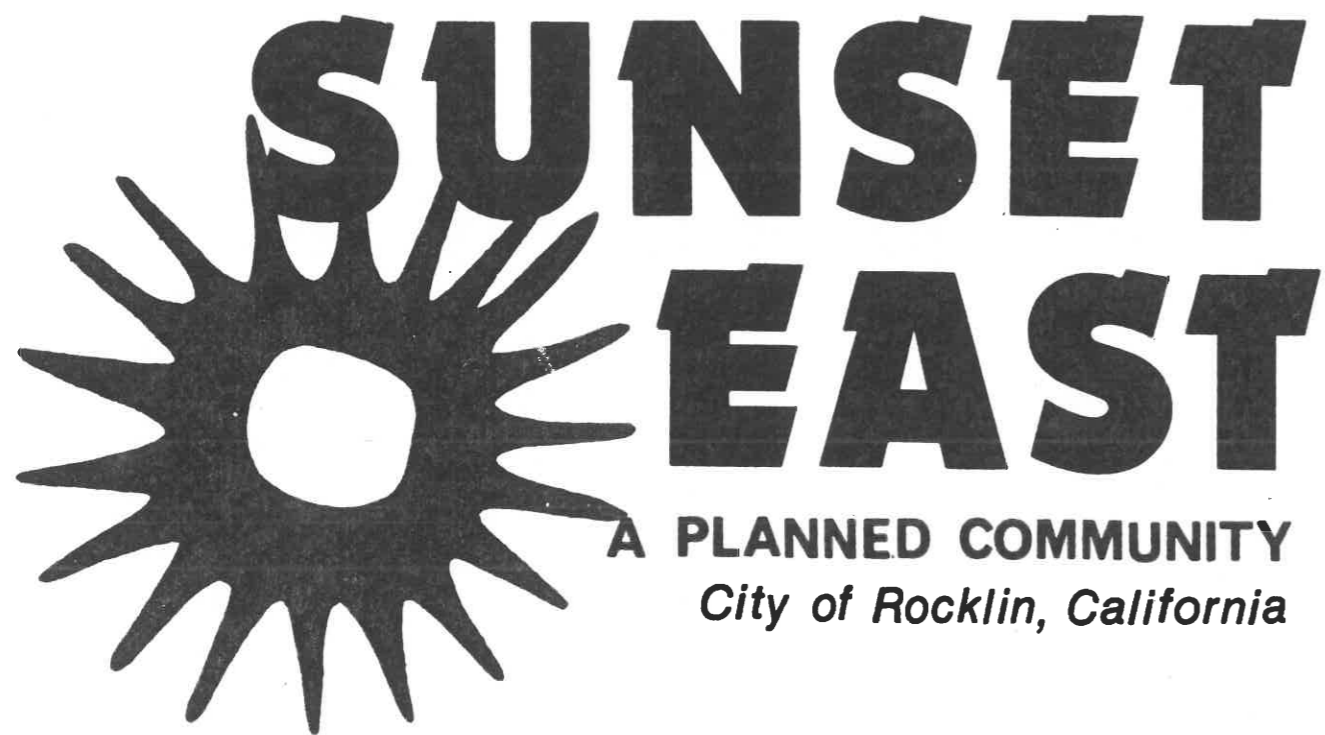
ABSENT: CHINNOCK

James H. Hoyenga
Mayor

ATTEST:

Leroy C. Cook
City Clerk

CERTIFICATION OF ORDINANCE NO. 306
I hereby certify that the foregoing is a full, true
and correct copy of ordinance No. 306, passed
and adopted by the City Council of Rocklin at reg-
ular meeting thereof, held June 7, 1976
Delores Demetree, Deputy
City Clerk of the City of Rocklin



A PLANNED COMMUNITY
City of Rocklin, California

INTRODUCTION

The project, entitled, "Sunset East", has been adopted conceptually, in addition to the specific maximum land use densities as a planned unit development under ordinance number 306, City of Rocklin, California, June 8, 1976.

The intent of this report is to review and recommend specific solutions to the overall planning of "Sunset East" as part of the South Rocklin Community area preparatory to specific plan consideration on a phase by phase basis.

Four specific plans are proposed, each supported by this text. These applications include; garden apartments, duplex residential, single family and rural residential phases or development.

THE PLANNED UNIT DEVELOPMENT PROGRAM

The planned unit development as adopted is shown on the following plate "Existing Zoning". Ordinance number 306 provides the process and general development standards for individual applications for specific plan approval thru the use permit and tentative map process. Ordinance 306 serves as addendum to this report.

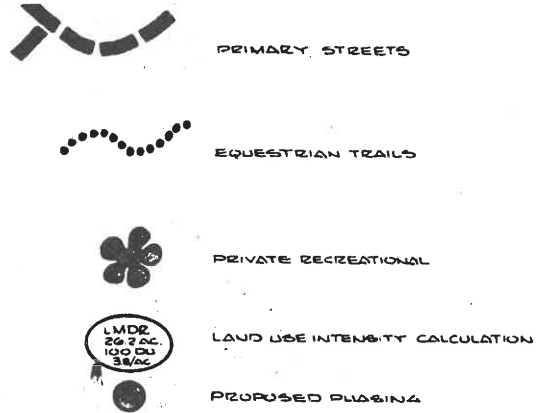
The total project has been critically analyzed in detail as it pertains to project concept and economic feasibility. Each of these investigations provides further criteria for producing a sound community program. The results of these "tests" provide the framework of the land use plan as well as the specific areas determined suitable for pilot phases of construction.

The pilot phases are: *(As indicated on P.U.D. Exhibit B)

Area 1: Single Family Residential *(Portion of phase 2 and 7, Exhibit B)
12.9 + acres (gross area)
15 patio homes 15 D.U. (Dwelling Unit).
8 two family units 16 D.U.
42 detached units 42 D.U.
Density 5.6 D.U./acre 73 dwelling units

Area 2: Duplex Residential *(Phases 6, 12, & 17, Exhibit B)
12.2 + acres (gross area)
40 duplex bldgs. 80 D.U.
Density 6.55 D.U./acre

Area 3: Rural Residential *(Phase 9, Exhibit B)
6.6 + acres (gross area)
8 rural parcels 8 DU.
Density 1.2 D.U./acre



- C** COMMERCIAL
4.5 AC (GROSS) 4.0 AC (NET)
- BP** BUSINESS PROFESSIONAL
1.8 AC (GROSS) 1.2 AC (NET)
- DR** HIGH DENSITY RESIDENTIAL
34.5 AC (GROSS) 29.0 AC (NET)
3.0 AC RECREATION AREA (PRIVATE)
686 DU TOTAL
- MDR** MEDIUM DENSITY RESIDENTIAL
8.5 AC (GROSS) 7.0 AC (NET)
85 DU TOTAL
- LMDR** LOW-MEDIUM DENSITY RESIDENTIAL
35.1 AC (GROSS) 29.0 AC (NET)
201 DU TOTAL
- LDR** LOW DENSITY RESIDENTIAL
25.8 AC (GROSS) 23 AC (NET)
45 DU TOTAL
0.5 AC RECR. (PRIVATE)
- S** ELEM. SCHOOL SITE
SITE TO BE LOCATED BY DISTRICT IN FUTURE.
- P** PUBLIC PARK SITE(S)
SITE(S) TO BE DETERMINED AT TIME OF SPECIFIC PLAN DESIGN.

PROPOSED PLASING SCHEDULE

1	LMDR * 3.1 ac (2.8 ac)	56 DU 112
2	LMDR 3.2 ac	55 DU 110
3	LMDR * 3.4 ac (3.1 ac)	62 DU 124
4	LMDR 3.7 ac	58 DU 116
5	LMDR * 3.4 ac (3.1 ac)	61 DU 122
6	MDR 2.9 ac	29 DU 58
7	LMDR 8.5 ac	85 DU 170
8	LMDR * 3.1 ac (2.8 ac)	56 DU 112
9	LDR 14.9 ac	16 DU 32
10	MDR * 4.0 ac (3.7 ac)	74 DU 148
11	COMMERCIAL 4.5 ac	NA NA
12	LDR 10.9 ac	27 DU 54
13	BUSINESS PROFESSIONAL 1.8 ac	NA NA
14	MDR 2.8 ac	28 DU 56
15	MDR * 3.7 ac (3.4 ac)	108 DU 216
16	LMDR 9.2 ac	40 DU 80
17	LMDR * 3.7 ac (3.4 ac)	68 DU 136
18	LMDR * 3.7 ac (3.4 ac)	60 DU 120
19	MDR 2.8 ac	28 DU 56
20	LMDR * 3.0 ac (2.7 ac)	54 DU 108
21	LMDR * 4.6 ac (4.3 ac)	80 DU 160
TOTALS		624 2254

General development plan

333 mavis properties company

ROCKLIN and ROSEVILLE, CALIFORNIA

LAND USE EXHIBIT

REVISED NOV. 1975

DONN C. REINERS - PLANNER
555 Capitol Mall 835
Sacramento, California

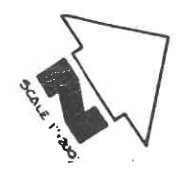
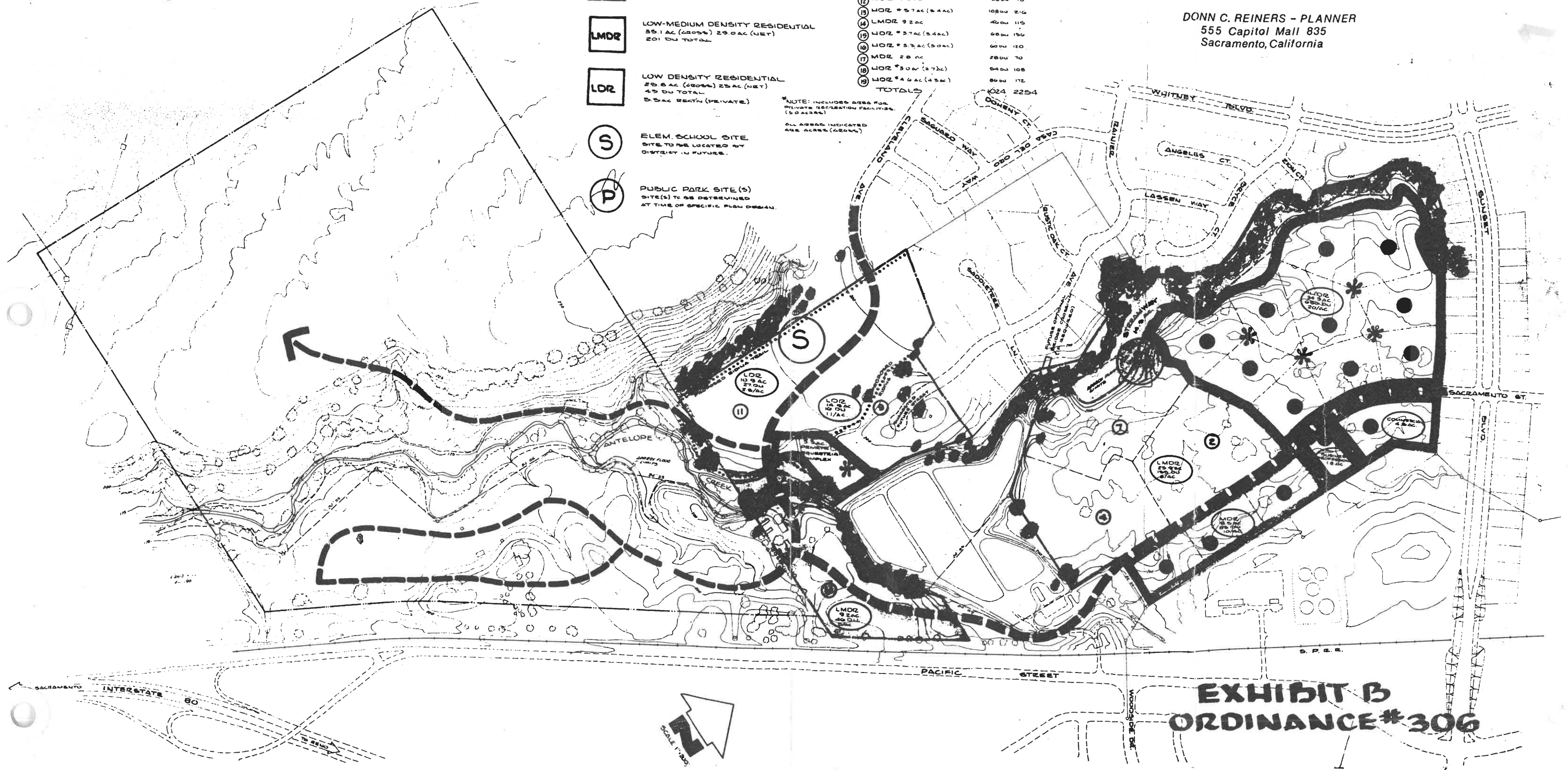


EXHIBIT B
ORDINANCE # 306

Area 4: Garden Apartments *(Phase 1, Exhibit B)
3.0 + acres (gross area)
59 apartment units 69 Dwelling Units
Density = 20 D.U./acre

The densities proposed are within the maximum allowable as defined by ordinance 306.

SUPPORTING DATA

The following data has been fully researched and evaluated to provide planning criteria for the specific development plans.

A. EXISTING FEATURES (See Plate A)

The existing features analysis map graphically illustrates land form drainage and tree cover as well as noise contours as resultant from the Southern Pacific Railroad.

With exception to the slopes along Antelope Creek, the site may best be described as gently rolling to near level; ranging from 6 percent to 0.5 percent in gradient.

Drainage swales are all local seasonally intermitant, tributary to Antelope Creek. By enlarge, the property is not a part of adjacent watersheds except fro the presence of Antelope Creek influences.

Tree vegetation occurs infrequently outside of the Antelope Creek flood plain. The majority of tree species are valley oak, willow and poplar.

The Rocklin-Loomis Utility District (R.L.M.U.D.), ponds are no longer in use as an outfall transport sewer line has been constructed to the Roseville Regional Plant.

B. CIRCULATION (See Plate B)

1. Vehicular (Public Systems)

Vehicular circulation is provided via the southerly extension 3rd Street, now designated as Sundance Drive, which connects with the easterly extension of Cleveland Avenue. These streets serve as the primary access to the community of Sunset East. Loop streets and cul-de-sacs serve as local access streets. All street widths proposed are in accordance with City of Rocklin standards or as otherwise indicated within the report, (multi-family residential area). This one exception proposes a 30 foot wide street section as measured curb to curb, with No On-Street parking permitted.

2. Bicycle (Public Systems)

Bicycle lanes are proposed within the right-of-way of both Sundance Drive and Cleveland Avenue. Bicycle paths are planned within the multi-family residential area as well as along portions of Antelope Creek and the proposed public parks.

3. Equestrian (Public and Private)

Private equestrian trails presently exist in "Bridal Trail Estates" unit number 1. These systems would be incorporated into unit 2 of that program, providing continued access to the "private" equestrian complex. Trail systems within the

2. Continued

parkway would, however, be public.

C. DRAINAGE (See Plate C)

As previously mentioned, the property is adjacent to Antelope Creek, which flows year-round. In the past, sewer trunk lines were located along the channel based upon local hydrolic studies to determine the flood stage flows of the creek. Man-hole rim elevations were considered to be slightly above the 100 year flood stage. As of July 1976, the Corps of Engineers has completed a more comprehensive hydrology study, the results of which are incorporated into this planning and development study.

Other than the stream, only minor local drainage swales occur, which do not present difficult design solutions. Standard drainage improvements will be designed as required by the City of Rocklin.

D. SANITARY SEWER SYSTEMS (See Plate D)

Prior to 1976, the treatment facility operated by R.L.M.U.D. processed sewerage. Since that time the new sewer outfall line with direct connection to the Roseville Regional Treatment Plant has been in operation. Major trunk (collection) lines are located along Antelope Creek and along the east property limits. There are no restrictions to capacity as related to pipe size or sewer plant capacity. In addition, this project will be phased over a period of years.

E. WATER SUPPLY (See Plate D)

The Placer County Water Agency currently supplies the area.

Existing water lines are located at:

- a. 8 inch line @ Sunset Blvd. and 3rd Street and,
- b. 8 inch line @ Rainier and Saddletree and,
- c. 6 inch line @ Cleveland Avenue and the west property boundary.

The water design will loop these systems within the proposed developments to provide continuous flow for domestic use and fire prevention needs. There are no present capacity limitations for providing treated water to the proposed community.

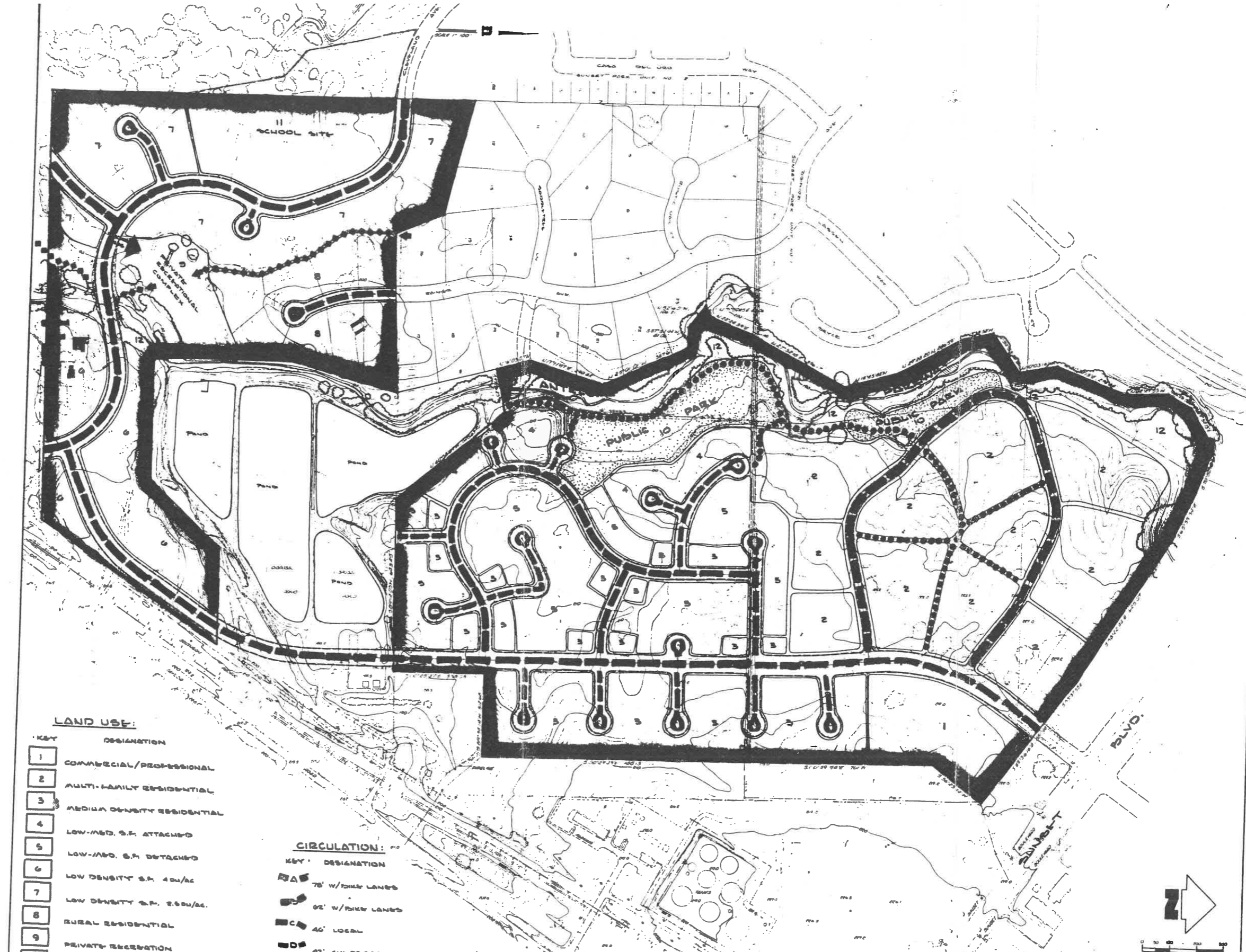
F. OVERALL PROJECT GRADING CONCEPT (See Plate C)

A master project grading plan has been developed to insure logical programs for grading on a phase by phase basis.

Pre-designated areas for both excavation and land fill will be implemented throughout the project's construction. (See plate C.)

G. ANTELOPE CREEK HYDROLOGY

The Corps of Engineers has recently completed a full report covering this portion of Antelope Creek. In 1973, the Corps prepared a report on the downstream conditions within the City of Roseville for Antelope, Dry and Linda Creeks. Together these studies provide the insight for flood control and design. Prior to 1976, R.L.M.U.D. discharged effluent into Antelope Creek, adding to the overall flows within the stream systems.



LAND USE:

KEY	DESIGNATION
1	COMMERCIAL/PROFESSIONAL
2	MULTI-FAMILY RESIDENTIAL
3	MEDIA DENSITY RESIDENTIAL
4	LOW-MED. S.F. ATTACHED
5	LOW-MED. S.F. DETACHED
6	LOW DENSITY S.F. 40W/AC
7	LOW DENSITY S.F. 250W/AC
8	RURAL RESIDENTIAL
9	PRIVATE RECREATION
10	PUBLIC PARK
11	K-6 SCHOOL (SITE)
12	PUBLIC PARKWAY

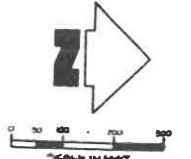
CIRCULATION:

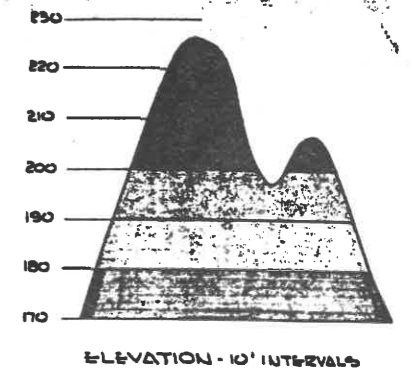
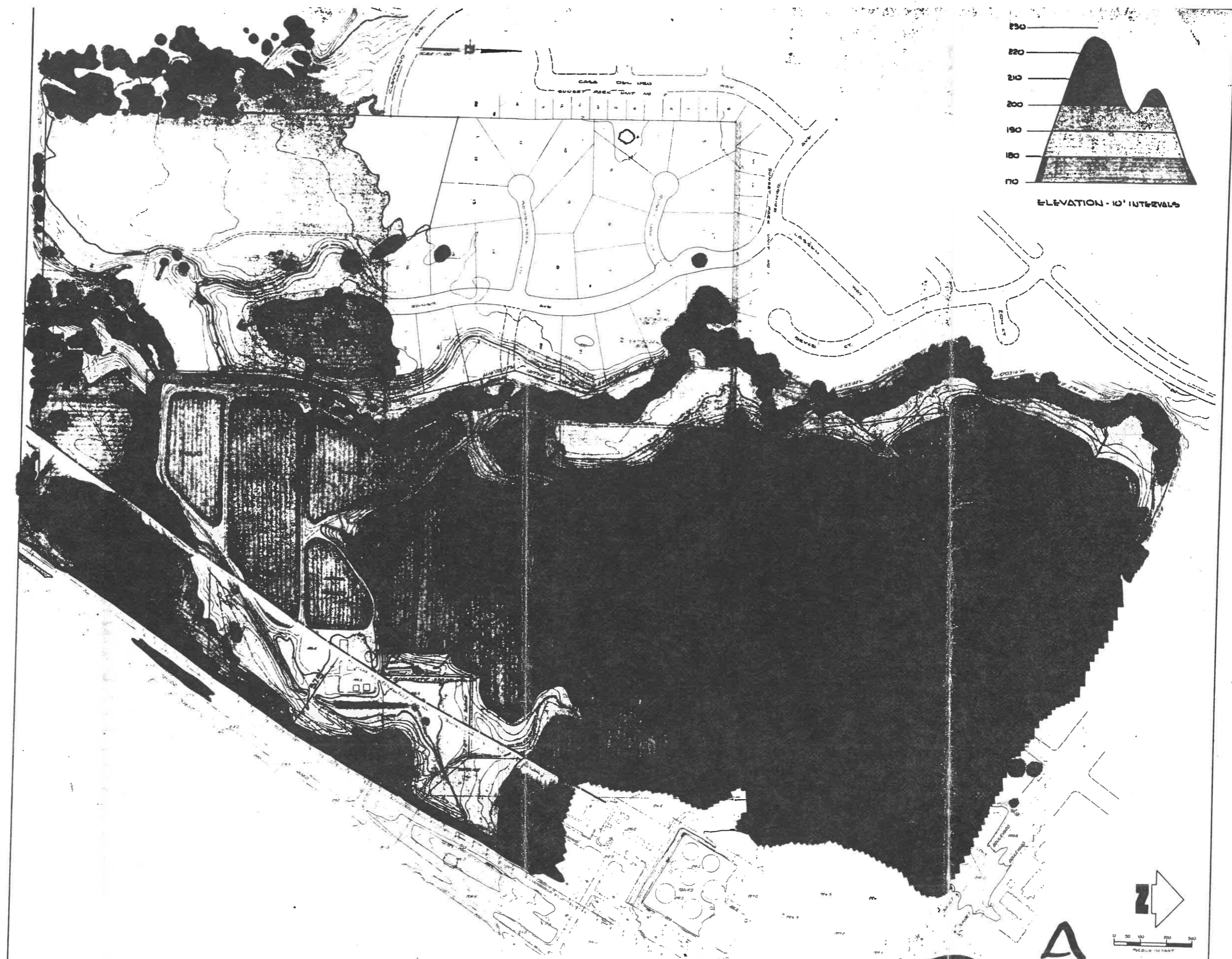
KEY	DESIGNATION
1	75' W/TORRE LANES
2	62' W/TORRE LANES
3	46' LOCAL
4	42' CUL-DE-SAC
5	46' RURAL
6	BIKELANE (PUBLIC)
7	BIKING TRAILS (PRIVATE)

**LAND-USE PLAN
CIRCULATION PLAN**

SUNSET EAST

B



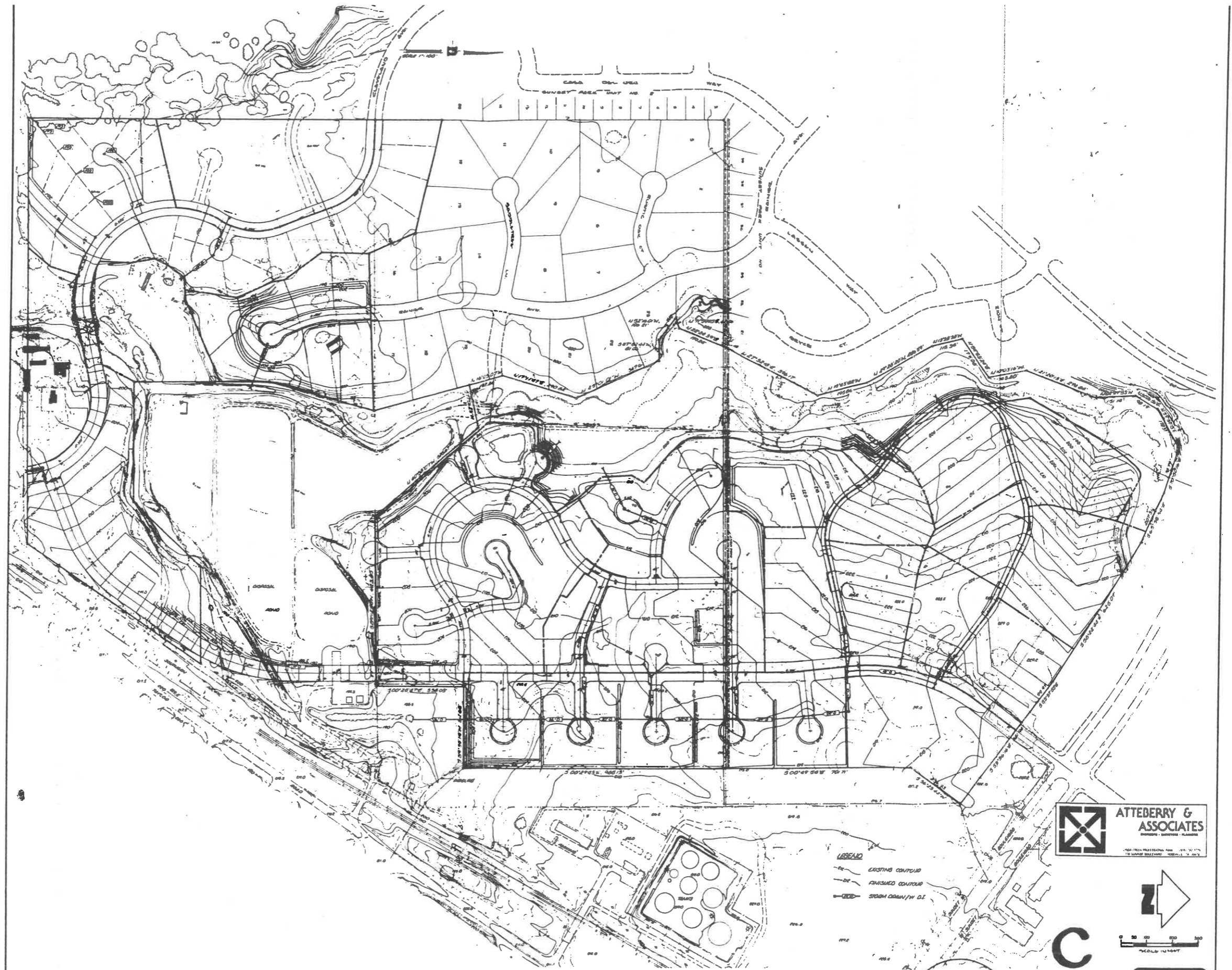


EXISTING FEATURES MAP

SUNSET EAST



REINERS & HAYS
 CONSULTANTS
 IN PLANNING



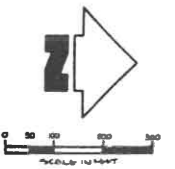
GRADING & DRAINAGE PLAN

SUNSET EAST

ATTEBERRY & ASSOCIATES
 ENGINEERS ARCHITECTS PLANNERS

LEGEND
 - - - EXISTING CONTOUR
 - - - FINISHED CONTOUR
 - - - STORM DRAIN (1/4" D.I.)

C



REINERS & HAYES
 CONSULTANTS IN PLANNING
 444 GAVIN, 4440 TERRY AVE
 DUBLIN, CALIF. 94568
 414-9888

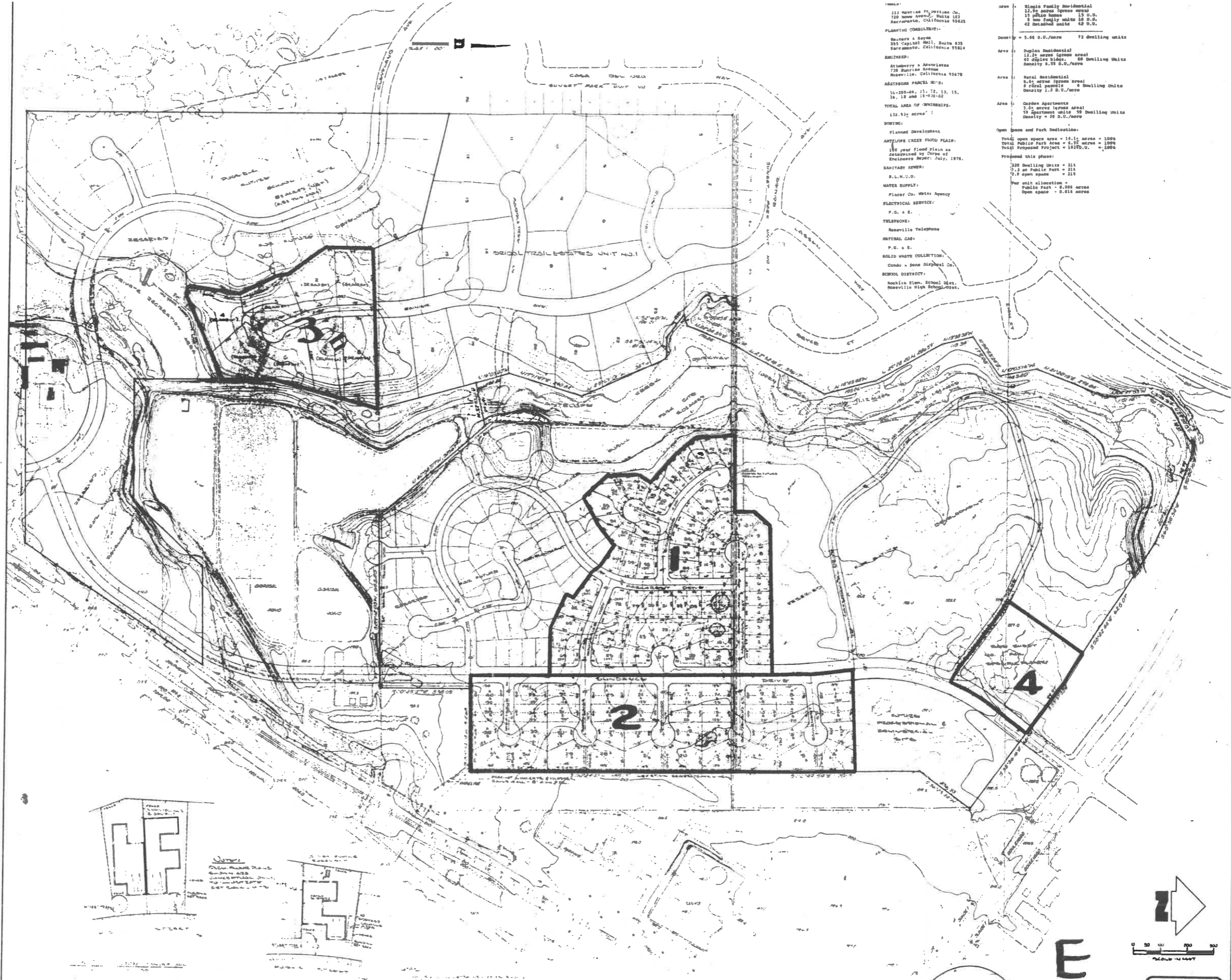


UTILITES PLAN

ATTEBERRY & ASSOCIATES
 ENGINEERS, ARCHITECTS, PLANNERS
 1500 CREEK HOLLOW DRIVE, SUITE 100
 78106 DALLAS, TEXAS

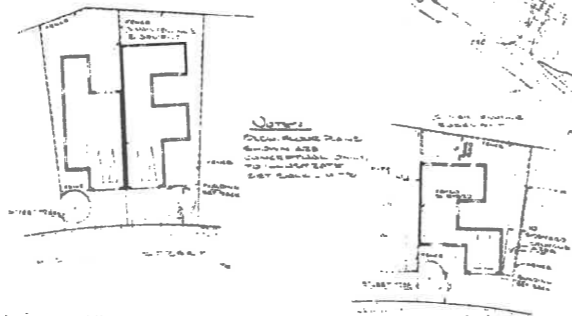
D
SUNSET EAST

REINERS & HAYES
 CONSULTANTS IN PLANNING
 4000 W. 10TH STREET, SUITE 100
 DALLAS, TEXAS 75205
 464-0000



111 HAYES PLANNING CO.
 710 HOWE AVENUE, SUITE 102
 SACRAMENTO, CALIFORNIA 95825
 PLANNING CONSULTANTS:
 Reiners & Hayes
 555 Capitol Mall, Suite 835
 Sacramento, California 95814
 ENGINEER:
 Stammers & Associates
 710 Sunrise Avenue
 Sacramento, California 95818
 ACREAGE PARCELS NO'S:
 10-100-01, 11, 12, 13, 14,
 15, 16 and 18-19-02
 TOTAL AREA OF PARCELS:
 132.91 acres
 DIVISION:
 Planned Development
 DEVELOPER:
 APOLLO CREEK FORD PLAZA
 180 year flood plain as
 determined by State of
 Engineers Report, July, 1976.
 SANITARY ENGINEER:
 R.L.H.C.O.
 WATER SUPPLY:
 Placer Co. Water Agency
 ELECTRICAL SERVICE:
 P.O. & E.
 TELEPHONE:
 Roseville Telephone
 NATURAL GAS:
 P.O. & E.
 SOIL MOISTURE COLLECTION:
 Condo - Rose Hillwood Co.
 SCHOOL DISTRICT:
 Franklin Elem. School Dist.
 Roseville High School Dist.

Area	Single Family Residential	11.76 acres (gross area)	17 public homes	15 D.U.
			8 two family units	16 D.U.
			42 detached units	42 D.U.
Density		3.86 D.U./acre		73 dwelling units
Area	Duplex Residential	11.25 acres (gross area)	40 duplex units	80 Dwelling Units
			Density 3.53 D.U./acre	
Area	Rural Residential	8.14 acres (gross area)	8 duplex units	16 Dwelling Units
			Density 1.97 D.U./acre	
Area	Garden Apartments	3.04 acres (gross area)	19 apartment units	38 Dwelling Units
			Density 6.23 D.U./acre	
Open Space and Park Dedication:				
	Total open space area	14.11 acres	100%	
	Total Public Park Area	6.12 acres	100%	
	Total Proposed Project	132.91 acres	100%	
Proposed this phase:				
	230 Dwelling Units	210		
	7.3 ac Public Park	210		
	0.8 ac open space	210		
Per unit allocation:				
	Public Park	0.006 acres		
	Open space	0.016 acres		



TENTATIVE MAP-UNIT 1 THRU 4 SUNSET EAST

REINERS & HAYES
CONSULTANTS
IN PLANNING
 555 CAPITOL MALL, SUITE 835
 SACRAMENTO, CALIF. 95814
 444-3065

2. Continued - right-of-way, Sunset East will construct, at a time predicated by need, the travelway section of the street proposed, allowing for access to present district needs.

3. Antelope Creek Crossing - The proposed creek crossing construction costs would be prorated over the entire development.

A fee would be impounded by the city on a per unit basis at the time building permits were executed, thus, insuring the timely construction of the crossing structure.

4. School Site - Meetings with the Rocklin City Unified School District will be conducted to further define the exact location of the K-6 school site. The land use plan suggests a site location for the consideration of the District.

THE SPECIFIC DEVELOPEMNT PLANS

The design of these phases of development incorporates the existing location of the Southern Pacific 8" pipe line within the proposed street system and parkway access.

The following data responds directly to the detail for each of the specific development plans as recommended standards of development.

AREA 1 - Single Family Residential

The objectives of this phase of the project is to provide a variety of low-medium density residential dwellings complimentary of the site conditions of the 12.9 + acre area. Three basic design programs are recommended:

- a. 42 detached units on individual lots.
 - .Lot sizes average 55' X 105'.
 - .Front yard setback - 20 feet minimum.
 - .Side yard 0' one side 10' other side or combinations totaling 10' between buildings.
 - .Corner side yard - 12.5 feet.
 - .Rear yard - 15 feet minimum.
- b. 8 corner lot 2-family units, lot sizes average 65' X 115'.
 - .Front yard setback - 20 feet.
 - .Side yard (interior) 0' to 10'; minimum distance to adjacent building 10 feet.
 - .Corner side yard - 12.5 feet.

LOT COVERAGE
40% MAX

Side yard setbacks are located to preserve the existing oak trees, as indicated on the specific development plan. Lot "A" provides a point of public access to the proposed park and parkway system. The bike trail would link with this point of access as shown on the circulation plan, (Plate B).

AREA 1 - Continued

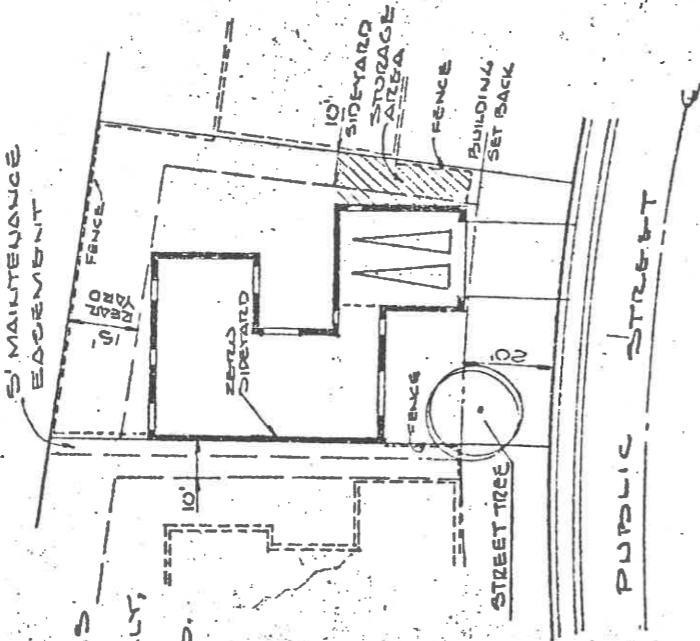
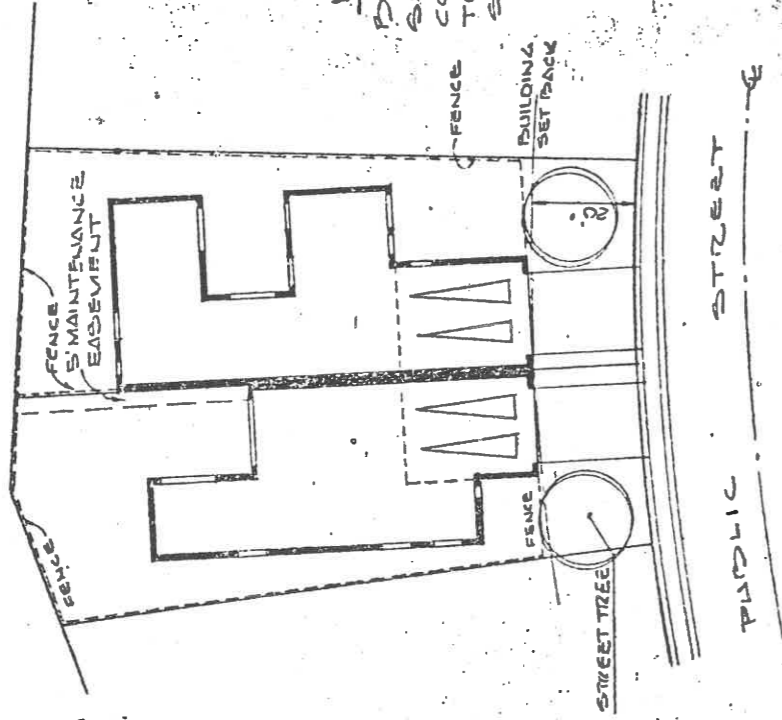
- c. 15 patio homes - lot sizes average 40' X 100'.
 - .Front yard setback - 20 feet.
 - .Side yard - 0 feet (may be common wall).
 - .Corner side yard - 12.5 feet.
 - .Rear yard - 10 feet.
 - .Lot coverage - 75% maximum.

It is the purpose of this concept to create interior private yard spaces within and adjacent to the structures proposed (see Plate F).

Calculations:

Area 1: Single Family Residential
12.9 + acres (gross area)
15 patio homes 15 D.U.
8 two family units 16 D.U.
42 detached units 42 D.U.
Density = 5.66 D.U. / acre 73 Dwelling Units

Public park - .006 X 73 D.U. = .44 + acres
Open space - .014 X 73 D.U. = 1.02 + acres



NOTE:
 FLOOR PLANS
 SHOWN ARE
 CONCEPTUAL ONLY,
 TO ILLUSTRATE
 SET BACK LIMITS.

PATIO-HOME (CONCEPTUAL)
 LOTS NO. 41 THRU 55

- NOTES:
1. SIDE YARD & REAR YARD'S ARE ZERO SETBACK.
 2. BUILDING PARCELS SHALL HAVE A MAXIMUM BUILDING COVERAGE OF 75%.
 3. THE C.C.E.'S SHALL CONTAIN PROVISIONS FOR COMMONWEALTH MAINTENANCE.
 4. ONE STREET TREE SHALL BE PLANTED PER LOT AT THE TIME OF RESIDENTIAL OCCUPANCY.

DETACHED SINGLE-FAM.
 LOTS NO. 1 THRU 18, 21 THRU 24, 26, 27,
 29 THRU 33, 35 THRU 40, 50, 57,
 59, 60, AND 62 THRU 64.

TYPICAL BUILDING PLOT PLANS

AREA 2 - Duplex Residential

The duplex residential lots are designed to permit the sale of each half of the structure in an effort to encourage ownership vs rental. The exact division of the lot would depend on the floor plan selected for each lot. Inner lot division lines are dashed to typically indicate this concept. The total duplex residential project area is 12.2 ± acres (gross).

- .40 duplex building on 80 lots lot sizes average 32.5' X 125'.
- .Front yard setback - 20 feet.
- .Side yard - 0' one side, 5' minimum at outer building wall side.
- .Corner side yard - 12.5 feet.
- .Rear yard - 20 feet minimum.

Calculations:

Duplex Residential
12.2 ± acres (gross area)
40 duplex bldgs. 80 Dwelling Units
Density 6.55 D.U./acre

Public park - .006 X 80 D.U. = .48 ± acres
Open space - .014 X 80 D.U. = 1.12 ± acres



AREA 2
 DUPLEX RESIDENTIAL

PRECAST CONCRETE & PLASTER
 DOWN WALL - 8" HIGH @ R.L.
 PIPELINE

89.931.D.1.81.68

00.2903E. 980.13' LEMING
 20' SEWER TRENCH LINE

00.99.00C. 701.71'

11/1

AREA 3 - Rural Residential

The specific plan for the rural residential area consists of 8 lots being a continuation of Bridal Trail Estates.

The lot sizes typically range from a minimum of 30,000 S.F. (net) to 42,000 S.F. (net).

- .8 rural residential lots.
- .Front yard setback - 35 feet.
- .Side yard - 12 feet.
- .Rear yard - 35 feet or 20% of the average lot depth.

Private stables, corrals and 4H or other agricultural organization projects: private stables and corrals shall be located on lots or parcels not closer than eighty (80) feet from the front lot line, thirty (30) feet from any other lot line and not less than thirty (30) feet from any building used for dwelling purposes.

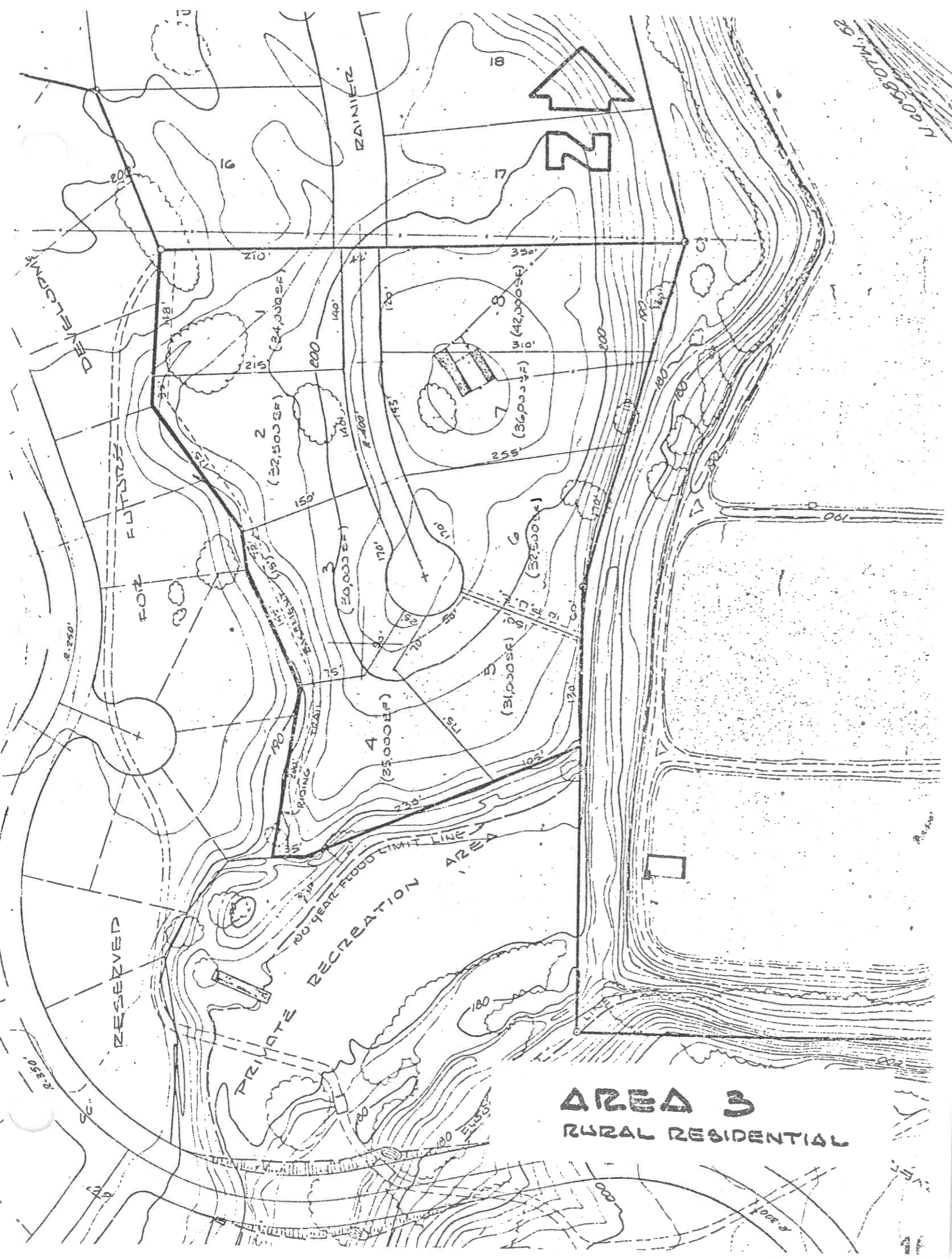
The C.C. and R's covering Bridal Trails Estates unit number 1 will extend to include these lots, but will include additional agricultural pursuits.

Calculations:

Rural Residential
6.6 ± acres (gross area)
8 rural parcels 8 Dwelling Units
Density 1.2 D.U./acre

Public park - .006 X 8 D.U. = .05 ± acres
Open space - .014 X 8 D.U. = .11 ± acres

6419 Ranier Ct.
Sunset East
306, 765



AREA 3
RURAL RESIDENTIAL

AREA 4 - Garden Apartments

The 59 garden apartments are designed with an inner garden plaza utilizing the existing oak trees as a part of the landscape setting. The buildings are two-story structures arranged in three "L" shaped forms keyed together to create a variable setback along Sundance Drive as well as the inner garden plaza. The swimming pool area is located to minimize disturbance to apartment occupants.

Calculations:

59 Garden Apartment Units

.Area - 2.95 + acres (gross)
- 2.56 + acres (net)

.Density - 20 dwelling units/acre (gross area).

.Building coverage: 25,280 sq. ft. (20%).

.Pavement: parking - 31,850 sq. ft. streets - 17,130 sq. ft. (38%).

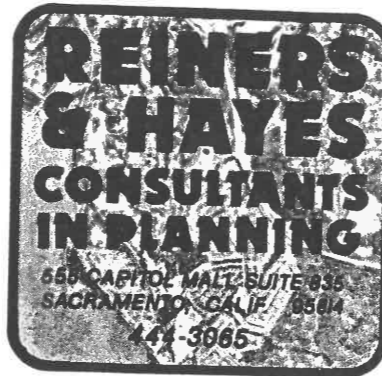
.Open space: 54,242 sq. ft. (42%) *incl. rectn' area.

.Active recreation area: *5250 sq. ft.

.Parking spaces: 90 resident/guest spaces
7 boat storage spaces.

Public park - .006 X 59 D.U. = 35 + acres

Open space - .014 X 59 D.U. = 83 + acres



SUMMARY

The further execution of design of "Sunset East" by this application represents the desire of the land owners to create a great variety of housing and recreational opportunities to the future occupants of this planned community within the City of Rocklin. The design of the entire project has led to an orderly and sound approach to implementing the planned community on a phase by phase basis.

The dedication of public park and open space areas upon the City of Rocklin's approval of these specific plans represents 21% of the proposed dedication, or 1.3 acres and 2.9 acres for public parks and open space respectfully. Completion of future phases of development will complete the dedication of parkway system as shown on the overall land use plan.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Donn C. Reiners', written in a cursive style.

Donn C. Reiners
Reiners & Hayes

ORDINANCE NO. 395

AN ORDINANCE AMENDING ORDINANCE NO. 306 HAVING
TO DO WITH CERTAIN CHANGES IN THE GENERAL
DEVELOPMENT PLAN OF A PLANNED UNIT DEVELOPMENT
(SUNSET EAST)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKLIN AS
FOLLOWS:

Section 2 of Ordinance No. 306 is hereby amended to read as follows:

b. The General Development Plan for the Sunset East Planned Development,
more particularly described as Exhibit B in Section 2, Ordinance 306 is
hereby amended as follows:

Phase 6 is to be designed as Low-Medium Density Residential,
3.9 Dwelling Units / Gross Acre.

Phase 7 is to be designated as High Density Residential, 14.52
Dwelling Units / Gross Acre.

Phase 8 is to be designated as High Density Residential, 14.52
Dwelling Units / Gross Acre.

Phase 9 is to be designated as Business-Professional/ Commercial.

Said General Development Plan Amendment is designated as Exhibit A
and is hereby incorporated by reference.

PASSED AND ADOPTED this 5th day of February, 1979 by the following
roll call vote:

AYES: COUNCILMEN ROWLAND, LINTON, DOMINGUEZ, BARKHURST AND CHINNOCK

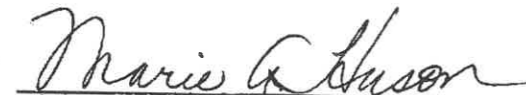
NOES: NONE

ABSEND: NONE

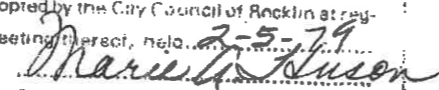


Mayor

ATTEST:



City Clerk

CERTIFICATION OF ORDINANCE NO. 395
I hereby certify that the foregoing is a full, true
and correct copy of ordinance No. 395, passed
and adopted by the City Council of Rocklin at reg-
ular meeting thereof, held 2-5-79


City Clerk of the City of Rocklin