

RESOLUTION NO. 99-110

RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A ONE-YEAR EXTENSION OF A TENTATIVE
SUBDIVISION MAP, SPECIFIC PLAN USE PERMIT, AND OAK TREE
PRESERVATION PLAN PERMIT
(Yankee Hill Estates/SD-95-01, SPU-95-07, TRE-95-26)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. An environmental impact report for the project was certified on December 11, 1990. An addendum to the Environmental Impact Report was prepared for a modification and was certified on February 13, 1996.

B. The City Council has considered the effect of the approval of this subdivision and use permit 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.

C. The proposed subdivision and use permit, together with the provisions for its design and improvement, are consistent with the zoning classification on the property.

D. The proposed subdivision and use permit, together with the provisions for its design and improvements, are consistent with the objectives, policies, general land uses, and programs in the City of Rocklin's General Plan.

E. The site is physically suitable for the proposed type and density of development.

F. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage, nor will they substantially and avoidably injure fish or wildlife or their habitat.

G. The design of the subdivision and type of improvements will not cause serious public health problems.

H. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

I. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

J. The establishment, maintenance, and operation of the uses and buildings proposed by the use permit will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity; or detrimental or injurious to property or improvements in the vicinity or to the general welfare of the City.

Section 2. The one year extension of the tentative subdivision map (SD-95-01) and specific plan use permit (SPU-95-07) as depicted in Exhibit(s) A, A1, A2, B, and C, 1 attached hereto and by this reference incorporated herein, are approved subject to the conditions listed below. Unless expressly stated otherwise, the subdivider applicant is solely responsible for satisfying each condition, and the conditions on the tentative map must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing with the City Council, and the conditions on the specific plan use permit must be satisfied prior to issuance of the building permit.

1. Utilities.

- A. Water -- Water service shall be provided to the subdivision from Placer County Water Agency (PCWA) in compliance with all applicable PCWA standards and requirements. PCWA shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or I.O.D. provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans.
- B. Sewer -- Sewer service shall be provided to the subdivision from South Placer Municipal Utility District (SPMUD) in compliance with all applicable SPMUD standards and requirements. SPMUD shall verify ability to serve the subdivision by signing off on the subdivision improvement plans. All necessary easements shall be shown and offered (or I.O.D. provided) on or with the final map. All necessary improvements shall be included on the subdivision improvement plans.
- C. Telephone, Gas, and Electricity -- Telephone, gas and electrical service shall be provided to the subdivision from Pacific Bell and Pacific Gas & Electric (PG&E) in compliance with all applicable standards and requirements.
- D. Postal Service -- Mailbox locations shall be determined by the local postmaster. A letter from the local postmaster verifying all requirements have been met shall be filed with the City Engineer.

2. Schools.

- A. **Financing:** The following conditions shall be satisfied to mitigate the impact of the proposed development on school facilities:
- 1) Developer shall pay Rocklin Unified School District fees under Government Code section 53080 at time of issuance of building permit.
 - 2) Developer shall annex into the existing, or support the formation of and participate in a new Rocklin Unified School District sponsored Mello-Roos community facilities district for funding of school facilities; provided, the District allows the annexation of or causes the formation of a new community facilities district within 24 months of the date the tentative map is approved; and provided further that the applicant's obligation under the community facilities district plus the fee paid under 1), above, is limited to mitigating the impact of the projected student population from the proposed development as identified and quantified in the project's initial study.
 - 3) One or both of the above conditions shall be waived by the City Council if the applicant and the District reach agreement to mitigate the impacts on the school facilities caused by the proposed development and jointly request in writing that one or both of these conditions be waived.
- B. **Bus Stops:** Improvement plans shall include school bus stops at the locations identified by the Rocklin Unified School District.

3. Fire Service.

- A. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and Placer County Water Agency.
- B. Proposed street names shall be reviewed and approved by the Rocklin Fire Chief.
- C. The subdivision shall be annexed into Rocklin Community Facilities District No. 1.

4. Drainage and Flood Control.

- A. A master drainage plan shall be prepared and submitted prior to or concurrently with the subdivision improvement plans. The plan shall contain the following:
- 1) Provisions for detaining run off at pre-development levels;
 - 2) Individual lot drainage, with individual lot drainage features, such as lined drainage swales, being included in the improvement plans;
 - 3) Location and specifications of on-site or off-site detention basins, if any.
- B. All necessary drainage easements shall be shown and offered (or I.O.D. provided) on or with the final map.
- C. An appropriate restriction shall be recorded over the detention basin(s) to assure their availability and use for this purpose in perpetuity.
- D. A detention basin maintenance plan shall be developed by the subdivider and submitted to and approved by the City Engineer. The plan shall not provide for public ownership of all, or any portion of, the detention basin.
- E. The subdivider shall enter into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy or imposition of any assessment, fee, lien, tax or other levy, whether or not in connection with a district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin. The agreement shall also indemnify the City against claims arising from subdivider's construction of improvements or development of the subdivision and shall be recorded and binding on successors in interest of subdivider.
- F. The final map shall comply with Rocklin Municipal Code chapter 15.16 (Flood Hazard), including the following:
- 1) Delineation of the 100-year floodplain elevation;
 - 2) Identification of the finished floor elevation of each lot at two (2) feet above the 100-year floodplain elevation;
 - 3) Notation that any building constructed on any lot may require flood zone development approval from the City Engineer;

4) Recordation of flood zone easement across the area of the 100-year floodplain boundary or fifty (50) feet from the center line, whichever is greater.

G. Subdivider shall prepare a storm water pollutant protection plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.

H. Storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.

5. Grading.

A. A master grading plan shall be included with the subdivision improvement plans.

B. A geotechnical engineer will be retained to provide site specific recommendations for the construction of roadways, foundations, and other structures to insure that they are designed to compensate for on site geologic and soil characteristics.

C. The grading plans for all lots labeled "LG" shall be submitted with the subdivision improvement plans. Such plans shall include provisions to protect all trees to be preserved.

6. Improvements/Improvement Plans.

A. The following subdivision improvements shall be designed and constructed and/or installed:

1) All onsite standard subdivision improvements, including streets, curbs, gutters, sidewalks, drainage improvements, utility improvements (including cable television trenching), street lights, and fire hydrants.

2) The following on-site special improvements:

(a) The subdivider is responsible for installation of full street frontage improvements to City Standards (i.e. vertical curb, gutter, sidewalks, etc.) adjacent to the park site at the time the streets are constructed in Phase 4.

- (b) A 20 foot wide emergency access easement shall be granted to the City of Rocklin and shall be located on Lot 4 adjacent to the common property line with Lot 3 within Phase 3.
 - (c) The Aiken Reservoir dam shall be inspected and repaired as necessary, to insure the integrity of the structure. The repaired facility will maintain the reservoir at current levels, will provide a lowering of the water surface level produced by a 100 year storm to \pm 270 feet msl, will maintain the pre-project flow conditions downstream of the dam, and will provide detention capacity to compensate for the increase in runoff from the site as a consequence of development. Preliminary calculations indicate that the facility is not large enough to be subject to regulation by the Department of Water Resources, Safety of Dams Division.
 - (d) A noise barrier shall be provided within Lot E and at the rear of Lots 1 through 4 of Phase 3, as shown on the Tentative Subdivision Map. Barrier heights shall be sufficient to attain an exterior noise level of 65 dB(A) Ldn and shall be massive and air tight, with no significant gaps. Barrier materials shall be masonry block or precast concrete. The wall portion of the barrier shall not exceed 4'0" in height. Final barrier design will be based upon the final layout and grading plan for the subdivision and is subject to the approval of the City Engineer and Community Development Director.
 - (e) An irrevocable offer of dedication shall be provided for the right of way for the Argonaut Avenue corridor, including the slope easements, prior to or concurrent with the approval of a final map for Phase 4 or 5 as shown on the Tentative Subdivision Map. The subdivider shall not be required to construct any improvements for Argonaut Avenue from Cleve Drive westerly to the SPRR right of way as shown on the tentative subdivision map.
 - (f) The subdivider shall install a solid fence along the common boundary with the project and the property to the east (APN 045-010-030), generally near the easterly terminus of Amelia Drive. The fence shall be so constructed as to prevent all access from the project to the adjoining property.
- 3) The following off-site improvements:

(a) The subdivider shall acquire and improve, with an all weather surface, the necessary right-of-way to provide an emergency access from the terminus of Lemon Hill Drive to Reed Road. The improvements shall include, but not be limited to, a 20 foot wide paved vehicular access with a solid metal gate on the east side of the tracks and vehicular barricades on the west side of the tracks. A warning system consisting of standard railroad cross bars, warning bells and warning lights shall only be installed if it is required by the Public Utilities Commission.

(b) Yankee Hill Road

The provisions of conditions 16.C.1., 16.C.2., and 16.C.3. shall be met prior to the completion of conditions 6.A.3.b.1 through 6.A.3.b.5 and 6.A.3.c.

(1) Subdivider shall improve Yankee Hill Road as shown on the tentative map from Amelia Drive to the northerly side of the S.P.R.R. crossing. Improvements shall include, but not be limited to, the standard street cross section for all portions of Yankee Hill Road considered as on-site, the standard street half section plus 10 feet of pavement over the centerline for those portions of Yankee Hill Road which are considered off-site within this section, street lights, sidewalk, curb & gutter, a creek crossing in compliance with the requirements of the City Engineer.

(2) Subdivider shall improve Yankee Hill Road as shown on the tentative map from the northerly side of the S.P.R.R. crossing to Pacific Street. Improvements shall include, but not be limited to, street pavement for two travel lanes with a median in the center to preserve the existing oak trees to the extent possible, including a provision to include an opening to permit left turn movements from the industrial subdivision south of the project site as shown in Exhibit B, street lights, and a railroad crossing with safety arms, warning lights and warning bells in compliance with the requirements of the City Engineer. The final alignment of the intersection of Yankee Hill Road and Pacific Street shall be to the satisfaction of the City Engineer.

(3) Subdivider shall design the creek crossing(s) over Antelope Creek (Yankee Hill Road and Amelia Drive). The design shall be approved by the

Community Development Director prior to filing the final map.

- (4) The base elevation of the existing trees shall be used to determine the final grade of Yankee Hill Road in order to minimize impacts to the trees.
- (5) Prior to grading for Yankee Hill Road, the developer shall obtain an arborist report. The report shall provide, and developer shall incorporate, measures identified by the arborist to minimize damage to the oak trees designated for retention.

(c) Subdivider shall obtain approval from Southern Pacific Railroad Company for the rights to use their frontage road from the proposed emergency access between Lots 3 and 4 of Phase 3 easterly to the existing private crossing of the railroad tracks (located approximately 1,300 feet to the east). A final map for Phase 3, as shown on the tentative subdivision map, located on the east side of the reservoir, shall not be recorded until this approval has been obtained. This condition can be waived by the Community Development Director if emergency access is assured under existing law, to the satisfaction of the City Attorney.

(d) If the subdivider and the City of Rocklin are successful in obtaining the necessary approvals for the extension of Sierra Meadows as described in Conditions 16.C.1. and 16.C.2., the requirements of conditions 6.A.3.b.1 through 6.A.3.b.5, except for the bridge on Amelia Drive, and 6.A.3.C. shall be waived.

- B. Improvement plans for all subdivision improvements shall be submitted to and reviewed and approved by the City Engineer.
- C. All improvements shall be constructed and/or installed prior to submitting the final map with the City Engineer for the purpose of filing with the City Council, unless the subdivider executes the City's standard form subdivision improvement agreement and provides the financial security and insurance coverage required by the agreement, prior to or concurrent with submitting the final map with the City Engineer.
- D. Improvement plans shall contain provisions for dust control, revegetation of disturbed areas, and erosion control, in conformance with the requirements of the City Engineer. If an application for a grading permit is

made prior to execution of a subdivision improvement agreement, it shall include an erosion control plan approved by the City Engineer and shall be accompanied by financial security to ensure implementation of the plan.

- E. All rights-of-way and easements associated with the subdivision improvements shall be offered on or by separate instrument concurrently with the final subdivision map. All rights-of-way shall be offered in fee:
- F. The following shall be included in the project notes on the face of the improvement plans to the satisfaction of the City Engineer:
 - 1) Prior to commencement of grading, the subdivider 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.
 - 2) Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
 - 3) All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
 - 4) All adjacent paved streets shall be swept during construction.
 - 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) Water or dust palliatives shall be applied 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) Low emission mobile construction equipment shall be utilized where possible.

- 12) Open burning shall be allowed only with the approval of the Placer County APCD.
 - 13) If evidence of an archaeological site is uncovered during grading or other construction activities, work shall be halted within 100 feet of the find and the City of Rocklin Community Development Department shall be immediately notified. A qualified archaeologist shall be retained at the expense of the subdivider to conduct an on-site evaluation and provide recommendations for removal and/or preservation. Work on the project site shall not resume until the archaeologist has had a reasonable time to conduct an examination and implement mitigation measures deemed appropriate and necessary by the Community Development Department to reduce impacts to less-than-significant levels.
 - 14) 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.
 - 15) 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.
 - 16) Noise related construction activity shall occur during hours identified by the Rocklin Community Development Department.
- G. Prior to moving on-site or off-site any equipment over 5 tons, a mobilization plan shall be submitted by subdivider and approved by the City Engineer. The mobilization plan may permit move-in on a one time basis and limited construction access thereafter by way of the Lemon Hill emergency access point provided such limited access is shown to be consistent with sound engineering practice and capable of being accomplished in a safe manner. General construction traffic shall be prohibited from using the Lemon Hill access.

7. Subdivision Design.

- A. Subdivider shall identify on the final map the front yard area of all reverse corner lots to the satisfaction of the Community Development Director.
- B. The parking stalls shown within the park site as shown on the tentative subdivision map are conceptual only and shall not be considered as the final design.

8. Landscaping.

- A. Landscaping shall be installed on the earthen berm on the west side of the property (Lot E) as shown on the tentative map and in the median in the center of Yankee Hill Road. Final landscaping plans shall be prepared by the subdivider and approved by the Community Development Director. The approved plans shall be included in the improvement plans submitted to the City Engineer for approval. The landscaping plans shall comply with the following:

- 1) The landscaping plan shall be prepared by a landscape architect and shall include granite boulders.
- 2) The plan shall be certified by the landscape architect that (a) topsoil within the landscape area is suitable for the proposed landscaping, and (b) that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591 et seq.
- 3) The plan shall include an automatic irrigation system as necessary.
- 4) The landscaping plan for Lot E shall contain 70% evergreen plant material and shall be of such a density & plant size so as to achieve total coverage within 5 years of installation.

- B. The subdivision improvement agreement and improvement security shall include the landscaping obligation provided that if the City allows the landscaping to be installed after the term of the subdivision improvement agreement, a separate improvement agreement and security shall be used to address the landscaping obligation.

- C. The subdivider shall annex the property into the City of Rocklin Lighting and Landscaping District No. 2 or cause the property to be placed into a Community Facilities District or other acceptable mechanism for the purposes of maintenance of the public landscaped areas and street lighting. The district shall fund 100% of the maintenance as determined by the City

Engineer. If no public landscaped areas are constructed, the provisions of this condition shall be waived.

9. Trees.

- A. Prior to the issuance of any grading permit for any portion of the subdivision, an inventory of all existing trees in the subdivision and a schedule of removal of those trees shown on the tentative map to be removed, shall be submitted to and approved by the Director of Community Development.
- B. The subdivider shall mitigate for a total of 389.4 inches, as per the formula contained in the City of Rocklin Oak Tree Ordinance. Mitigation of these inches shall be either payment into the oak tree mitigation fund (\$37,382.40) or the planting of replacement trees as per the specifications of the Oak Tree Preservation Guidelines or a combination of both, to the satisfaction of the Community Development Director. The replacement trees shall be any type listed on Appendix A of the Oak Tree Preservation Guidelines.
- C. The subdivider shall retain a certified arborist to review the design of the subdivision improvements and recommend measures to protect the trees, which are designated to remain, both during construction and afterwards. These measures shall be incorporated into, or filed prior to or concurrently with, the subdivision improvement plans for review and approval of the City Engineer. The protection measures shall include appropriate fencing around those trees to remain. The protection measures shall be approved prior to the issuance of a grading permit for all, or any portion of, the subdivision.
- D. The subdivider shall retain a certified arborist to prepare and implement an inspection plan providing for the periodic inspection of the site during grading and construction, and verification to the City Engineer that the approved protection measures are properly implemented.

10. Parks.

- A. Park fees shall be paid as required by Rocklin Municipal Code Chapter 17.71 and Chapter 16.28. The amount of the fee per unit is \$1,299.00.
- B. Park site as shown on Exhibit A1 shall be dedicated to the City. The dedication shall be made prior to the filing of any phase of development when the cumulative number of units for the development exceeds 50 total units.

- 1) The park site shall be free of any title encumbrance and of any physical condition to the land that would prevent its use as a park site;
- 2) A minimum 20 foot wide access road shall be dedicated and improved to the park site;
- 3) Subdivider is responsible for installation of full street frontage improvements to City Standards (i.e. vertical curb, gutter, sidewalks, etc.) adjacent to the park site at the time the streets adjoining the park site are constructed.
- 4) The property shall be annexed into the City of Rocklin Park Development Assessment District or placed into a Community Facilities District or other acceptable mechanism for the purpose of public maintenance of the park prior to recordation of any Final Map.
- 5) That area shown outside of the boundary of the park as shown on Exhibit A1, shall be subdivided into single family residential lots consistent with Exhibit A1, to the satisfaction of the Community Development Director and the City Engineer.
- 6) Subdivider shall construct the masonry wall/berm along the east side of the tracks along the west boundary of the project to the Argonaut overcrossing with the dedication of the park.

11. Riparian Area and Creek Protection.

- A. An open space and conservation easement (as described in Government Code section 51070, et seq.) shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

That area shown as Lots A, B, plus the "50-foot open space and conservation easement area" adjacent to Lots A, B and on Lots C and D as shown on the tentative subdivision map.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing; provided, that the native vegetation may be removed as necessary for flood control and protection pursuant to a permit issued by the California Department of Fish and Game.

- B. The open space area shall be marked in the field with 4" x 4" redwood posts or other suitable and permanent markers. The markers shall be indicated on the subdivision improvement plans.
- C. The final map shall include a note indicating that for those lots abutting the open space and conservation easement, the primary structure rear yard setback line shall be located parallel to and 20 feet from the boundary of the open space and conservation easement and that the side yard setback line shall be located parallel to and 5 feet from the boundary of the open space and conservation easement, whichever is applicable as determined by the Community Development Director. In addition, the note shall also indicate that those lots abutting the open space and conservation easement shall have a front yard setback line located parallel to and 20 feet from the edge of the street right-of-way.

12. Open Space -- Common Areas -- Maintenance.

- A. The following portions of the subdivision are proposed to be common area:

Those areas shown as Lots A, B, C, D, and E on the tentative subdivision map.
- B. Subdivider shall provide for the maintenance of the common area through formation of a homeowner's association. The documents creating the homeowner's association shall meet the following requirements:
 - 1) Assignment to the homeowner's association responsibility for, 1) the maintenance of the Reservoir / detention area, including the earthen dam, within Lots A and B, 2) the private park / open space within Lots C and D and, 3) the landscaping installed on Lot E.
 - 2) Assignment to the homeowner's association responsibility to monitor and report to the City of Rocklin on activities and violations of any of these conditions, easement restrictions, or any other ordinance, rule or regulation of the City occurring within the common area.
 - 3) Statement that the City may, at its option, cause the maintenance of the common area to be performed and assess (lien) the cost to the homeowner's association in the event the common area is not maintained in accordance with the approved plans. (RMC §17.60.040)

- C. The documents creating the homeowner's association shall be reviewed and approved by the City Attorney for compliance with the conditions of approval.

13. Biological Resources/Wetlands Preservation.

- A. Subdivider shall cause a spring raptor nest survey of the subdivision to be conducted by a qualified biologist. Measures to prevent disturbance to any active raptor nest during nesting season shall be developed for approval by the Community Development Director and implemented by the subdivider. Measures shall include avoidance of the nest areas and cessation of construction activity as necessary to avoid disturbance until the young have fledged.
- B. Subdivider shall submit to the Community Development Director and the City Engineer verification from the U.S. Army Corp of Engineers and the California Department of Fish and Game that the project meets all regulations and that the subdivider has obtained all required permits relating to wetlands and waterways.
- C. Crossing construction within the Antelope Creek floodplain shall be restricted to April 15 through October 15, unless otherwise specified by the Department of Fish and Game.
- D. Subdivider shall provide for protection or relocation of any valley elderberry plants prior to any grading or recordation final map, as approved by the U. S. Fish and Wildlife Service.

14. Archaeological Resources.

- A. An open space and conservation easement (as described in Government Code §51070, et seq.) shall be recorded over that portion of the subdivision described below which contains significant archaeological sites to be preserved:

Lot C, Lots 22, and 31, 32, and 33 of Phase 1 as shown on the Tentative Subdivision Map.

The easement shall be in substantial compliance with the City's form Grant of Open Space and Conservation easement, and shall provide for scientific and cultural research on the property with City approval.

- B. Archaeological site #3 shall be precisely located by a qualified archaeologist, who will clearly mark the area prior to any construction activity. Subdivider shall fence the site prior to construction. Developer

shall bury the site with 18" of clean fill. The fencing plan shall be clearly delineated on the improvement plans.

- C. Site #5 shall be precisely located by a qualified archaeologist who will clearly mark the area prior to any construction activity. Subdivider shall fence the site prior to construction. Developer shall also cover the area with chain link material and bury the chain link with 18" of clean fill suitable for future landscaping.
- D. If establishment of open space and conservation easement makes lots 22, 31, 32, 33 unbuildable, as defined by the Community Development Director, lot 22 shall be divided and merged with the adjoining lots 21 and 23, and lots 31 through 33 shall be reconfigured to create lots with a buildable area.

15. Phasing.

Multiple final maps may be filed subject to the following criteria:

- A. The lake and the incorporation of the Homeowners' Association shall be established with the first phase to develop.
- B. The emergency access via Lemon Hill Drive shall be included with Phase 1 or Phase 2, as indicated on the tentative subdivision map, regardless of which records first.

16. Special Conditions.

- A. Concurrent with the recordation of the final map for Phase 3, as shown on the Tentative Subdivision Map, the applicant shall record a notice against each lot created in the phase which notifies the future owners of the lot that the adjoining property to the east is zoned Light Industrial and could be developed with Light Industrial uses.
- B. Concurrent with the recordation of the final map for the entire subdivision, the applicant shall record a notice against each property explaining that the Southern Pacific Railroad operates the railroad tracks along the west and south sides of the property and that the company periodically conducts maintenance and switching that can result in the train stopping on the tracks for lengthy periods of time with the engines running. Notice shall also be given that the number of train trips per day can increase depending on the operational needs of the Southern Pacific Railroad.

C. Sierra Meadows Drive Extension

- 1) Prior to approval of the final map, the subdivider and the City of Rocklin shall jointly pursue the approval of Southern Pacific Railroad and the Public Utilities Commission for the acquisition of the necessary right of way, including any slope easements, for the extension of Sierra Meadows Drive, from its existing terminus with Pacific Street, through the S.P.R.R. property, and connecting at the southeast corner of the subdivision as shown on Exhibit C.

The subdivider shall be responsible for the preparation of the necessary application to the P.U.C. and S.P.R.R. and payment of all processing fees. The City of Rocklin shall make the application to the necessary entities.

If, after a good faith, diligent effort by the subdivider and City, the necessary approvals and right of way as described above have not been obtained within 9 months from the date of approval of this tentative map, the subdivider may apply to the City Council of the City of Rocklin for a modification to permit the subdivider to record the final map with the main access to the subdivision by way of Yankee Hill Road, as shown on Exhibits A and B. At that time the City Council shall determine if a good faith and diligent effort have been made.

If the right of way and railroad crossing necessary to accommodate the extension of Sierra Meadows Drive are denied by the P.U.C. and/or the S.P.R.R., the final map shall provide for access by way of Yankee Hill Road pursuant to Condition 6.A.3(b) and 6.A.3(c).

- 2) If the railroad crossing is approved by the S.P.R.R. and the Public Utilities Commission, the subdivider shall pay all costs associated with the acquisition, including condemnation, and shall construct the standard street cross section for the full length of Sierra Meadows Drive extension, including but not limited to pavement, curb, gutter, sidewalks, street lights, landscaping of the slope easements or a minimum width of 10 feet of landscaping in back of the sidewalk, whichever is greater, a railroad crossing with safety arms, warning lights and warning bells in compliance with the requirements of the City Engineer.
- 3) If the Sierra Meadows entry alternative is constructed with this subdivision, the existing bridge at Yankee Hill Road shall be removed by the subdivider at his cost and the improvements to Yankee Hill Road between Pacific Street and Amelia Drive, for

which provision is made in condition 6.A.3.b.1 through 6.A.3.b.5 and 6.A.3.c. shall not be required. The tentative subdivision map shall also be modified to provide a cul-de-sac to provide access to the adjoining parcel to the west APN 010-010-008 and to lots 1, 2, and 3 of Phase 1.

- D. Developer may request that the City establish an Area of Benefit whereby adjoining undeveloped properties may, as a condition of future development, be required to reimburse subdivider a fair share of the costs incurred by subdivider in building roadway, bridge and railline crossing improvements which will serve such future development.

SPECIFIC PLAN USE PERMIT

17. The development standards for the subdivision shall be those of the R1-7.5 zone (Chapter 17.14 of the Rocklin Municipal Code).
18. The rear and side yard setbacks of any main house structure shall be maintained at least five feet from the toe of slope encroachment into the side yard and a minimum of ten feet from the toe of slope encroachment to the rear, as shown on Exhibit 1 attached.
19. The construction of two story structures on the following lots shall be prohibited:
- Lots 29, 30, 37
 - Lots 15, 16, 24, 25, 35, 36, of Phase 2
 - Lots 1-4 of Phase 3
 - Lots 6, 7, 8 of Phase 4
 - Lots 27 through 33, inclusive, of Phase 6

Unless the applicant incorporates the following construction features into the design of the homes and the designs can be verified by a noise consultant for compliance with the City of Rocklin General Plan,

Dwelling units shall be constructed of such quality that interior noise levels below the 45 dB(A) standard are achieved. Acoustical analysis shall be performed in selected new homes which are exposed to exterior noise levels in excess of 60 dB(A) in order to demonstrate that acceptable interior noise levels are achieved. The following construction measures shall be utilized, as appropriate, to ensure that the interior noise standard is attained:

All windows and sliding glass doors shall be mounted in low air infiltration design frames meeting ANSI standards for air infiltration. Exterior doors shall be fully weather-stripped. Air

conditioning or mechanical ventilation shall be provided to allow occupants to close doors and windows for the required acoustical isolation.

Facades of second floor rooms within the 65 dB(A) Ldn contours shown by Figure H6 of the Draft Environmental Impact Report for Yankee Hill Estates shall be provided with exterior walls constructed of appropriate material to ensure that the interior noise level standard shall be satisfied.

20. Construction Activity.

- A. 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.
- B. 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.
- C. Noise related construction activity shall occur during hours identified by the Rocklin Community Development Department.

21. Air Quality.

The developer shall develop and distribute educational materials to all new residents within the project addressing the following air quality concerns:

- A. Open burning, wood burning, and air pollution: problems and solutions.
- B. Transportation Control Measures: ride sharing, mass transit availability/schedules, computerized ride-matching services, and other measures designed to reduce both the use of single-occupancy vehicles and vehicle miles traveled.

22. Effective Date.

This Tentative Subdivision Map, Specific Plan Use Permit and Tree Preservation Permit shall expire on February 13, 2000, unless the applicant records the final map or applies for and receives an extension of the map.

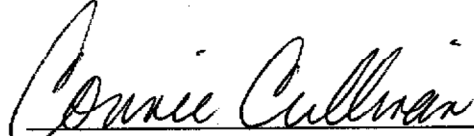
PASSED AND ADOPTED this 13th day April, 1999, by the following roll call vote:

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

NOES: Councilmembers: None


ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Connie Cullivan, Mayor

ATTEST:



City Clerk

SLZP/gbl
e:\clerk\reso\ccreso sd9501 ext.

EXHIBITS A, B, & C

Tentative Maps

Exhibits A, A1, A2, B, C and 1 are located in the Planning Department Project Files SD-95-01 and SPU-95-07 and in the City Clerks Office.

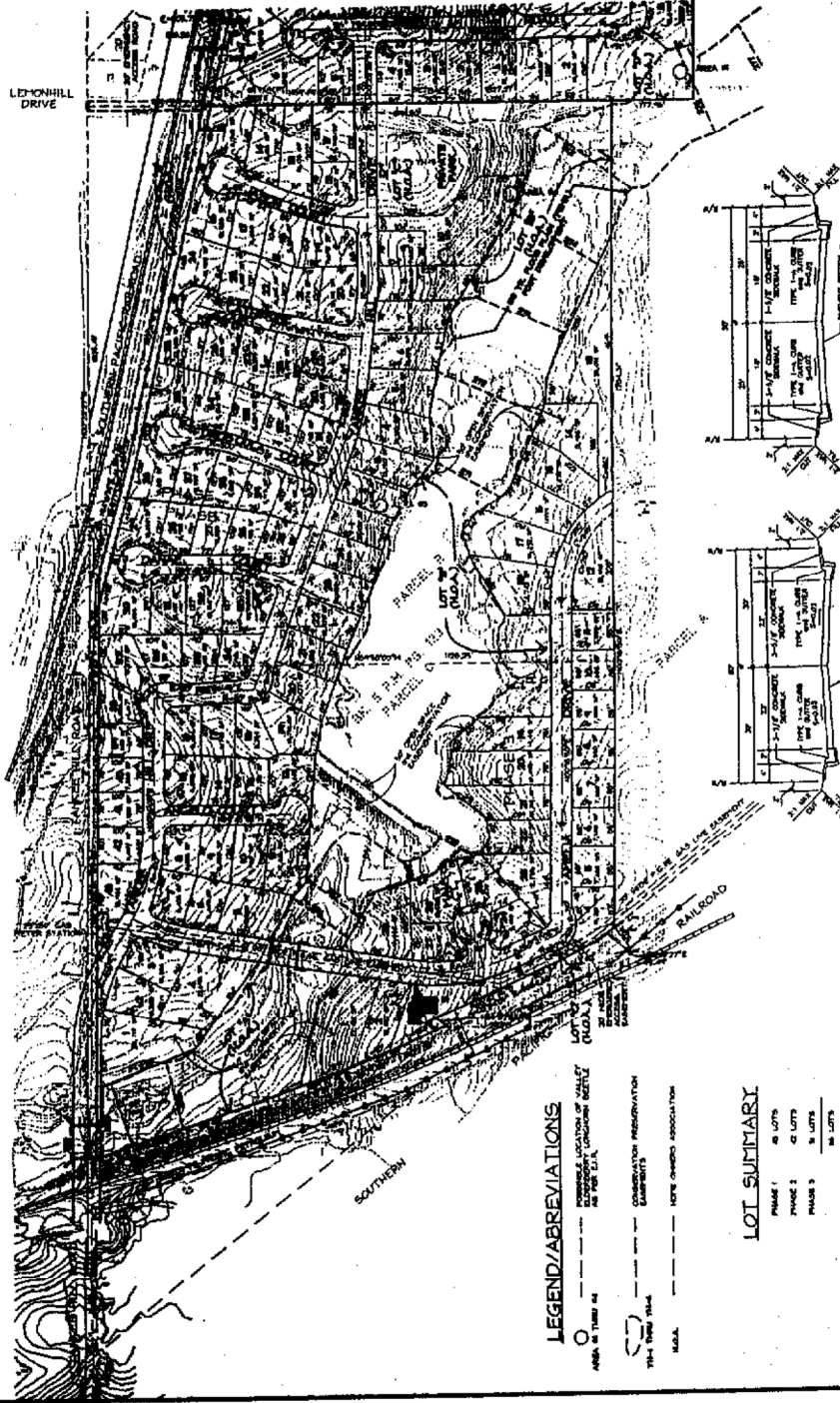
RECOMMENDED BY PLANNING COMMISSION
FOR APPROVAL ON 12/19/53

J. Abbe

YANKEE HILL SUBDIVISION

CITY OF ROCKLIN, CALIFORNIA
* 1953 S.F.A. MAP NO. 7
* 1953 S.F.A. MAP NO. 8

EXHIBIT A
SD-9501
FILE NO. SP-9507



LEGEND/ABBREVIATIONS

- AREA IN TRACT AS SHOWN ON THE S.F.A. MAP
- AREA IN TRACT AS SHOWN ON THE S.F.A. MAP
- CONVEYANCE INSTRUMENT
- CONVEYANCE INSTRUMENT
- NEIGHBORHOOD ASSOCIATION

LOT SUMMARY

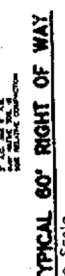
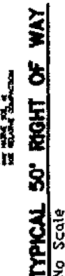
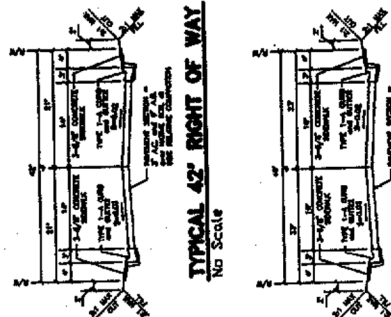
PHASE 1	48 LOTS
PHASE 2	42 LOTS
PHASE 3	9 LOTS
TOTAL	99 LOTS

NET LOT AREA = 13.8 D.U./AC

NOV - 1 1965

PROJECT SUMMARY

OWNER: LAND DEVELOPMENT SERVICES, INC.
DESIGNER: J. ABBE
PROJECT AREA: 13.8 D.U./AC
PROPOSED LOT SIZES: 1.5, 2.0, 2.5, 3.0, 3.5, 4.0, 4.5, 5.0, 5.5, 6.0, 6.5, 7.0, 7.5, 8.0, 8.5, 9.0, 9.5, 10.0, 10.5, 11.0, 11.5, 12.0, 12.5, 13.0, 13.5, 14.0, 14.5, 15.0, 15.5, 16.0, 16.5, 17.0, 17.5, 18.0, 18.5, 19.0, 19.5, 20.0, 20.5, 21.0, 21.5, 22.0, 22.5, 23.0, 23.5, 24.0, 24.5, 25.0, 25.5, 26.0, 26.5, 27.0, 27.5, 28.0, 28.5, 29.0, 29.5, 30.0, 30.5, 31.0, 31.5, 32.0, 32.5, 33.0, 33.5, 34.0, 34.5, 35.0, 35.5, 36.0, 36.5, 37.0, 37.5, 38.0, 38.5, 39.0, 39.5, 40.0, 40.5, 41.0, 41.5, 42.0, 42.5, 43.0, 43.5, 44.0, 44.5, 45.0, 45.5, 46.0, 46.5, 47.0, 47.5, 48.0, 48.5, 49.0, 49.5, 50.0, 50.5, 51.0, 51.5, 52.0, 52.5, 53.0, 53.5, 54.0, 54.5, 55.0, 55.5, 56.0, 56.5, 57.0, 57.5, 58.0, 58.5, 59.0, 59.5, 60.0, 60.5, 61.0, 61.5, 62.0, 62.5, 63.0, 63.5, 64.0, 64.5, 65.0, 65.5, 66.0, 66.5, 67.0, 67.5, 68.0, 68.5, 69.0, 69.5, 70.0, 70.5, 71.0, 71.5, 72.0, 72.5, 73.0, 73.5, 74.0, 74.5, 75.0, 75.5, 76.0, 76.5, 77.0, 77.5, 78.0, 78.5, 79.0, 79.5, 80.0, 80.5, 81.0, 81.5, 82.0, 82.5, 83.0, 83.5, 84.0, 84.5, 85.0, 85.5, 86.0, 86.5, 87.0, 87.5, 88.0, 88.5, 89.0, 89.5, 90.0, 90.5, 91.0, 91.5, 92.0, 92.5, 93.0, 93.5, 94.0, 94.5, 95.0, 95.5, 96.0, 96.5, 97.0, 97.5, 98.0, 98.5, 99.0, 99.5



LAND DEVELOPMENT SERVICES INC. 4240 Rocklin Road, Suite #10 Rocklin, California (916) 824-1838

GRADING AND UTILITY PLAN

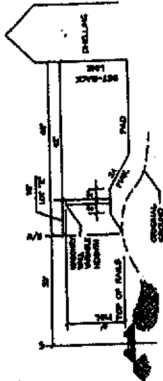
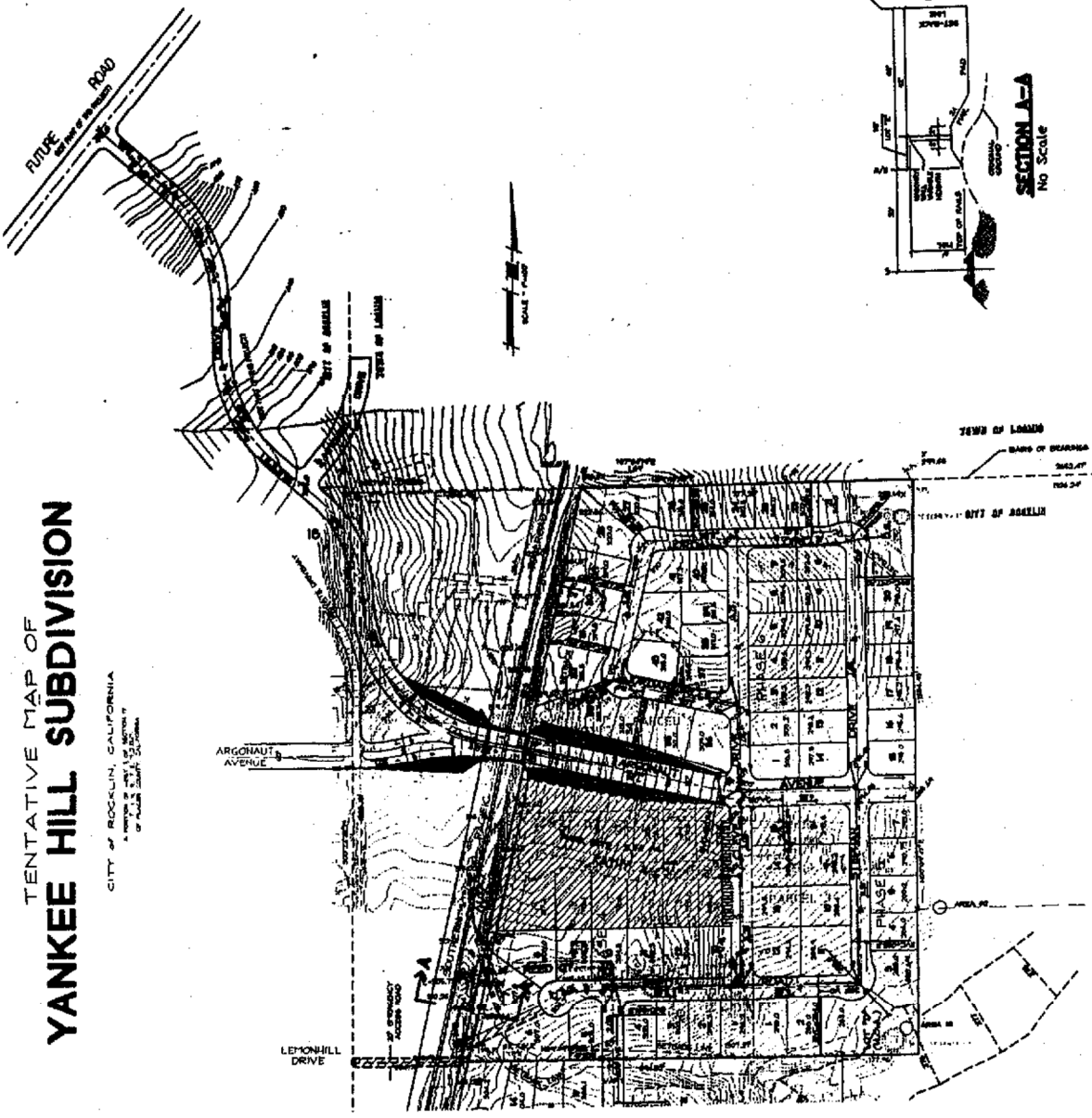
YANKEE HILL SUBDIVISION

DATE	1967
BY	...
REVISIONS	...
DESIGNED BY	...
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
SEE SHEET	...
DATE	1967
BY	...
REVISIONS	...
DESIGNED BY	...
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
SEE SHEET	...
DATE	1967
BY	...
REVISIONS	...
DESIGNED BY	...
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
SEE SHEET	...



TENTATIVE MAP OF YANKEE HILL SUBDIVISION

CITY OF ROCKLIN, CALIFORNIA
A CITY AND COUNTY OF SACRAMENTO
SACRAMENTO, CALIFORNIA



LEGEND/ABBREVIATIONS

- AREA TO BE FILL
- PROPERTY LINES OF VALLEY
- PROPERTY LINES OF CITY
- PROPERTY LINES OF STATE
- PROPERTY LINES OF COUNTY
- COMMUNICATION TRANSMISSION
- CONCRETE
- METAL
- WIRE CABLE ASSOCIATION

LAND DEVELOPMENT SERVICES INC. 4550 Rocklin Road, Suite #10 Rocklin, California (916) 924-1029

TENTATIVE MAP OF YANKEE HILL SUBDIVISION

CITY OF ROCKLIN, CALIFORNIA
 A CITY OF THE STATE OF CALIFORNIA
 OFFICE OF THE CITY ENGINEER



YANKEE HILL SUBDIVISION

EXISTING TIME LOCATION AND REMOVAL

DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
APPROVED BY	DATE
SCALE	
CLASS	

5 / 9

LAND DEVELOPMENT SERVICES INC. 4240 Rocklin Road, Suite 110 Rocklin, California (916) 624-1624

030

LANDSCAPING PLAN

TANKEE HILL SUBDIVISION

DATE: 08-01-83

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

SCALE: 1" = 10'

COUNTY: U.S.A.

STATE: U.S.A.

PROJECT NO. 83-001

DATE: 08-01-83

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

SCALE: 1" = 10'

COUNTY: U.S.A.

STATE: U.S.A.

PROJECT NO. 83-001

DATE: 08-01-83

BY: [Signature]

CHECKED: [Signature]

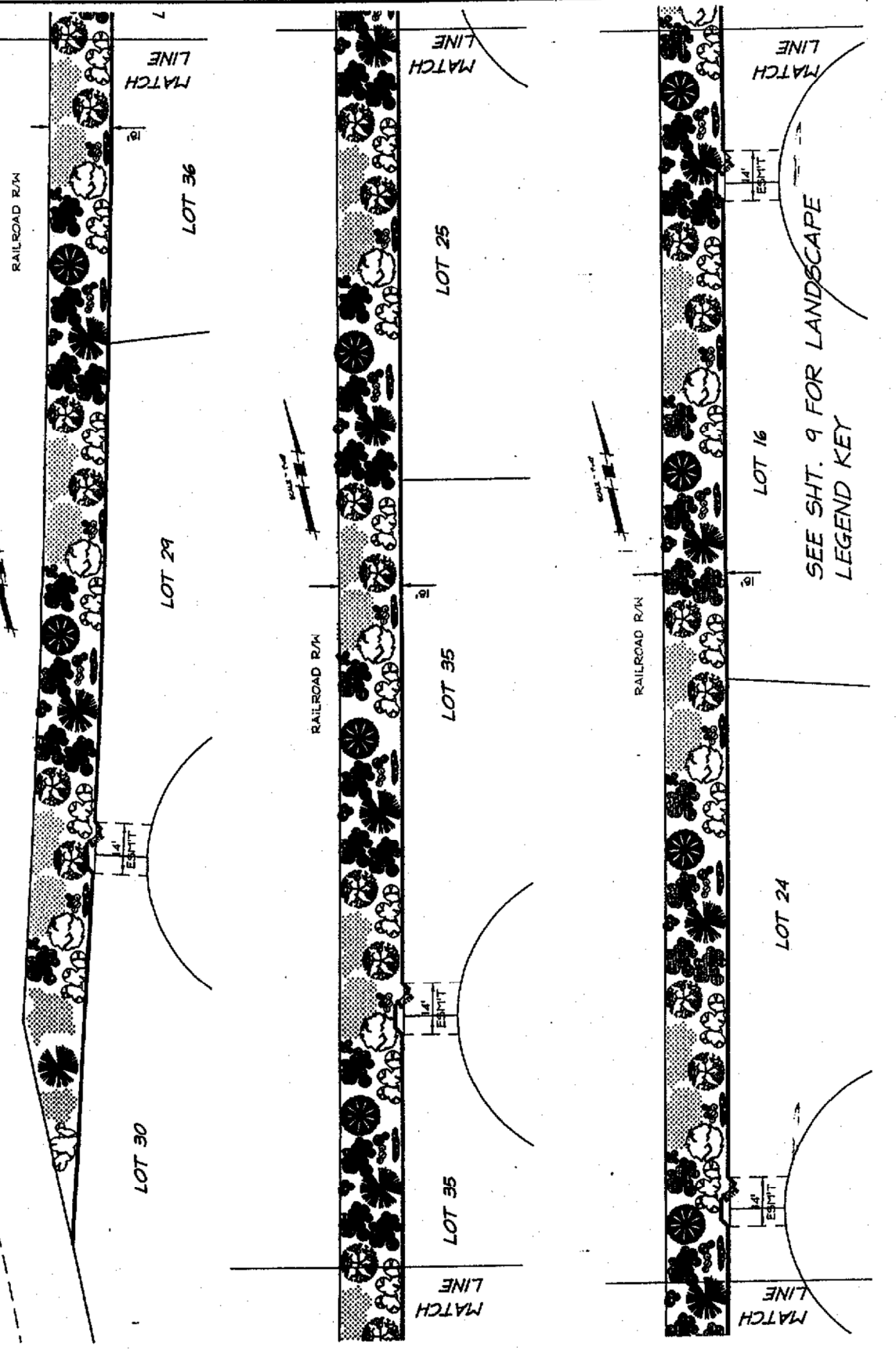
APPROVED: [Signature]

SCALE: 1" = 10'

COUNTY: U.S.A.

STATE: U.S.A.

PROJECT NO. 83-001



LAND DEVELOPMENT SERVICES INC. 4540 BUCKLE ROAD, SUITE 410 ROCKY HILL, CALIFORNIA (916) 634-4339

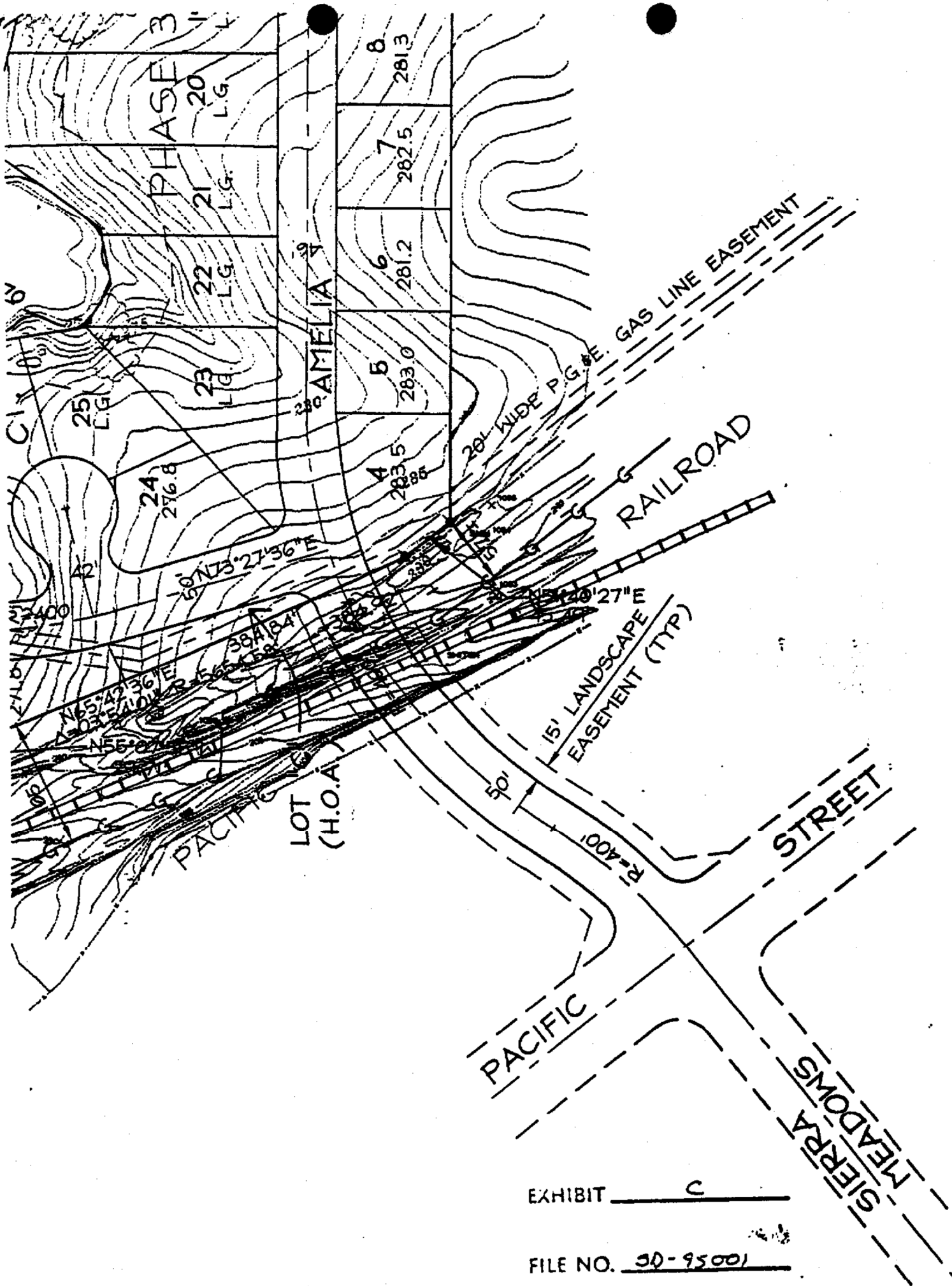


EXHIBIT 1

JAMES HILL ESTATE

MINIMUM BUILDING PAD CRITERIA

MINIMUM DIMENSIONS:

- MINIMUM SIDE YARD SETBACK SHALL MAINTAIN 10 FEET BETWEEN ADJACENT HOUSES AND 5 FEET MINIMUM TO PROPERTY LINE.
- NO BUILDING OR PORTION THEREOF SHALL BE LESS THAN 5 FEET FROM THE TOE OF ANY SIDE YARD SLOPE.
- NO BUILDING OR PORTION THEREOF SHALL BE LESS THAN 10 FEET FROM THE TOE OF ANY REAR YARD SLOPE.

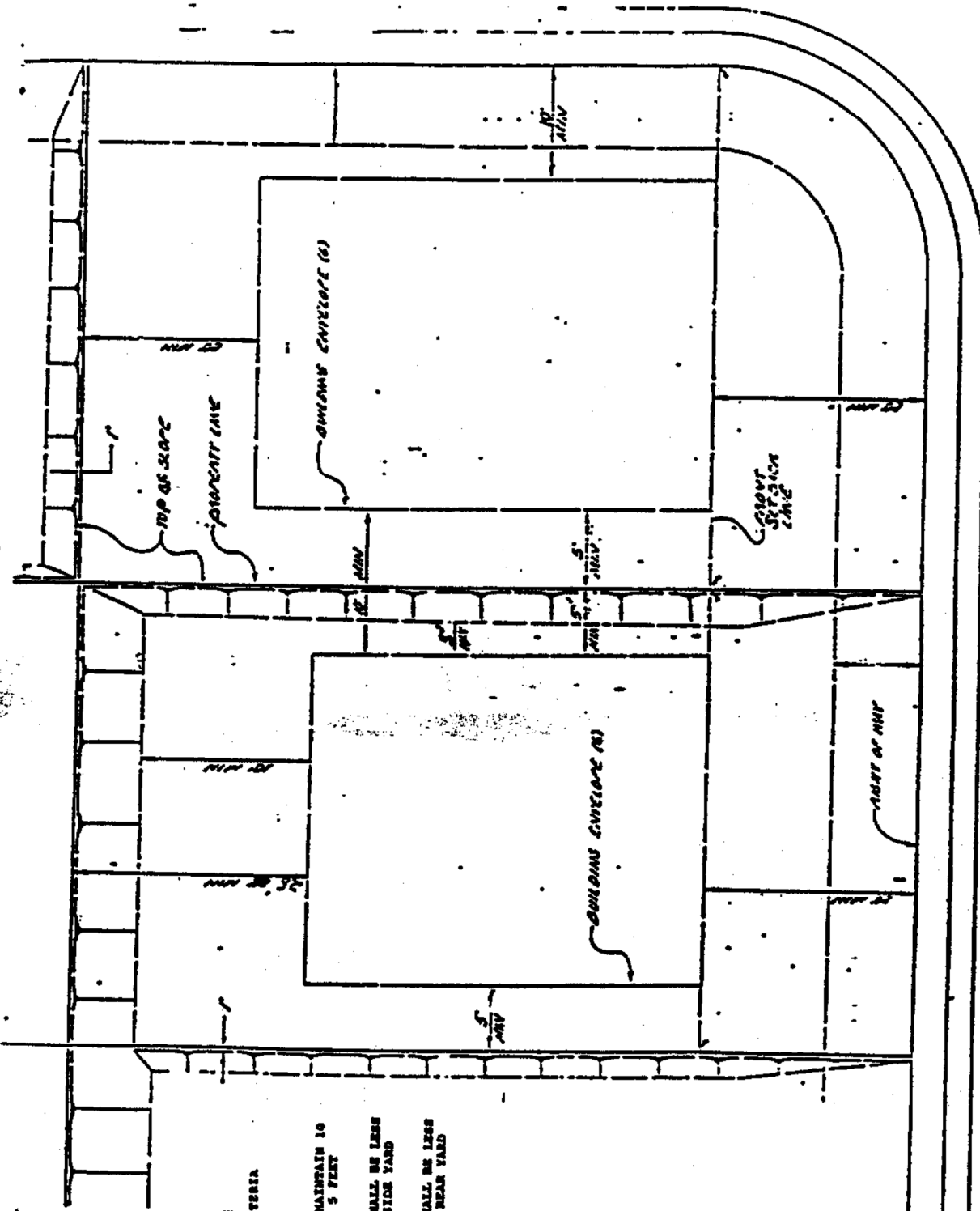
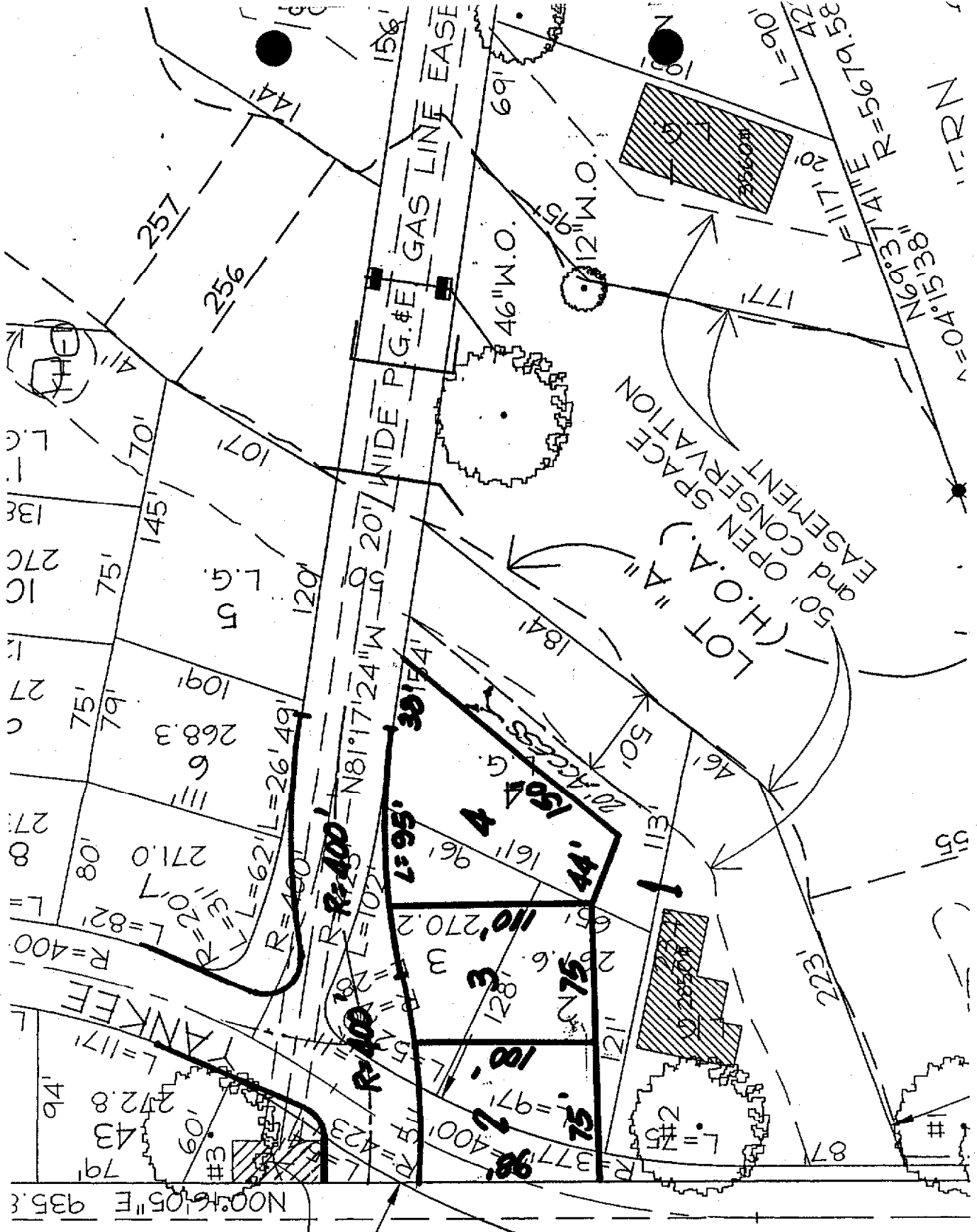


EXHIBIT 1

FILE NO. 50-95001



25'X50' GAS METER STATION

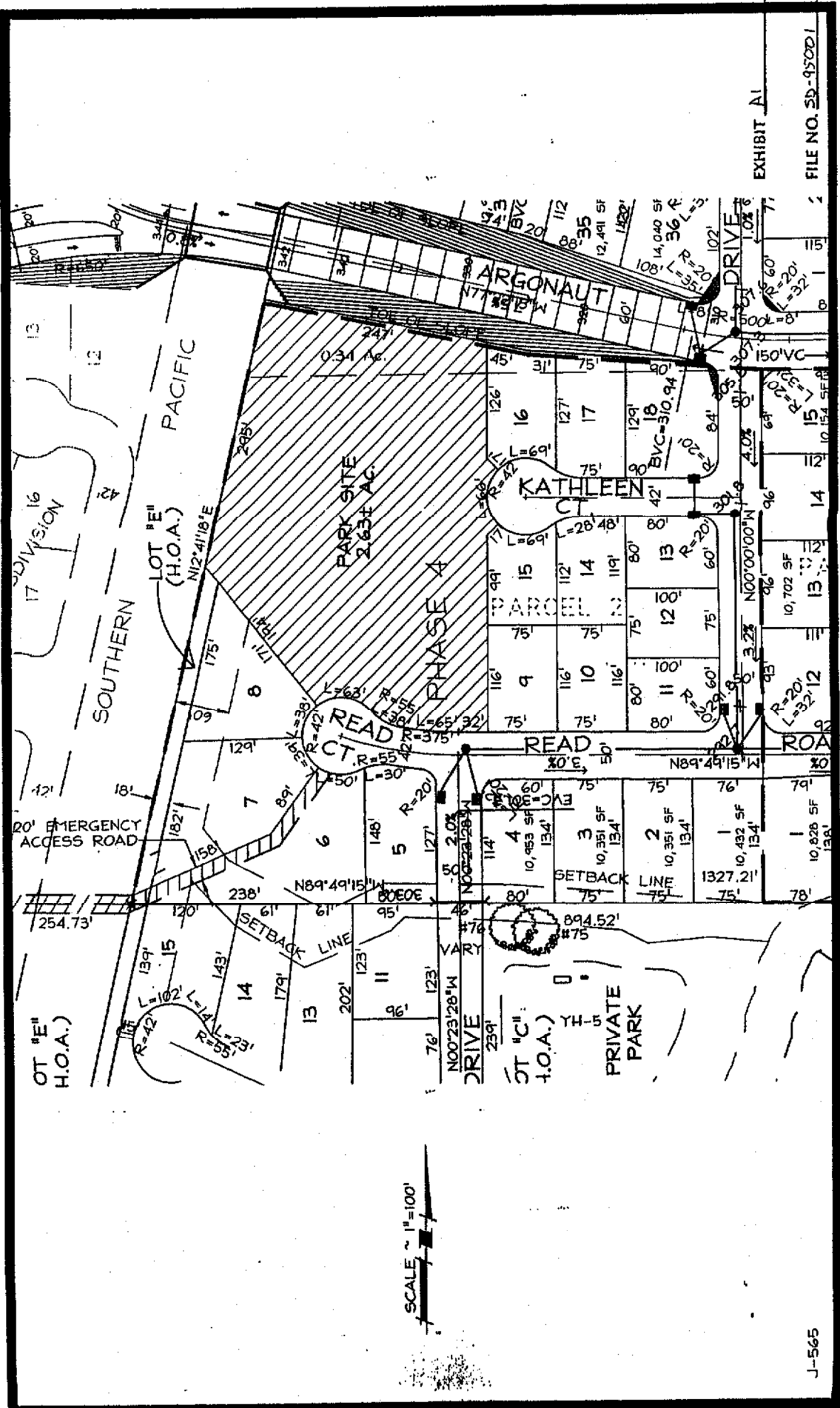


EXHIBIT A1

FILE NO. SD-95001

SCALE 1"=100'

J-565