

ORDINANCE NO. 855

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING A GENERAL DEVELOPMENT PLAN  
FOR GRANITE LAKES ESTATES  
(Granite Lakes Estates / PDG-2000-08)

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 via City Council Resolution No. 2002-165.

B. The proposed general development plan is consistent with the City of Rocklin's General Plan land use element which designates the site as Low Density Residential (LDR / 1-3 dwelling units per acre) and Recreation-Conservation (R-C).

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 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. The 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 general development plan, as shown on Exhibit A, attached hereto 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 11th day of June, 2002, by the following roll call vote:

AYES: Councilmembers: Magnuson, Storey, Lund

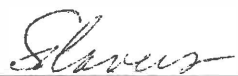
NOES: Councilmembers: None

ABSENT: Councilmembers: Hill, Yorde

ABSTAIN: Councilmembers: None

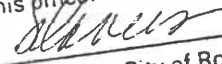
  
\_\_\_\_\_  
Kathy Lund, Vice Mayor

ATTEST:

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

First Reading : 5-28-02  
Second Reading: 6-11-02  
Effective Date: 7-11-02

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

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

# EXHIBIT A

## GRANITE LAKES ESTATES GENERAL DEVELOPMENT PLAN PDG-2000-08

1. **Purpose.** This General Development Plan is intended to encourage a creative and flexible approach to the development of the 80-acre Granite Lakes Estates property in a manner that integrates development with the natural environment. The GDP will allow development of up to 120 units of single-family residential lots, with a minimum lot size of 12,500 square feet and an average lot size of 16,500 square feet.
  
2. **Relationship to the Rocklin Municipal Code.** All provisions of the City's Municipal Code shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between the City's Municipal Code and this General Development Plan, the provisions of the General Development Plan shall prevail.
  
3. **Permitted and Conditionally Permitted Uses**

Uses

Single family detached	P
Accessory uses & structure	P
Parks and Playgrounds	U
Secondary residential units	U
Day Care Facilities	U

P = Permitted Use      U = Conditionally Permitted Use

#### 4. Development Standards

Max. units per gross acre	1.5
Min. lot area (sq. ft.)	12,500
Min. lot width	
Interior	80'
Corner	85'
Min. lot depth	100'
Setbacks	
Front	25'(1)
Side, Interior	10'
Side, Street	15'(2)
Rear	25'
Max. lot coverage	35%
Max. building height	
Principal building	30'
Accessory building	14'

#### Notes:

- 1) Front yard setbacks may be reduced to 15' for side entry garages and 20' for front entry garages.
  - 2) Side yard setback for Lot 21 can be reduced to 12.5' to avoid sensitive resources.
6. **Fire Access.** Future residences shall be constructed so that all portions of the first floor are within 150 feet of a public roadway, to the satisfaction of the Fire Chief. If, as part of the building permit application, a builder proposes to construct any portion of the first floor further than 150 feet from a public access road, a fire sprinkler system shall be required.
7. **Oak Trees.** Each residence will be required to plant two fifteen (15) gallon street trees prior to occupancy. One out of the two trees shall be a native oak.
8. **Fencing.** Rear yard fencing along the Secret Ravine and open space corridors shall be wrought iron or open type fencing and meet pool-fencing criteria.

**9. Special Conditions**

**A. AIR QUALITY**

1. The City shall not approve building permits for fireplaces in homes that do not have a primary heating source other than a fireplace. All fireplaces shall be plumbed for natural gas.
2. Front yards should be landscaped with native drought-resistant species to reduce emissions from lawn equipment.
3. Low NO<sub>x</sub> hot water heaters shall be installed, per the Placer County Air Pollution Control District Rule.
4. An exterior electrical outlet shall be installed at the front and back of the residences upon initial construction for the use of electric landscape maintenance equipment.
5. Natural gas lines shall be installed at the rear of each single-family residential structure upon initial construction to encourage the use of natural-gas barbecues.

**B. PUBLIC SERVICES**

1. Adequate temporary emergency vehicle access shall be provided to open space areas as required by the Rocklin Fire Department until such time as permanent access is constructed (including, but not limited to, access from the adjacent subdivisions) to the satisfaction of the Fire Chief.

**C. MODEL HOME COMPLEXES AND TEMPORARY SALES TRAILER**

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.

#### **D. PHASING REQUIREMENTS FOR SD-2000-02**

1. The extension of Monument Springs Drive and construction of a bridge over Secret Ravine Creek connecting the City of Rocklin to the County of Placer shall be completed and open to the public as authorized by Placer County prior to the issuance of the 41<sup>st</sup> building permit for the project.

#### **E. HOME EXTERIOR COLOR REQUIREMENTS FOR SD-2000-02**

1. The exterior of homes developed on Lots 41 through 57 of SD-2000-02 shall be established and maintained in "earth tone" colors as approved by the Community Development Director. The area of concern is homesites within the upper elevations of the project (i.e., those generally located within the southeast portion of the project site between the south boundary of the proposed alignment of Monument Springs Drive and the Boardman Canal).

The General Development Plan Map for Granite Lakes Estates is available at the City of Rocklin Community Development Department.

Phasing Requirement  
modified to allow 18 homes  
to be built prior to  
completion of Monument  
Springs Bridge.

1<sup>st</sup> Reading : 2/23/2010

# GRANITE LAKES ESTATES GENERAL DEVELOPMENT PLAN

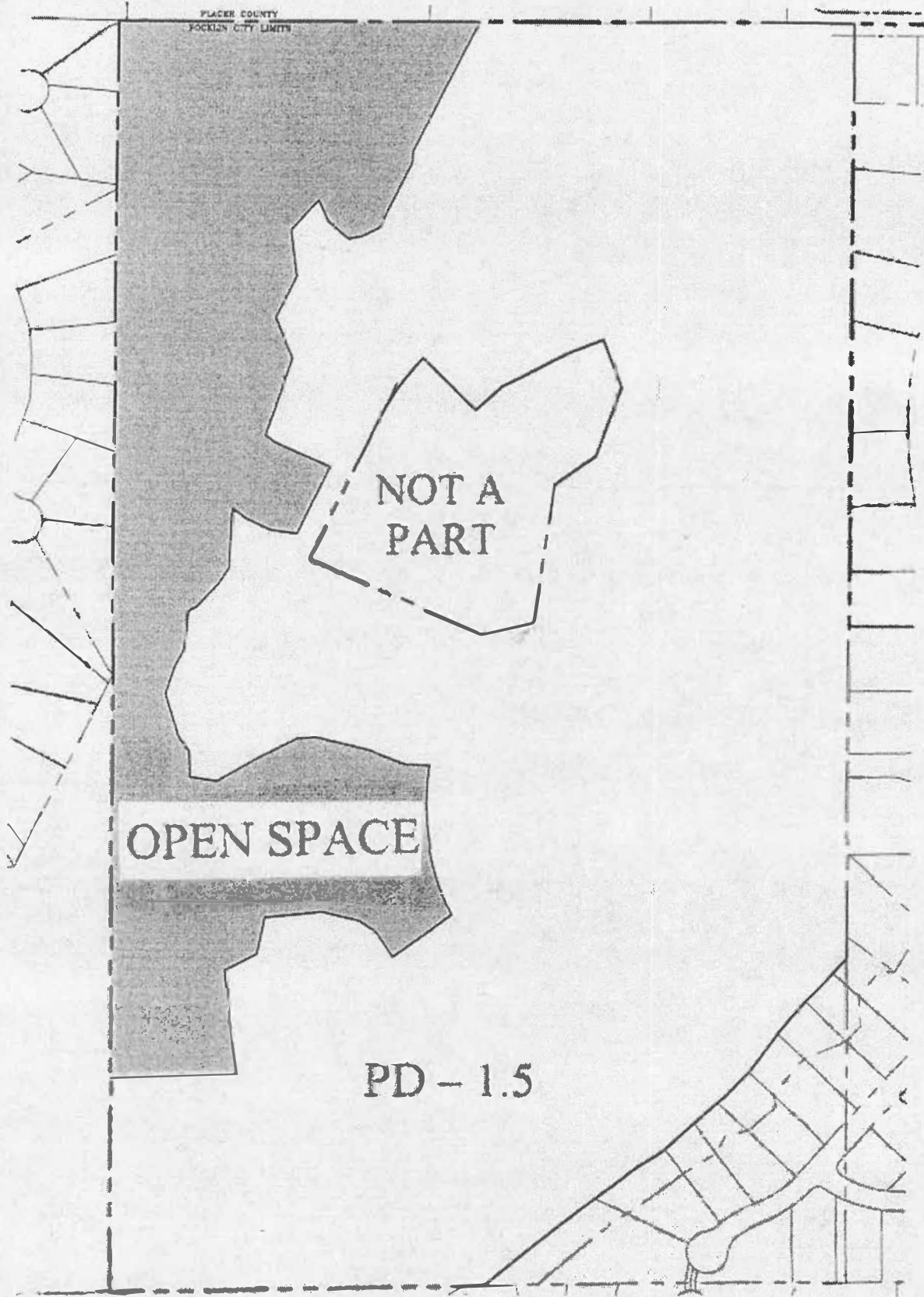


EXHIBIT A

FILE NO. PD-2000-06



**TERRANCE E. LOWELL  
& ASSOCIATES, INC.**  
EXHIBIT

ORDINANCE NO. 959

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCKLIN AND S360 GRANITE LAKES, LLC. FOR DEVELOPMENT OF THE PROPERTY KNOWN AS GRANITE LAKES ESTATES EXTENDING THE TERM OF THE AGREEMENT TO JULY 11, 2020, AND CHANGING THE LIMITATION ON THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED WITHIN THE PROJECT AREA PRIOR TO THE COMPLETION OF THE MONUMENT SPRINGS DRIVE BRIDGE FROM 40 TO 48  
(Granite Lakes Estates Modification / DA 2000-01A)

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. City and Developer's predecessor in interest have previously entered into a Development Agreement (the "Agreement"), approved by the City Council in Ordinance No. 856, and by this reference is incorporated herein. The effective date of the Agreement is July 11, 2002. City and Developer (collectively, "Parties") have determined that it is reasonable and appropriate to make certain changes to the Agreement in the form of a First Amendment to the Development Agreement (the "Amendment") extending the term of the agreement to July 11, 2020 and changing the limitation on the number of building permits that may be issued within the project area prior to the completion of the Monument Springs Drive Bridge from 40 to 48.

B. The Amendment has been analyzed as required by the California Environmental Quality Act (CEQA) and pursuant to Section 15162 of the CEQA Guidelines, as the Amendment is within the scope of the Granite Lakes Estates Environmental Impact Report, approved and certified by City Council Resolution No. 2002-165 which adequately describes these activities for purposes of CEQA.

C. The Amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element. The Agreement, as amended, will implement a project that has been determined to be consistent with the General Plan.

D. The Agreement and amendment are is compatible with the land uses and development regulations prescribed by the concurrent General Development Plan Amendment for the site (PDG-2000-08A).

E. The Agreement and amendment will not be detrimental to the health, safety, and welfare of person residing in the immediate area nor be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the city as a whole.



F. The Agreement and amendment will not adversely affect the orderly development of property or the preservation of property, on or off the project site.

G. The Agreement and amendment are consistent with the provisions of Government Code Sections 65864 through 65869.5.

Section 2. The City Council of the City of Rocklin hereby approves the First Amendment to the Development Agreement by and between the City of Rocklin and Granite Lakes, LLC, attached hereto and incorporated by reference herein as Exhibit A.

Section 3. The City Council of the City of Rocklin hereby directs the mayor to sign the Amendment on behalf of the City of Rocklin and, when fully executed, directs the City Clerk to record the Amendment in the office of the Placer County Recorder.

Section 4. Within fifteen days of passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Councilmembers 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 fifteen days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Councilmembers 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 City Councilmembers 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.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on February 23, 2010, by the following vote:

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

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on March 9, 2010, by the following roll call vote:

AYES: Councilmembers: Magnuson, Storey, Hill, Yuill

NOES: Councilmembers: None

ABSENT: Councilmembers: Lund


ABSTAIN: Councilmembers: None



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Scott Yuill, Mayor

ATTEST:

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Barbara Ivanusich, City Clerk

First Reading: 02/23/10  
Second Reading: 3/9/10  
Effective Date: 4/9/10

T:\clerk\reso\Granite Lake Estate Mod DA Reso CC 2-23-10.doc

Recording Requested by  
City of Rocklin

When recorded return to:  
City Clerk  
City of Rocklin  
3970 Rocklin Road  
Rocklin, California 95677



PLACER County Recorder  
JIM MCCAULEY

DOC- 2010-0020396-00  
Thursday, MAR 18, 2010 11:53:43

NOC \$0.00  
Ttl Pd \$0.00

Rcpt # 0002032978  
gmV/GV/1-10

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Title: First Amendment to Development Agreement By and Between the City of Rocklin and S360 Granite Lakes, LLC. for development of the property know as Granite Lakes Estates.

Original Development Agreement Recorded on July 10, 2002  
Instrument No. 2002-0079207  
Ordinance 856

W

**FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT  
BY AND BETWEEN THE CITY OF ROCKLIN AND S360 GRANITE LAKES, LLC.  
FOR DEVELOPMENT OF THE PROPERTY KNOWN AS GRANITE LAKES  
ESTATES**

**(Granite Lakes Estates Modification / DA 2000-01A)**

THIS FIRST AMENDMENT to the Development Agreement By and Between the City of Rocklin and S360 Granite Lakes, LLC. for development of the property know as Granite Lakes Estates is entered into on the date set forth below, by and between the City of Rocklin, a municipal corporation of the State of California, (“City”), and S360 Granite Lakes, LLC., (“Developer”), pursuant to the authority of Sections 65864 through 65869.5 of the Government Code of the State of California.

**RECITALS**

- A. The City and Developer’s predecessor in interest Alleghany Properties, Inc. entered into a Development Agreement regarding certain property known as Granite Lakes Estates (“the Development Agreement”), which was approved by the City Council of the City Of Rocklin by Ordinance Number 856 on June 11, 2002, and which was recorded on July 10, 2002, in the Official Records of Placer County as Instrument No. 2002-0079207.
- B. Concurrent with its consideration of this First Amendment, City is processing a General Development Plan Amendment (PDG-2000-08A) for purposes of changing the limitation on the number of building permits that may be issued within the Granite Lakes Estates (“the Project”) prior to the completion of the Monument Springs Drive Bridge from 40 to 48. City and Developer desire to enter into this First Amendment in order to provide consistency with the General Development Plan modification, which constitutes “Subsequent Approvals” as defined in Section 1 of the Development Agreement.
- C. This First Amendment is authorized by Section 6 of the Development Agreement and Section 65868 of the Government Code of the State of California.
- D. The property subject to the First Amendment is described in Exhibit A of the Development Agreement, incorporated herein by reference.

**AGREEMENT**

1. Recital F of the Development Agreement is hereby amended to read as follows:

**F. Entitlements.**

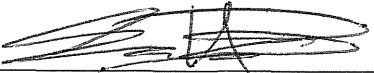


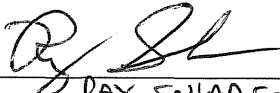
The City Council of the City of Rocklin has approved the following land use entitlements for the Property, which entitlements are the subject of this Agreement:

1. Tentative Subdivision Map (SD-2000-02), Resolution No. 2002-166
2. Oak Tree Preservation Permit (TRE-2000-33), Resolution No. 2002-166

3. General Development Plan. (PDG-2000-08), Ordinance No. 855
  4. General Development Plan Modification (PDG-2000-08A) Ordinance No. 958
  5. Mitigation Monitoring Program (EIR-2000-01), Resolution No. 2002-165
2. The term of the development agreement shall be extended for an additional eight years. Agreement subsection 2.a, Initial Term, is hereby amended to read as follows:
    - a. **Initial Term.** The term of this Agreement shall commence on the Effective Date and shall extend for a period of eighteen (18) years thereafter (Expiring July 11, 2020), unless said term is terminated, modified, or extended by circumstances set forth in this Agreement or by mutual consent of the parties hereto.
  3. The obligation to construct the bridge over Secret Ravine Creek shall be extended to allow construction of 48 homes. Under section 5, IMPLEMENTATION, subsection b., Developer Improvements and Other Obligations, subpart ii (5) is amended to read as follows:
    - (5) Extend Monument Springs Drive from the entrance of the Project on Greenbrae Road, across the parcel to the north of the Project site commonly known as the "Bell property," to connect the Property to the existing terminus of Monument Springs Drive. This extension of Monument Springs Drive connecting China Garden Road with Greenbrae Road is consistent with the Southeast Rocklin Circulation Element, and shall include design and construction of a bridge over Secret Ravine Creek, connecting the City of Rocklin to the County of Placer. The bridge shall be completely constructed and open to the public prior to issuance of the 49<sup>th</sup> building permit for the project.
  4. All provisions of the Development Agreement not otherwise inconsistent with this First Amendment are and shall remain in full force and effect. Such provisions are herewith reenacted, readopted and approved and ratified herewith as if fully set forth herein. Adoption of this First Amendment and the readoption and ratification of the Agreement are consistent with the Rocklin General Plan.

Approved and adopted pursuant to Ordinance No. 959, this 9<sup>th</sup> day of March, 2010.

**IN WITNESS WHEREOF**, this Agreement has been executed by the parties hereto on the day and year first above written.

<p>CITY:</p> <p>CITY OF ROCKLIN, A municipal corporation</p> <p>By:  Scott Yuill, Mayor</p> <p>ATTEST</p> <p>By:  Barbara Ivanusich, City Clerk</p> <p>APPROVED AS TO FORM</p> <p>By:  Russell A. Hildebrand, City Attorney</p>	<p>DEVELOPER:</p> <p>S360 GRANITE LAKES LLC</p> <p>By:  RAY SAHADEO</p> <p>Its: <u>Managing Member</u></p> <p><b>See Attached California All-Purpose Acknowledgement</b></p>

**ACKNOWLEDGMENT**

State of California  
County of Sacramento

On February 22, 2010 before me, Kip Meade, Notary Public  
(insert name and title of the officer)

personally appeared Ray Sahadeo  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~they executed the same in his/~~her~~their authorized capacity(ies), and that by his/~~her~~their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

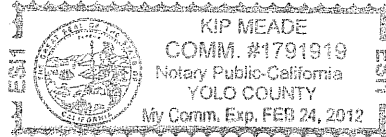
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Kip Meade

(Seal)



# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer }

On 3-10-10 before me, Terry Stemple, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Scott Yull  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Terry Stemple  
Signature of Notary Public

Place Notary Seal Above



## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_

- Individual
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- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_





**GOVERNMENT CODE 27361.7**

I certify under penalty of perjury that the Notary Seal on the document to which this statement is attached reads as follows:

Name of Notary: Terry Stemple

Date Commission Expires: October 31, 2012

Commission Number: 1818305

County of Commission: Placer

State of Commission: California

Manufacturer Number: NNA1

Place of Execution: Rocklin, CA

Signature:  Date: 3-10-10

Firm Name: City of Rocklin

ORDINANCE NO. 959

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROCKLIN AND S360 GRANITE LAKES, LLC. FOR DEVELOPMENT OF THE PROPERTY KNOWN AS GRANITE LAKES ESTATES EXTENDING THE TERM OF THE AGREEMENT TO JULY 11, 2020, AND CHANGING THE LIMITATION ON THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED WITHIN THE PROJECT AREA PRIOR TO THE COMPLETION OF THE MONUMENT SPRINGS DRIVE BRIDGE FROM 40 TO 48 (Granite Lakes Estates Modification / DA 2000-01A)

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

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on March 9, 2010, by the following roll call vote:

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NOES: Councilmembers: None

ABSENT: Councilmembers: Lund

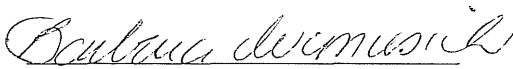
ABSTAIN: Councilmembers: None



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Scott Yuill, Mayor

ATTEST:

  
Barbara Ivanusich, City Clerk

First Reading: 02/23/10  
Second Reading: 3/9/10  
Effective Date: 4/9/10

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

Attest:   
City Clerk, City of Rocklin 3/11/10