

ORDINANCE NO. 848

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A GENERAL DEVELOPMENT PLAN
(Quarry Ridge Units 6 & 7 / PDG-2001-01)

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, Rural Residential, and Recreation-Conservation.

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 because the area is predominantly being developed with similar uses and therefore infrastructure and availability of public services are located in the vicinity.

E. The general development plan is compatible with the land use/uses existing and permitted on the properties in the vicinity because the predominant development in the vicinity is detached single-family residential development.

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 because the development density permitted is consistent with what is already developed in the vicinity.

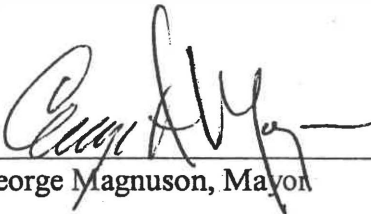
G. City has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

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 28th day of August, 2001, by the following roll call vote:

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


George Magnuson, Mayor

ATTEST:



City Clerk

First Reading: 8/14/01
Second Reading: 8/28/01
Effective Date: 9/28/01

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

Attest: 

City Clerk, City of Rocklin

PM/gb
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EXHIBIT "A"

GENERAL DEVELOPMENT PLAN

Quarry Ridge 6 & 7 Subdivision

The boundaries of the Quarry Ridge 6 & 7 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, 046-030-012, 015, 016, 054, City of Rocklin, Placer County, California.

A. Permitted Uses

All permitted uses as allowed in the R1-7.5 zone as set forth in the Rocklin Municipal Code, Section 17.14.010

B. All conditional uses as allowed in the R1-7.5 zone as set forth in the Rocklin Municipal Code Section 17.14.020

C. Density

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

D. Height Restrictions

Except as provided in Section O, the maximum height shall be as allowed in the R1-7.5 zone as set forth in Rocklin Municipal Code Section 17.14.030.

E. Lot Area

The minimum lot area shall be 10,000 square feet.

F. Lot Coverage

The maximum lot coverage shall be 40%.

G. Lot Width

The minimum lot width shall be 75 feet for interior lots and 80 feet for corner lots.

H. Except as provided in Section O, the minimum setbacks shall be as follows:

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

* For side loading garages the front setback shall be 20 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 side yard 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 60 inches to the satisfaction of the Chief Building Official. Additionally, minimum bench separation shall not be less than 24 inches.

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 Office

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 any lot with an Open Space and Conservation Easement shall consist of open type fencing such as a wrought iron fencing or wire mesh fencing along the edge of the grading limits at the rear of the house when such fence is not on the open space boundary. The open space boundary shall be delineated using 4" x 4" x 36" wooden posts.
2. Rear yard fences for lots with an Open Space and Conservation Easement shall be equipped with gates to provide access to the open space area.

O. Special Provisions Applying to SD-2001-01

1. Lots 9 and 13 of the approved Quarry Ridge Units 6 & 7 Tentative Subdivision Map (SD-2001-01) shall be restricted to a height not to exceed 20 feet.
2. The front yard setbacks for lots 1, 2, 6, 7, 9, 11, 12, and 14 of the approved Quarry Ridge Units 6 & 7 Tentative Subdivision Map (SD-2001-01) shall be a minimum of 20 feet.

3. The rear yard setback for lots 23 and 24 of the approved Quarry Ridge Units 6 & 7 Tentative Subdivision Map (SD-2001-01) shall be a minimum of 25 feet, except that the primary structure shall be no less than 7.5 feet from the toe of the rear slope unless retained.

4. For lot 14 of the approved Quarry Ridge Units 6 & 7 Tentative Subdivision Map (SD-2001-01) as shown in Figure 2 (attached), the north side of the lot shall be considered the front from the east property line to a point at the beginning tangent of the Longview Drive cul-de-sac bulb. The remaining area from the beginning tangent of the Longview Drive cul-de-sac bulb to the center of the cul-de-sac bulb shall be considered the side property line.

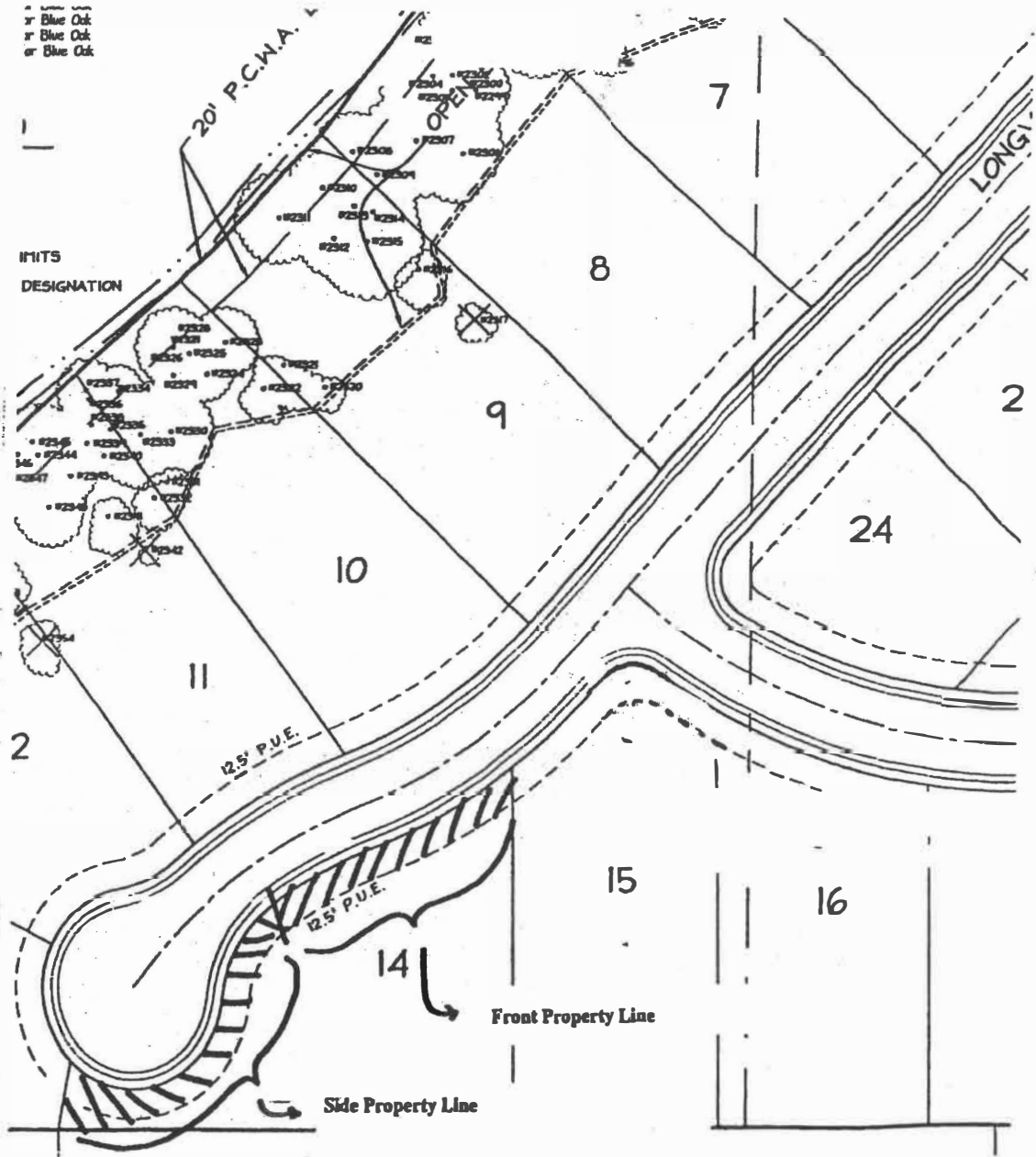


FIGURE 2
 PDG-2001-01