

CITY OF ROCKLIN

MEMORANDUM

PART II ENTITLEMENTS

DATE: November 14, 2006

TO: Honorable Mayor and City Council

FROM: Carlos A. Urrutia, City Manager
Terry A. Richardson, Community Development Director
Sherri Abbas, Planning Services Manager
Bret Finning, Associate Planner

RE: Vista Oaks / Highlands Parcel A

Vista Oaks: GPA-2002-04, PDG-2001-07, Z-2002-02, SD-2001-04, TRE-2001-30, DR-2002-21

Highlands Parcel A: GPA-2006-03, PDG-2003-02, Z-2006-04, SD-2003-05, TRE-2003-33

RESO:

SUMMARY AND RECOMMENDATION

These applications are a request for certification of a Final Environmental Impact Report and approval of entitlements for the following two projects:

Vista Oaks – A request for approval of a general plan amendment to amend the locations and reduce the total area designated Low Density Residential (LDR) from 46.3 acres to 33.7 acres, amend the locations and increase the area designated Recreation Conservation (R-C) from 44.1 acres to 59.4 acres, and eliminate 2.7 acres designated Rural Residential (RR); a rezone and general development plan to change the zoning designation on the project site from Planned Development 1.5 dwelling units per acre (PD-1.5) to Planned Development 1.08 dwelling units per acre (PD-1.08) and establish development criteria; a tentative subdivision map and a tree preservation plan permit to allow the 93 acre site to be subdivided into 100 single family residential lots, on approximately 32.3 acres (including streets), and five open space parcels, on approximately 60.9 acres; and a design review to establish special grading and construction requirements for the Phase I area of the subdivision.

Highlands Parcel A – A request for approval of a general plan amendment to amend the locations and change the project site land use designation from 25.2 acres Low Density Residential (LDR)

to 24.5 acres Rural Residential (RR), and amend the locations and increase the area designated Recreation Conservation (R-C) from 4.9 acres to 5.6 acres; a rezone and general development plan to change the zoning designation on the project site from Planned Development 1.5 dwelling units per acre (PD-1.5) to Planned Development 0.67 dwelling units per acre (PD-0.67) and establish development criteria; a tentative subdivision map and a tree preservation plan permit to allow the 30.14 acre site to be subdivided into 20 single family residential lots, on approximately 7.27 acres (including streets), and four open space parcels, on approximately 22.89 acres.

The Planning Commission and Staff recommend that the City Council approve the following:

Vista Oaks:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF ROCKLIN FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL (LDR), FROM RECREATION CONSERVATION (R-C) TO LOW DENSITY RESIDENTIAL (LDR), AND FROM LOW DENSITY RESIDENTIAL (LDR) TO RECREATION CONSERVATION (R-C).

(Vista Oaks /GPA-2002-04)

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A REZONING TO PLANNED DEVELOPMENT – 1.08 AND ADOPTING A GENERAL DEVELOPMENT PLAN (Vista Oaks / Z-2002-02, PDG-2001-07)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP (Vista Oaks / SD-2001-04, TRE-2001-30)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Vista Oaks / DR-2002-21)

Since the Planning Commission meeting, staff has further evaluated the need for off site sidewalks along China Garden Road. A more detailed discussion regarding this issue is covered under the Summary of the Planning Commission action. Staff is recommending the following the following condition be added to the Resolution approving the tentative subdivision map;

4.e.4)ii. *A 4 foot wide sidewalk shall be constructed along China Garden Road, from the northerly edge of the project's China Garden Road frontage to the northerly most intersection of China Garden Road and Rustic Hills Drive.*

Highlands Parcel A:

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING AN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF ROCKLIN FROM LOW DENSITY RESIDENTIAL (LDR) TO RURAL RESIDENTIAL (RR), FROM RECREATION CONSERVATION (R-C) TO RURAL RESIDENTIAL (RR), AND FROM LOW DENSITY RESIDENTIAL (LDR) TO RECREATION CONSERVATION (R-C).
(Highlands Parcel A /GPA-2006-03)

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A REZONING TO PLANNED DEVELOPMENT – 1.08 AND ADOPTING A GENERAL DEVELOPMENT PLAN (HIGHLANDS PARCEL A/ Z-2006-04, PDG-2003-02)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING A TENTATIVE SUBDIVISION MAP (HIGHLANDS PARCEL A / SD-2003-05, TRE-2003-33)

Special Recommendation: Staff recommends that the City Council consider appointing a committee to address whether the need for a freeway identification sign still exists and if so to review the preferred location, and design for such a sign. The committee could be similar to the initial Entryway Sign Committee that recommended on the entryway signage in 2000. That committee consisted of two (2) Councilmembers and one (1) Planning Commissioner that worked with staff and a consultant.

Summary of Planning Commission Action

This project was considered by the Planning Commission on October 3, 2006.

During the hearing the applicant expressed concern with the proposed affordable housing requirement for the Vista Oaks project (see affordable housing Page 13). Although they were applying for a general plan amendment that would increase density in some parts of the project site, the overall number of lots proposed would be less than the existing land use designations would allow over the entire property. The applicant noted that they felt that the project was already providing significant public benefit through construction of a 5.8 acre turnkey park, dedication of a 0.25 acre site for a freeway identification sign, construction of an emergency access / pedestrian bridge over Secret Ravine Creek, construction of a pedestrian trail system through the project site, significant oak tree preservation, preservation of large portions of the project site as permanent open space, and that the project would contribute to the construction of the Monument Springs bridge. Therefore, they asked that the proposed affordable housing requirement for the Vista Oaks project be deleted.

The applicant also expressed concern with the open ended nature of the proposed requirement for the subdivider to pay for a special storm water management inspector (see storm water

management Page 17) to monitor the project for the City and requested alternative wording staff's original condition follows with new language in bold and deleted language struck out:

*Prior to on or off- site any grading or construction activities, including issuance of improvement plans for any phase of the project, the subdivider shall provide funding for a qualified storm water management professional to be retained by the City to monitor, for up to four hours per week in the wet season and up to two hours per week in the dry season the project's on and off site construction activities for compliance with the National Pollutant Discharge Elimination System (NPDES) Permitting Program and provide written reports to the City as directed by the City Engineer. ~~The storm water management professional shall be present on a regular basis when work is occurring during the grading, trenching, and building construction phases (if homes to be built by subdivider).~~ The subdivider shall pay a fee based on the City Engineer's best estimate of the cost to retain a storm water management professional prior to any grading or construction activity including issuance of improvement plans. ~~Should the costs exceed this initial estimate additional cost for services~~ **these time limits do not preclude additional services judged necessary before, during and after storm events. Additional costs over and above the estimated required for two hours and four hours per week stipulated above shall be billed to the subdivider on a time and materials basis payable to the City prior to acceptance of project improvements.***

Staff agreed with the issue and the intent of the applicant's requested wording, but expressed concern that the very specific time limitations proposed by the applicant may or may not be adequate. Therefore, staff suggested an alternative revision as follows (new language in bold, deleted struck out):

*Prior to any on or off- site any grading or construction activities, including issuance of improvement plans for any phase of the project, the subdivider shall provide funding for a qualified storm water management professional to be retained by the City to monitor the project's on and off site construction activities for compliance with the National Pollutant Discharge Elimination System (NPDES) Permitting Program and provide written reports to the City as directed by the City Engineer. ~~The storm water management professional shall be present on a regular basis when work is occurring during the grading, trenching, and building construction phases (if homes to be built by subdivider).~~ The subdivider shall pay a fee based on the City Engineer's best estimate of the monitoring time required by the project and the cost to retain a storm water management professional prior to any grading or construction activity including issuance of improvement plans. ~~Should the costs exceed this initial estimate additional cost for services~~ **Additional costs over and above the estimate shall be billed to the subdivider on a time and materials basis payable to the City prior to acceptance of project improvements.***

Several people addressed the Planning Commission with regard to the project. The significant comments are noted below along with a brief summary in italics of the response to each, if any, during the public hearing (see attached minutes for additional detail):

1. All of the speakers generally supported the project and several specifically expressed support for better Storm Water Management oversight assistance as recommended by staff. *No response necessary.*
2. Noise reflected from freeway sound wall required for Phase I of the Vista Oaks project could increase noise levels in the Woodside development. *The noise consultant for the project addressed the Planning Commission questions about the noise study and possible wall construction or design options that might further reduce the potential for reflected noise.*
3. No way for school buses to turn around in project. *Staff pointed out that the turn around in the Parcel E park site is intended and designed to allow fire vehicles and school buses to turn around.*
4. Bike trail should be moved as far away from the creek and the existing homes in Rustic Hills as possible while still meeting ADA requirements and avoiding VELB mitigation areas. *Staff noted that the two westerly proposed trail alignment revisions might be possible and recommended that they be considered as substantial compliance changes when the portion of the subdivision including the trail was constructed so that impacts to oak trees and other resources could be adequately evaluated. However, staff noted the easterly most proposed trail revision would impact the existing VELB preserve on the Highlands Parcel A project site and therefore could not be approved.*
5. Protection of salmon and the detrimental impact to salmon of sewer lines crossing under creek. *The applicant stated that they intend is to hang the sewer line from the emergency access bridge and that a lift station might be required to allow that configuration. Staff has incorporated this into the conditions of approval to ensure that the sewer line is installed as stated.*
6. Need for kiosk in park explaining historical roll of Chinese in area development and that the park should provide restrooms. *Staff noted that the specific design and amenities in a park site are the responsibility of the Recreation Commission and the Community Services and Facilities Department and that the neighbors would best work with them to influence the design of the park. Staff added that they believed that the process for designing a neighborhood park usually provided for public input on the design. Mark Riemer, Community Services and Facilities Director, has since indicated that the process for this park will more than likely include a "Design-a-Park" Day to obtain neighborhood input.*
7. Need for a bike trail or sidewalk along China Garden Road, north from the project site to at least Rustic Hills Drive, to allow people to walk out of the traffic lanes. *During the Planning Commission meeting, residents raised the concern for persons walking along China Garden Road with the additional traffic generated by the project and requested sidewalks or trails all the way to Aguilar Road from the project site. Staff responded that*

there is no nexus for requiring the project to construct a sidewalk or a trail Aguilar Road to the project site and therefore no requirement was made. Staff still feels that there is no nexus for a sidewalk all the way to Aguilar Road. However, upon further evaluation, staff does believe a nexus finding could be made for requiring the sidewalk to be constructed from the northeasterly end of Rustic Hills Drive to the project site in order to provide pedestrian access to the park site for the existing residents who are more likely to walk to the park. If the City Council agrees with staff's finding, staff recommends that the following condition be added to the resolution approving the tentative subdivision map.

- 4.e.4)ii. A 4 foot wide sidewalk shall be constructed along China Garden Road, from the northerly edge of the project's China Garden Road frontage to the northerly most intersection of China Garden Road and Rustic Hills Drive.

There being no further comments the Planning Commission closed the public hearing and deliberated the project, determining that:

1. The majority of the Planning Commission (4-1) believed that, the proposed general plan amendments notwithstanding, the Vista Oaks project was providing sufficient public benefit and therefore, they did not support placing an affordable housing requirement on the project.
2. Creating Parcel B for a future City of Rocklin freeway identification sign was acceptable.
3. The Planning Commission generally supported the proposed Storm Water Management requirements. They recognized the concerns raised by the applicant and staff with regard to the requirement for the subdivider to pay for a City Storm Water Management Inspector to monitor the project and would, therefore, support staff's alternative rewording of the requirement. The Planning Commission further noted that the applicant and staff could further refine the wording prior to the City Council hearing on the projects if necessary.

Staff met with the applicant on October 12, 2006 and further refined the wording of the proposed storm water management conditions and agreed to the following revisions that have been incorporated into the project entitlements:

- y. *Prior to any on or off- site grading or construction activities, including issuance of improvement plans, for any phase of the project the subdivider shall provide a Storm Water Management plan for preventing **noncompliant** storm water runoff at all times but especially during the rainy seasons for inclusion in the improvement plans. The plan would also need to cover the time period of the project after the subdivision improvements are installed and construction of the houses commences*

on disturbed soils. The Storm Water Management plan shall be prepared by a qualified storm water management professional. (ENGINEERING)

- z. Prior to any on or off- site grading or construction activities, including issuance of improvement plans for any phase of the project, the subdivider shall provide verification to the City Engineer that a qualified storm water management professional has been retained **and is available** to monitor construction activities and provide written reports to the City. **This notification shall include name(s) and 24 hour contact information.** The storm water management professional shall be present on site at **all times necessary when** work is occurring during the grading, trenching, and building construction phases (if homes to be built by subdivider) of the project in order to observe, assess, and direct on site storm water management **to the satisfaction of the City Engineer.** The storm water management professional shall also monitor the work site on a regular basis even when no construction activities are occurring to ensure that installed water quality and Best Management Practice devices or improvements are installed and functioning properly. **The storm water management professional shall monitor the site prior to, during, and after any storm events.** (ENGINEERING)*

 - aa. Prior to any on or off- site any grading or construction activities, including issuance of improvement plans for any phase of the project, the subdivider shall provide funding for a qualified storm water management professional to be retained by the City to monitor the project's on and off site construction activities for compliance with the National Pollutant Discharge Elimination System (NPDES) Permitting Program and provide written reports to the City as directed by the City Engineer. The subdivider shall pay a **fee-deposit** based on the City Engineer's best estimate of the monitoring time required by the project and the cost to retain a storm water management professional prior to any grading or construction activity including issuance of improvement plans. **For budgeting purposes this is estimated to be 6 hours per week in the wet season and 3 hours per week in the dry season.** Additional costs over and above the estimate shall be billed to the subdivider on a time and materials basis payable to the City prior to acceptance of project improvements. (ENGINEERING)*
4. Both of the existing freeway billboard signs on the Vista Oaks site should be removed.
 5. The proposed sound wall design was acceptable as proposed based upon the consultant's finding that the reflected noise from the proposed sound walls would not have an adverse impact on the Woodside Subdivision.
 6. The wooden fencing condition should be amended to specify redwood only due to superior durability.
 7. Request staff to look into what might be done to better accommodate pedestrians and bicycles along the existing segment of China Garden Road between the southerly intersection of Rustic Hills Drive and the Vista Oaks project site.

Please see the attached minutes of the October 3, 2006 Planning Commission meeting for further details.

After deliberations, the Planning Commission voted, 5 – 0, to recommend approval of the proposed entitlements to allow the Vista Oaks and Highlands Parcel A subdivision projects. In making motions to recommend approval of the two projects, the Planning Commission amended the project resolutions to address the issues noted above. These revisions have been incorporated into the resolutions and ordinances provided with this staff report.

ANALYSIS

To assist the reader in finding the discussion of specific issues in this report the following outline has been provided:

General Plan Amendments Vista Oaks	Page 12
General Plan Amendments Highlands Parcel A	Page 13
Affordable housing	Page 13
Zone Changes / General Development Plan Vista Oaks	Page 14
Zone Changes / General Development Plan Highlands Parcel A	Page 17
Storm Water Management	Page 3, 6, 17, 25
Tentative Subdivision Map Vista Oaks	Page 20
Tentative Subdivision Map Highlands Parcel A	Page 22
Freeway Identification Sign	Page 21
Open space	Page 22, 37
Utilities & Schools	Page 24
Fire Service	Page 24
Grading and Drainage	Page 24
Backwater Analysis	Page 25
Mitigation of Noise from I-80	Page 26
Woodside subdivision reflect noise	Page 27
Fencing	Page 28
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Trail realignment	Page 31
Circulation and Street Design Vista Oaks	Page 32
Circulation and Street Design Highlands Parcel A	Page 33
Landscaping	Page 35
Protection of Biological and Paleontological Resources	Page 35
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Special Provisions ----- Page 36
Subdivision Design Vista Oaks ----- Page 36
Subdivision Design Highlands Parcel A ----- Page 37
Oak Tree Preservation Permit ----- Page 37
Park Site ----- Page 37
Phasing ----- Page 38
Design Review (Grading Guidelines and Noise Mitigation Standards) ----- Page 39

DISCUSSION

Parcel Size

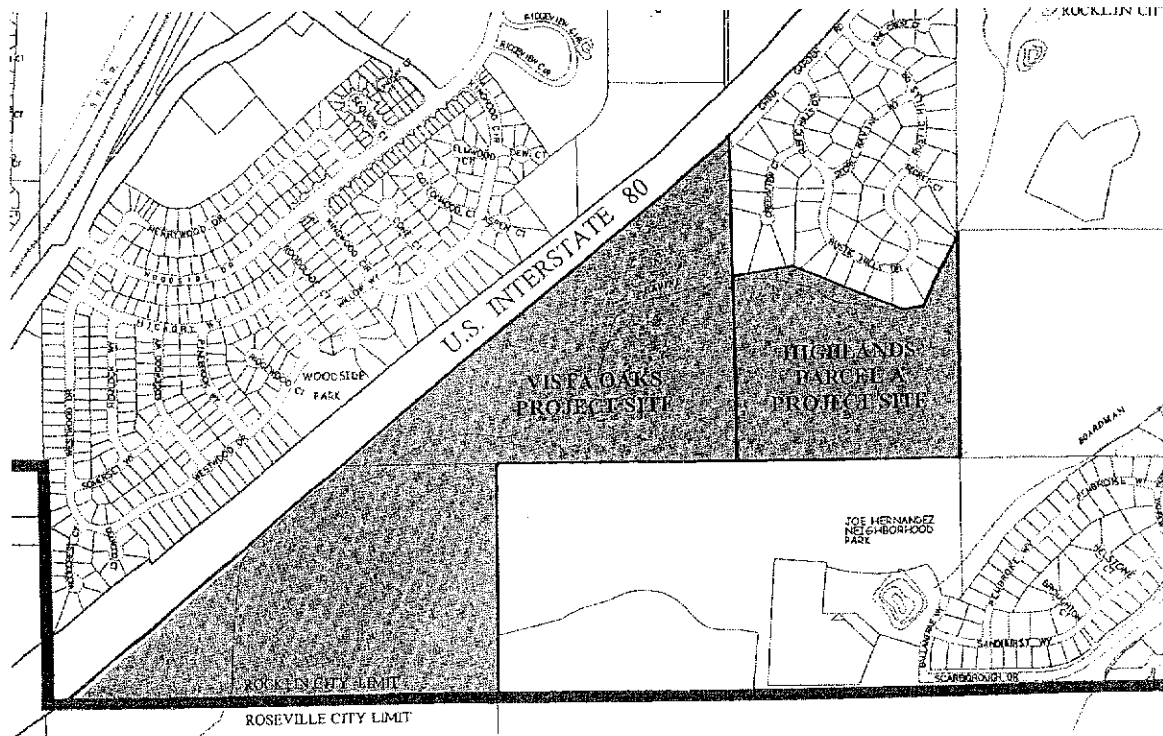
The Vista Oaks project site is 93.2 acres. The Highlands Parcel A site is 30.14 acres.

Owner/Applicant

The applicant is Terrance Lowell and Associates. The property owners are: Vista Oaks – Ronald Guntert Jr., Highlands Parcel A – Elliot Homes, Inc.

Location

The project sites are generally located in the City of Rocklin along Secret Ravine Creek easterly of Interstate 80 at the southerly terminus of China Garden Road and north of the Rocklin City Limit. APN # Vista Oaks: 046-010-007 & 046-020-003, Highlands Lot A: 046-020-039.



VICINITY MAP
Vista Oaks / Highlands Parcel A

Site Characteristics

The approximately 93-acre Vista Oaks project site and the approximately 30-acre Highlands Parcel A project site are located adjacent to one another within the southeastern city limits of the city. Interstate 80 comprises the northwestern site boundary, and the sites are bordered to the north, south, and east by existing or proposed residential development. The Vista Oaks site is bounded to the south by the City of Rocklin/City of Roseville City Limit line. The project sites consist of gently rolling to moderately steep terrain. Elevation ranges from 184 feet National Geodetic Vertical Datum (NGVD) along Secret Ravine Creek in the southwest, to 280 feet NGVD along the grassland ridge in the south-central portion of the Vista Oaks site.

Secret Ravine Creek, a perennial stream, flows through the sites from the northeast to the southwest. The project sites support riparian trees and shrubs and a broad 100-year floodplain with scattered valley oaks (*Quercus lobata*). In addition, the Highlands Parcel A site contains a Valley Elderberry Longhorn Beetle Conservation Area. The conservation area is approximately 3.2 acres and consists of 337 elderberry mitigation plantings and 433 associated native plantings. In addition, 47 elderberry bushes have been transplanted to this area from the Highlands at Cavitt Ranch site. Blue oak (*Quercus douglasii*) woodland and non-native annual grassland comprise the upland portions of the sites, primarily in their southern portions. Furthermore, the sites support perennial and seasonal wetlands, and several seasonal drainages.

The project sites, particularly within the 100-year floodplain, have historically received heavy disturbance from off-road vehicle use. Various unpaved roads crisscross the area, inhibiting the establishment of vegetation. Some of these roads are in such close proximity to each other that large tracts of bare ground have been created. Several of these off-road vehicle trails bisect the blue oak woodland habitat on the sites and lead into and out of Secret Ravine Creek.

Background

The Vista Oaks project site was annexed into the City of Rocklin as a part of the Aitken Addition in 1957. The Highlands Parcel A project site was annexed into the city in 1958, as a part of the Smith Addition. In 1992 the Highlands Parcel A site was included as a part of Elliot Home's proposed Highlands subdivision. However, the project was revised to exclude the property prior to preparation of the Environmental Impact Report. A significant portion of the site was used to establish a Valley Elderberry Longhorn Beetle Conservation Area as a mitigation measure to compensate for the removal of Elderberry bushes in the Rocklin Highlands subdivision. A subdivision was also proposed on the Vista Oaks site in the early 1990's. The Planning Commission held a public hearing on the proposed project but a development moratorium related to the approval of the Southeast Rocklin Circulation Element eliminated the project before it could be heard by the City Council. The Southeast Rocklin Circulation Element was subsequently approved in 1993 however market conditions were such by that time that the applicant chose not to pursue the Vista Oaks project at that time.

Land Uses:

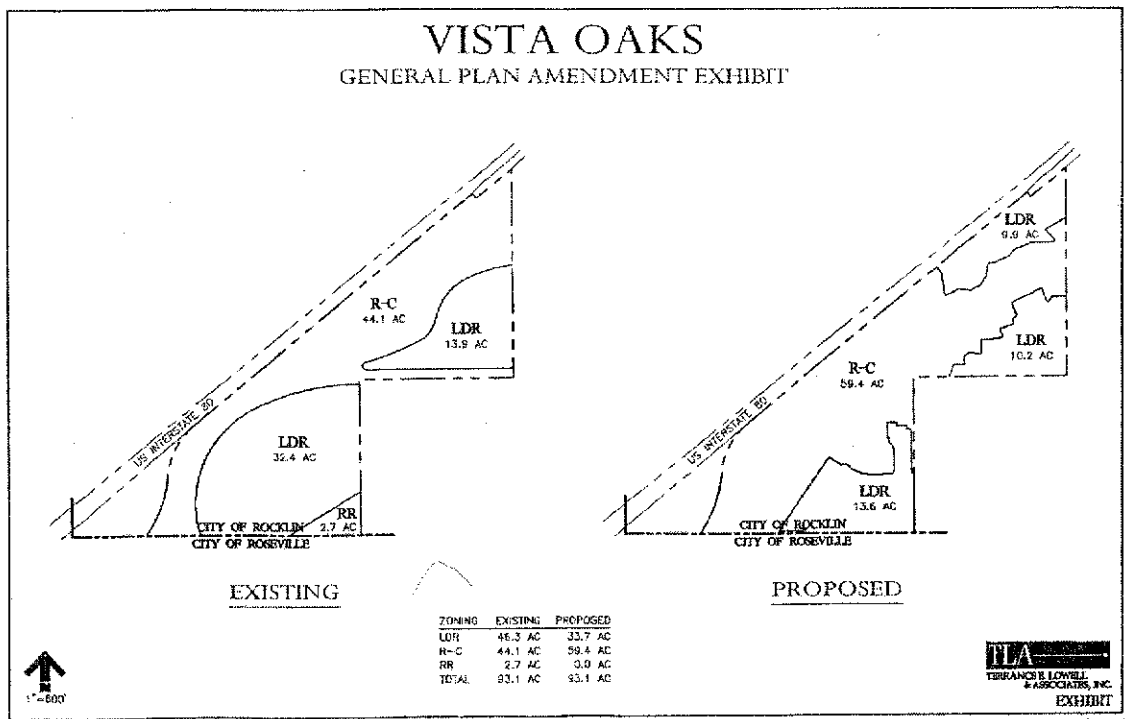
	General Plan	Zoning	Existing Land Use
Site:	Low Density Residential (LDR) and Recreation-Conservation (R-C)	Planned Development-Residential (PD-1.5 du/ac)	Vacant
West & North:	Medium Density Residential (MDR) and R-C	Single Family Residential 6,000 square foot minimum (R1-6), Single Family Residential 7,500 square foot minimum (R1-7.5), Single Family Residential 12,500 square foot minimum (R1-12.5), Open Area (OA)	Rustic Hills single family residential subdivision, Woodside single family residential subdivision and open space across I-80.
South:	LDR & Roseville	PD-1.5 du/ac & Roseville	Highlands single family residential subdivision.
East:	LDR	PD-1.5 du/ac	Vacant

General Plan Amendments

The subdivision designs, as proposed, are consistent with the proposed General Plan and zoning designations for the two projects. No other general plan amendments have been approved so far this year.

Vista Oaks - The proposed general plan amendment for the Vista Oaks Subdivision would amend the locations and reduce the total area designated Low Density Residential (LDR) from 46.3 acres to 33.7 acres, amend the locations and increase the area designated Recreation Conservation (R-C) from 44.1 acres to 59.4 acres, and eliminate 2.7 acres designated Rural Residential (RR) as indicated below.

When the current general plan land use map was adopted, in 1991 the Recreation-Conservation land use designation was placed on those areas that were generally anticipated to be impacted by flood plains, riparian vegetation, and slopes. However, no specific delineations for flood plain and riparian areas were performed at that time. Therefore consistent with the discussion of the Recreation - Conservation land use designation on page 59 of the Rocklin General Plan, it was understood that at such time as a site was proposed for development, site specific delineations would be prepared and land use designations could be adjusted accordingly. The proposed changes to the Vista Oaks general plan land use designations are intended to more accurately reflect the delineated boundaries of the 100-year flood plain and areas of riparian vegetation on the site and the proposed development patterns.



To this end, the applicant has proposed to revise the land use designations on the site so that areas located outside of the 100-year flood plain and areas of riparian vegetation and that are proposed for development are shown as Low Density Residential (LDR). The LDR general plan designation allows for single family residential development with a density of 1 to 3.4 dwelling units per acre. A small 2.7 acre area currently designated Rural Residential (RR) along the Roseville City Limit Line would also be changed to Low Density Residential (LDR). All other areas of the site, 59.4 acres, would become Recreation – Conservation (R-C). The R-C general plan designation provides areas for recreational use and / or protection of areas with important environmental or ecological qualities. The net effect of the proposed General Plan amendments for the Vista Oaks project would be to reduce the area approved for development and increase the area protected as Recreation - Conservation. Expanding the R-C designation over this portion of the project site will ensure its protection from development thereby preserving trees and the aesthetics of the area.

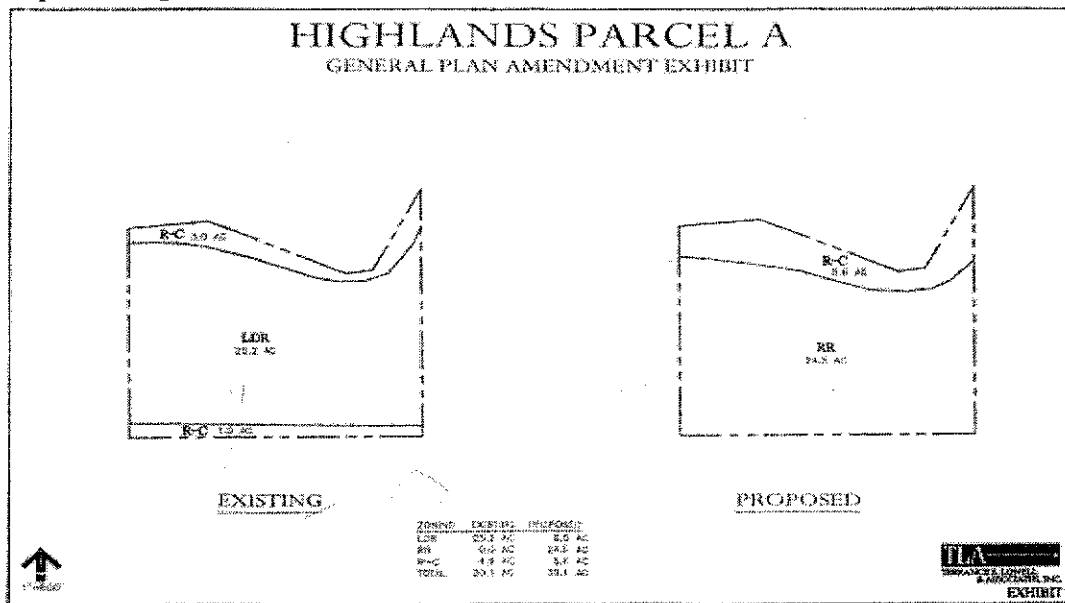
(Affordable Housing) - When the Vista Oaks project was presented to the Planning Commission staff recommended that a requirement for the provision of affordable housing be placed on the project in recognition of the benefit the applicant would receive from the increase in the developable area resulting from the revision of the General Plan Land Use map to change the designation of the portion of the site at terminus of China Garden Road from R-C to LDR. As was done on past projects such as Reflections, Whitney Oaks Lots 39 & 44, and Whitney Ranch staff suggested that the City could implement the practice of requiring 10% of the units in the project to be made affordable to low and very low income households as defined by the City of Rocklin General Plan Housing Element and included a provision to implement this requirement in the proposed general development plan for the project discussed in the next section of this staff report.

During the public hearing the applicant expressed concern with the proposed affordable housing requirement. The applicant stated that that they believed the project was already providing significant public benefit through construction of a 5.8 acre turnkey park, dedication of a 0.25 acre site for a freeway identification sign, construction of an emergency access / pedestrian bridge over Secret Ravine Creek, construction of a pedestrian trail system through the project site, significant oak tree preservation, preservation of large portions of the project site as permanent open space, and the fair share contribution the project would have to make toward the construction of the Monument Springs bridge. Therefore they asked the Planning Commission to delete the proposed affordable housing requirement. After deliberation and discussion the Planning Commission voted to remove the affordable housing requirement from the Vista Oaks project. Please see the attached minutes of the October 3, 2006 Planning Commission meeting for additional detail.

Highlands Parcel A - The proposed general plan amendment for the Highlands Parcel A Subdivision would amend the locations and change the project site land use designation from 25.2 acres of Low Density Residential (LDR) to 24.5 acres of Rural Residential (RR), and amend

the locations and increase the area designated Recreation Conservation (R-C) from 4.9 acres to 5.6 acres as indicated below.

When the current general plan land use map was adopted the Recreation-Conservation land use designation was placed on those areas that were generally anticipated to be impacted by flood plains, riparian vegetation, and slopes. However, no specific delineations were performed at that time. The proposed changes to the Highlands Parcel A general plan land use designations are also intended to more accurately reflect the delineated boundaries of the 100-year flood plain and areas of riparian vegetation on the site.



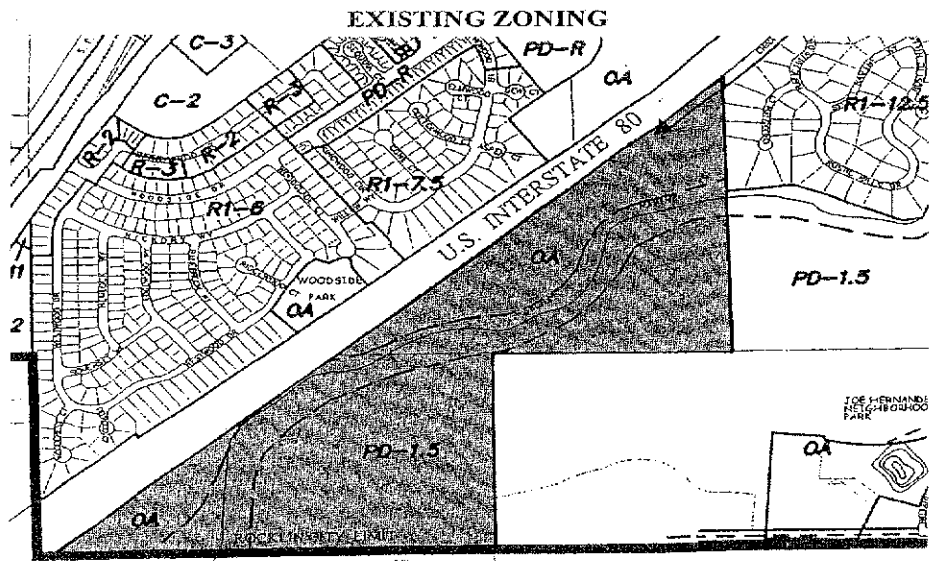
To accomplish this, the applicant has proposed to revise the land use designations on the site so that the 100-year flood plain and areas of riparian vegetation associated with Secret Ravine Creek are designated as shown as Recreation – Conservation (R-C) to ensure its protection from development. All other areas of the site would be designated Rural Residential (RR). The RR general plan designation allows for single family residential development with a density of no more that 1 dwelling unit per acre. The net effect of the proposed General Plan amendments for the Highlands Parcel A project would be to reduce the potential density of development on the site and increase the area protected as Recreation - Conservation.

Zone Changes and General Development Plans

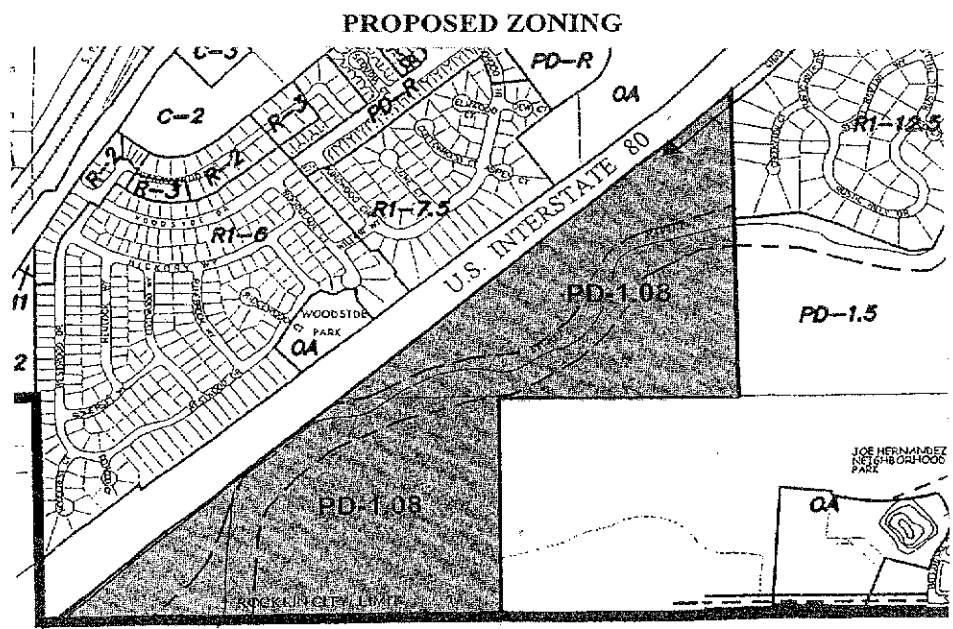
In 1980, both the Vista Oaks and Highlands Parcel A project sites were zoned Planned Development Residential 1.5 dwelling units per acre (PD-1.5) as a part of a zoning update for the entire area of the city south of Greenbrae Road. However, a corresponding General Development Plan to set forth development standards was not adopted. Therefore, as a part of the proposed projects, a general development plan would be adopted for each to establish development criteria. In addition the zoning designation for each site is proposed to be revised

to reduce the allowable dwelling units per acre to reflect the proposed projects as discussed below:

Vista Oaks - The Vista Oaks project site is currently zoned Planned Development Residential 1.5 dwelling units per acre (PD-1.5) and Open Area (OA).



As a part of the proposed project the entire site would be rezoned to Planned Development 1.08 dwelling units per acre (PD-1.08), as indicated below.



This zoning designation would reduce the total possible number of single family residential units on the Vista Oaks site from 140 to 100. The underlying general plan land use designations discussed previously would require that these units be located on the portions of the project site designated LDR.

A general development plan is proposed to establish development standards applicable to the zone district similar to those adopted for the nearby Granite Lakes Estates project. Similar to other standard single family residential zoning districts, permitted uses would consist of single family detached dwelling units, accessory uses and structures, secondary residential units, and public elementary and secondary schools. Public utility buildings and uses (excluding equipment yards, warehouses, and repair shops) would be a conditionally permitted use.

In addition to the typical development standards noted above, the General Development Plan contains special provisions regarding air quality required by the project EIR and requires that the "Limited Graded Lots" in Phase I of the Vista Oaks project be developed in accord with specific design guidelines regarding grading and noise mitigation proposed for adoption via a design review application discussed later in this staff report. Provisions to address fire safety, minimum building pads, front and side yard landscaping, fencing and model home complexes are provided for by the general development plan.

DEVELOPMENT STANDARDS.

- | | | |
|----|---------------------------|---|
| a) | Max. units per gross acre | 1.08 |
| b) | Min. lot area (sq. ft.) | 8,000 |
| c) | Min. lot width | |
| | Interior | 65' |
| | Corner | 75' |
| d) | Min. lot depth | 100' |
| e) | Setbacks | |
| | Front | 25' minimum, (1) |
| | Side, Interior | 7.5' |
| | Side, Street | 10' |
| | Rear | 25' |
| | Open space | 7.5' minimum for all primary structures |
| | (1) | Front setback may be reduced to 15' for side entry garages. |
| f) | Max. lot coverage | 35% |
| g) | Max. building height | |
| | Principal building | 30' |
| | Accessory building | 14' |

A requirement that 10% of the dwelling units in the project (10 affordable units based upon the proposed 100 unit project) be made affordable to low or very low income households was also

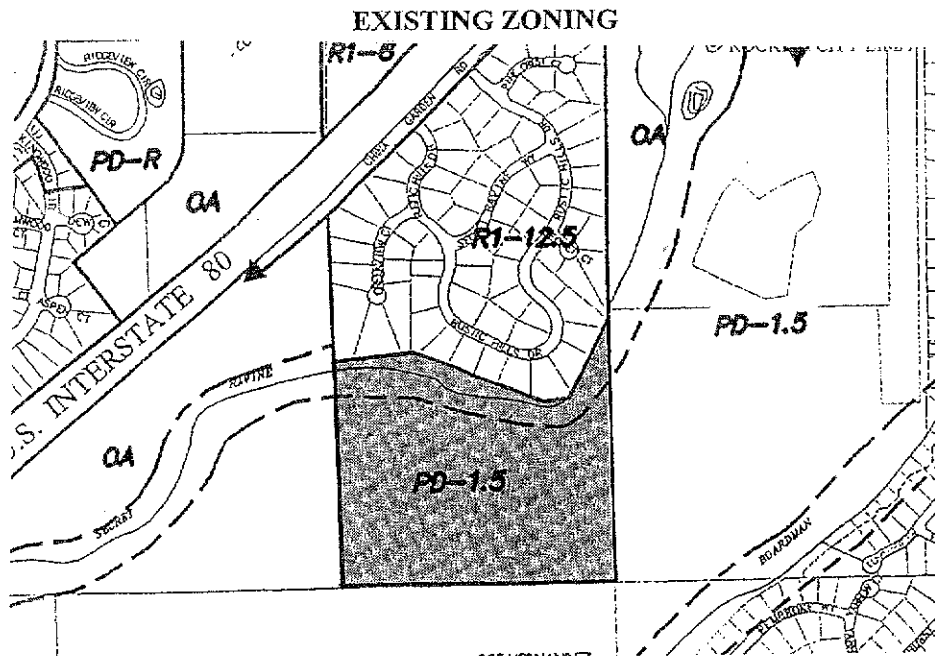
included in the proposed general development plan, as discussed above. However, after deliberation the Planning Commission deleted this is requirement from the proposed general development plan.

(Storm Water Management) - In response to growing concerns at the County, State, and Federal levels and the related increased complexity of the rules and regulations applicable to the implementation and management of erosion control measures during all phases of project development from rough grading to through and beyond the construction of homes, Planning Commission and staff has included a "Storm Water Management" section to the proposed General Development Plan. The proposed Storm Water Management requirements would consist of two things:

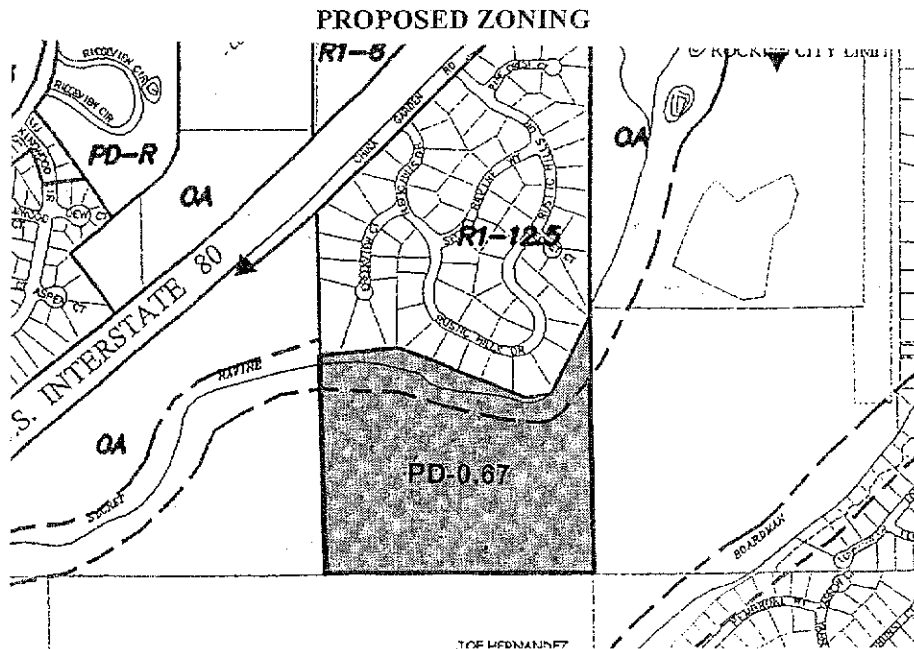
- 1) Provision of a Storm Water Management Plan prepared by a qualified professional prior to any construction activities.
- 2) Provide funding for a qualified storm water management professional to be retained by the City to monitor and report on the construction activities compliance with National Pollutant Discharge Elimination System (NPDES) requirements as deemed necessary by the Chief Building Official.

The Planning Commission amended the wording of the second provision, as recommended by staff, to address the applicants concern that the provision as written would require the City's monitor to be present on the site at all times which seemed excessive. Staff agreed with this concern and suggested revised wording that was accepted by the Planning Commission with the provision that the applicant and staff could further refine the wording prior to a City Council hearing on the project, if necessary.

Highlands Parcel A - Like Vista Oaks, the Highlands Parcel A project site is currently zoned Planned Development Residential 1.5 dwelling units per acre (PD-1.5) and Open Area (OA).



The proposed project would rezone the entire site to Planned Development 0.67 dwelling units per acre (PD-0.67).



This zoning designation would reduce the total possible number of single family residential units on the Highlands Parcel A site from 45 to 20.

A general development plan, very similar to that proposed for the Vista Oaks project is also proposed for the Highlands Parcel A project to establish development standards applicable to the zone district similar to those discussed above for the Vista Oaks project. Again permitted uses would consist of single family detached dwelling units, accessory uses and structures, secondary residential units, and public elementary and secondary schools. Public utility buildings and uses (excluding equipment yards, warehouses, and repair shops) would be a conditionally permitted use.

Due to the larger lot sizes in the Highlands Parcel A project, the development standards would differ somewhat from those in the Vista Oaks as follows:

DEVELOPMENT STANDARDS.

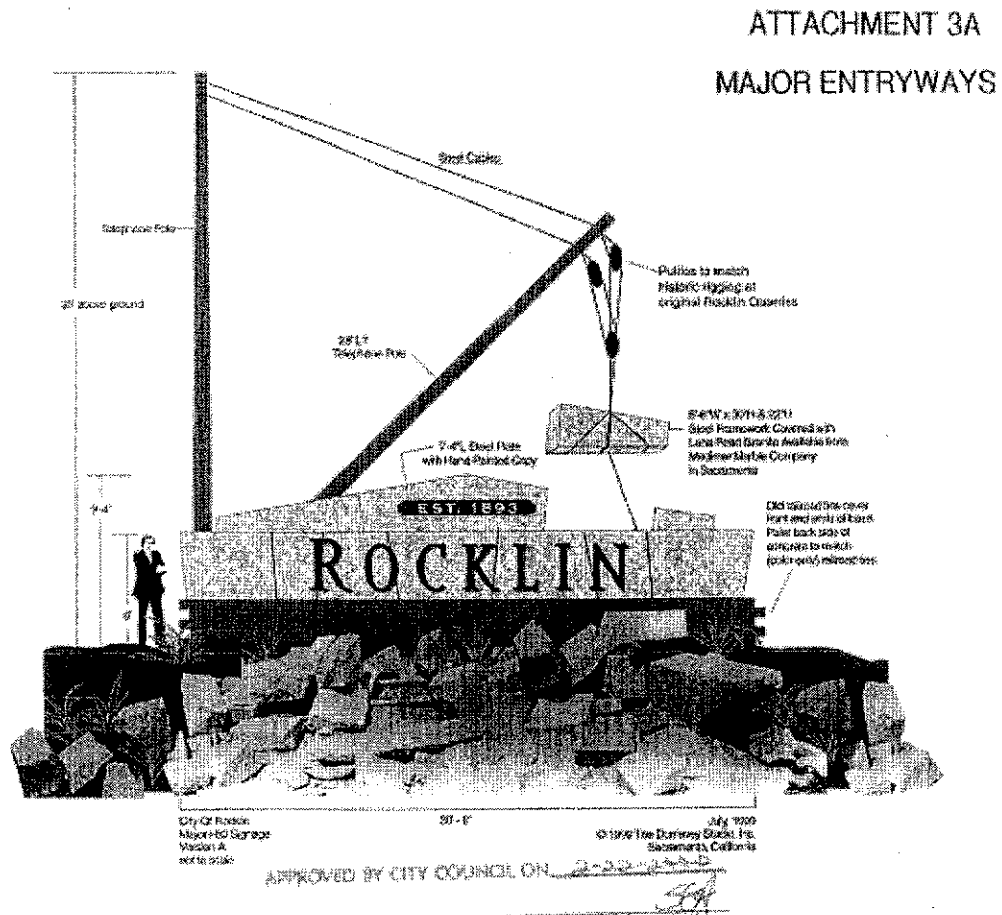
a)	Max. units per gross acre	0.67
b)	Min. lot area (sq. ft.)	11,000
c)	Min. lot width	
	Interior	75'
	Corner	80'
d)	Min. lot depth	100'
e)	Setbacks	
	Front	25' minimum, (1)
	Side, Interior	10'
	Side, Street	15'
	Rear	25'
	Open space	7.5' minimum for all primary structures
	(1)	Front setback may be reduced to 15' for side entry garages.
f)	Max. lot coverage	35%
g)	Max. building height	
	Principal building	30'
	Accessory building	14'

The Highlands Parcel A general development plan includes the same provisions regarding air quality required by the project EIR as well as the provisions that address fire safety, minimum building pads, front and side yard landscaping, fencing and model home complexes and storm water management.

Staff had also, inadvertently, included the requirement for 10% of the proposed lots to be made affordable in the Highlands Parcel A general development plan. Therefore, at the public hearing, staff recommended that the Planning Commission delete the affordable housing provision from the proposed Highlands Parcel A general development plan. The Planning Commission generally agreed and deleted the affordable housing provision prior to recommending approval of the Highlands Parcel A general development plan.

the Phase II portion of the project site would be contained on permanent open space parcels, Parcels A, C, & D.

A 1.5 acre public park site, Parcel E, would be created at the end of China Garden Road. In addition a 0.25 acre lot, Parcel B, would be created adjacent to Interstate 80 for a future City of Rocklin freeway identification sign (if the Planning Commission and City Council are still interested in constructing such a sign). The a freeway identification sign was discussed several years ago as a part of the Rocklin Entryway Sign Program and this location and design (see below) for the proposed sign were conceptually approved by the City Council in 2000.



However, a number of years have gone by since and the City Council may wish to revisit the idea / location / design of the freeway identification sign before approving the creation of Parcel B. Staff recommends that the City Council consider appointing a committee to address whether the need for a freeway identification sign still exists and if so to review the preferred location, and design for such a sign. If the City Council determines that the freeway identification sign is still desirable in the original location, then the Planning Commission and staff recommend that Parcel B be dedicated to the City with development of the first portion of the subdivision so that

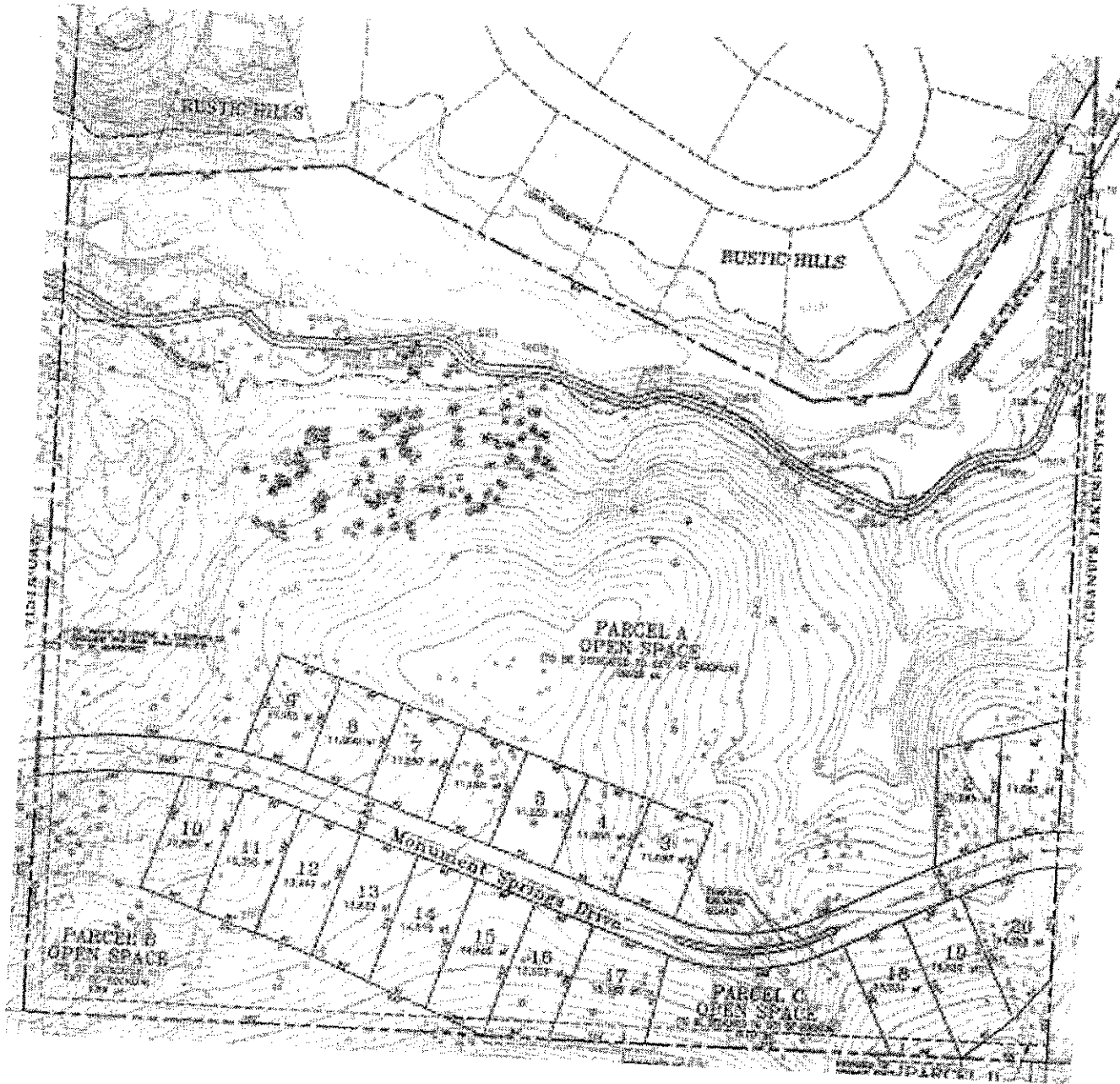
the City could proceed with construction of the sign in a timely manner (such a dedication is currently included in the attached resolution for approval of the tentative subdivision map entitlement).

The open space areas would be owned and maintained by the City of Rocklin and included in an appropriate financing district to pay for maintenance costs.

Parcels A through E together include approximately 60.91 acres of the 93.2 acre project site. These parcels would be dedicated to the City of Rocklin. A 10-foot wide paved pedestrian/bicycle trail would roughly parallel the easterly side of Secret Ravine Creek from the Roseville City Boundary north through the Highlands Parcel A site. A 12-foot wide paved pedestrian/bicycle/emergency access road would link China Garden Road and Monument Springs Drive via a bridge over Secret Ravine Creek. The City Public Works Department would be responsible for the maintenance of the open space areas including the trails, fuel modification zones, emergency access bridge and landscaping (both in and outside of the open space areas).

Access to the Phase I area would be via China Garden Road and the emergency access bridge over Secret Ravine Creek. Phase II would be accessed via a future extension of Monument Springs Drive south from Greenbrae Road and the existing portion of Monument Springs Drive in the Rocklin Highlands development. Access to the Phase III area would be Calverhall Way in the Rocklin Highlands development and Ursula Way in the City of Roseville. The subdivider / developer may construct the phases in any particular order subject to the applicable conditions of approval for each phase (see "Phasing Section" of staff report).

Highlands Parcel A – Secret Ravine Creek flows along the northerly boundary of the project site. Except for the pedestrian / bike trail proposed along the south side of Secret Ravine Creek, the subdivision improvements would be located in the southerly portions of the site to avoid the creek, an existing Valley elderberry Beatle Preserve, and cultural resources. As stated above, the proposed Highlands Parcel A subdivision creates 20 single-family lots which range in size from 11,050 to 15,160 square feet. The creek itself and four wetland areas on the project site would be contained on permanent open space parcels, Parcels A, B, C, & D. Access to all lots would be from an extension of Monument Springs Drive through the project.



Highlands Parcel A Tentative Map

Utilities & Schools

The applicant and the service providers have indicated that all utilities including sewer, water, gas, electricity, and telephone service can be extended into the project sites and have adequate capacity to serve the proposed subdivision. A condition has been included in the draft resolutions for approval of the tentative subdivision maps to ensure that the projects are included in the appropriate financing districts as needed to fund the maintenance of subdivision improvements. In the case of the Vista Oaks subdivision, maintenance of open space areas will be performed by the City of Rocklin. Conditions have been included in the draft resolutions for approval of the Vista Oaks project to ensure that utility lines are stubbed out to serve Parcel B, the site for the future freeway identification sign, and Parcel E, the proposed park site.

The Rocklin Unified School District has indicated that the development of these sites was anticipated by their master plan and that they will be able to accommodate the students generated by these developments.

Fire Service

The Rocklin Fire Department has analyzed the proposed projects. In addition to the standard requirements and conditions of approval the Fire Department has recommended that an Open Space Management and Fuel Modification Plan be prepared for each project prior to recording of final maps. The Open Space Management and Fuel Modification Plans would provide for, but not be limited to, the creation and maintenance of a thirty (30') foot wide fuel modification (fuel break) zone in all open space areas adjacent to all residential lots. The Rocklin Fire Department also recommended that the subdivisions provide for emergency access routes from public streets to open space areas around and through residential lots, minimum thirty (30") inch high masonry walls where any residential lot abuts an open space area as fire buffer, and residential sprinkler systems in all homes due to the access constraints of the project site, the topography of the area and the significant open space areas around and through the project area. The Vista Oaks project is also required to provide for a secondary emergency access point by constructing a bridge over Secret Ravine Creek to connect the terminus of China Garden Road to the extension of Monument Springs Drive. This bridge will provide for an alternative way for the residents of the Phase I area of the Vista Oaks project and the existing Rustic Hills subdivision to be evacuated and / or receive emergency aid in the event that China Garden Road was rendered impassible. These requirements have been incorporated into the subdivision design and / or the draft conditions of approval.

Grading and Drainage

The lots in Phase I of the Vista Oaks subdivision are proposed to be "Limited Graded Lots." These lots would not be graded with the construction of streets and subdivision improvements. Instead each lot would be custom graded with the construction of a home in accord with a set of design guidelines discussed further below. The intent of the "Limited Graded Lots" is to reduce the over all disturbance of soils and loss of trees in the Phase I area given the varied terrain and relatively heavy tree cover in this portion of the project site. Phases II and III of the Vista Oaks

project are proposed to be pad graded with the construction of the subdivision improvements and would not be subject to the proposed design guidelines.

Conditions have been included in the draft resolutions for approval of the projects to ensure that adequate dust and erosion control measures are implemented with project development. This includes the same storm water management provisions included in the proposed general development plans for the projects. These conditions are intended to address the growing concerns at the County, State, and Federal levels and the related increased complexity of the rules and regulations applicable to the implementation and management of erosion control measures during all phases of project development from rough grading to through and beyond the construction of homes. For a subdivision the previously the proposed Storm Water Management requirements would consist of three things; the two requirements noted previously in the discussion of the general development plan:

- 1) Provision of a Storm Water Management Plan prepared by a qualified professional prior to any grading or construction activities.
- 2) Provide funding for a qualified storm water management professional to be retained by the City to monitor and report on the construction activities compliance with National Pollutant Discharge Elimination System (NPDES) requirements; and

Plus a third requirement addressing the need for dedicated inspector working on the Cities behalf when large areas are graded as occurs with subdivision grading:

- 3) Proof that a qualified storm water management professional has been retained by the developer to monitor and be responsible for implementation of best storm water management practices on site for the duration of construction activities on behalf of the developer.

The project sites are located in the portion of the Dry Creek watershed where local detention is not recommended. Therefore, in accordance with the Dry Creek Plan, runoff from the sites would be allowed to leave the project sites unimpeded. According to information contained on the Tentative Subdivision Maps for both projects, none of the proposed residential parcels are located within the existing 100-year floodplain, and the entire 100-year floodplain for Secret Ravine would be preserved within the permanent open space parcels. The paved multi-use trail that would be constructed within the open space areas adjacent to the creek would encroach upon the 100-year floodplain in several places but especially in the Vista Oaks project where the emergency access bridge spans the creek. The trail and bridge could be inundated during heavy flooding. However, the trail and bridge would be designed to handle these periods of temporary inundation and would not be used during instances when high water is present.

According to the backwater analysis prepared for the project by Terrance Lowell and Associates (June 2004), the post-project 100-year event water surface elevations in Secret Ravine Creek within the boundaries of the Vista Oaks subdivision would be increased slightly immediately

adjacent to the proposed emergency access and pedestrian bridge across the creek. However, the effect rapidly decreases as one move upstream away from the bridge such that the flood plain elevation at the property's eastern boundary with the Rustic Hills Development stays the same as it exists today for all storm events. Therefore, since water surface elevations in Secret Ravine Creek would not increase out side of the Vista Oaks project site, the proposed project would not exacerbate existing flooding conditions on adjacent properties such as the Rustic Hills subdivision. In addition the Placer County Water Conservation and Flood Control Agency is currently in the design phase of a project to construct a large detention basin on Secret Ravine Creek east of Sierra College Boulevard. When this project is completed it will reduce the down stream storm water flows below what occurs during a storm event today.

Mitigation of Noise from I-80

Vista Oaks - The Vista Oaks project site is located directly adjacent to Interstate 80 (I-80). Because of the project's proximity to the freeway, special noise mitigation measures are required to ensure that the future residents of the project are not subjected to noise levels in excess of the standards set forth in the Rocklin General Plan. Phase I of the project, because of its proximity, would require a masonry sound wall to shield it from freeway noise. The sound wall would be located along the south side of the I-80 right-of-way (ROW) (north side of China Garden Road) in front of the first row of lots facing I-80 in order to meet the 60 dB L_{dn} exterior noise level standard required by the Rocklin General Plan. The wall would measure 9-feet above the nearest adjacent travel lane of I-80 for a total height of approximately 14-feet from the adjacent subdivision finished grade to the top of the wall.

The sound wall would connect with the existing 14-foot noise barrier shielding the Rustic Hills subdivision and extend southwesterly along the project site's boundary with I-80 and along the easterly boundary of Parcel B terminating approximately 300 feet to the west of lot #23 to prevent sound flanking. At this point, the height of the sound wall would drop down to 3-feet above the nearest adjacent travel lane of I-80 for a total height of approximately 8-feet from adjacent finished grade and extend an additional approximately 650 feet, as shown on Exhibits A & B of the tentative subdivision resolution, to allow the park site, Parcel E, to meet an exterior noise level of 69 dB $L_{dn,as}$ required by the Rocklin General Plan.

The sound wall would be designed and built to closely match the existing Rustic Hills sound wall. A locking solid metal door powder coated dark bronze with a minimum width of 8-feet and a minimum height of 9-feet would provide access through the sound wall to Parcel B, the site of a future City of Rocklin identification sign. The door would be designed to seal so that it wouldn't compromise the integrity of the sound wall.

In addition to the sound wall, homes in the Phase I area would be limited to a single story in height or utilize special construction details and designs to ensure that interior noise levels of second floor rooms meet the standards set forth in the Rocklin General Plan. These standards have been included in the design guidelines proposed for the Phase I area. Compliance with the design guidelines would be required by a provision of the proposed general development plan

and by a deed restriction recorded against the lots in Phase I as a condition of approval of the tentative subdivision and.

The lots in the Phase III area of the project would also need to be shielded from freeway noise. The noise study prepared for the project identified two methods to achieve the required noise reduction for Phase III. The first would be to construct a thirteen (13') foot high masonry wall, seven (7') feet above the adjacent freeway or off ramp travel lane, from the end of the masonry walls described above to shield the Phase I area and park site to the Roseville City Limit. The Planning Commission and staff do not recommend approval of this alternative due to the significant visual impacts of such a wall. The alternative mitigation measure recommended by Planning Commission and staff and reflected in the subdivision design would have six (6') foot high masonry sound walls constructed along the rear property lines of the first tier of lots in Phase III, those nearest the freeway, as indicated on Exhibits A & B of the tentative subdivision map resolution. Due to their distance from the freeway the six (6') foot high masonry walls would be adequate to protect these lots from freeway noise. The walls themselves would largely be screened from view by existing trees in the open space areas and have the added advantage of providing additional fire protection to these lots.

The Phase II area is sufficiently protected from freeway noise by a combination of distance and topography, therefore no special measures are required to protect this area, regardless of whether the Phase I sound wall is built.

Several residents of the Woodside subdivision located across the freeway from the project site have expressed concern that any sound walls built along the south side of Interstate 80 to shield the Vista Oaks project from freeway noise would reflect noise back into the Woodside area and result in increased noise levels there. Cal Trans has tentatively designated the Woodside subdivision to receive a masonry noise barrier in the future as part of an anticipated widening of I-80 however, a specific construction date has not been identified. The noise analysis prepared for the Vista Oaks project determined that the increase in traffic noise levels at the Woodside area, due to reflections of noise off of the proposed project's sound wall, would be no more than 1 dB or less. Because the standard of significance used to determine such an impact is whether the project would "create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project" and because even 2 dB increase in noise levels is considered to be less than perceptible, the conclusion reached in the EIR was that the increase in noise levels in the Woodside area caused by noise reflecting off sound walls constructed for the Vista Oaks project would be less than significant.

Highlands Parcel A – The Highlands Parcel A project site is located sufficiently far away from Interstate 80 and other potentially significant noise sources that no noise mitigation is required for the project.

Fencing

In both the Vista Oaks and Highlands Parcel A projects along any property line where a residential lot abuts an open space area, except in the Vista Oaks project where masonry sound walls are required for noise attenuation, the Planning Commission and staff recommend that a 30-inch high masonry wall be constructed to provide a fire buffer to increase the protection of the homes on these lots from fires in the open space areas. Conditions have been included in the project entitlements to ensure that these walls are constructed with the subdivision improvements and would be built of grey granite colored double sided split faced block with a decorative concrete cap for consistency. Those portions of the walls located behind the front setback lines from the street rights-of-way would also include an approximately forty two (42") inch high tubular steel type fence, designed to swimming pool standards (no wider than four (4") inches between vertical members), and mounted on top of the masonry wall for security.

In the Vista Oaks project where open space parcels extend between or next to residential lots to accommodate fire access to open space areas (between Lots 3 & 4, 10 & 11, 21 & 22, and south of Lot # 70), a solid six foot high redwood or cedar wood fence with metal fence posts would be required. Matching wooden gate(s) with locks and permanent identification signage to the satisfaction of the Fire Chief would be installed where the fire access transitions from an easement across the adjacent lot(s) to the open space parcel. Fencing between adjacent residential lots would be at the discretion of the developer / property owners and could consist of solid wood fencing, masonry, or wrought iron style fencing.

Lots 22 and 23 in the Phase I area of the Vista Oaks project directly abut the proposed park site. To insulate these lots from activities in the park and provide for a durable and attractive fence The Planning Commission and staff recommend that a six foot high masonry wall be constructed along the common property line between Lots 22 & 23 and Parcel E (the park site). The wall shall be constructed of a grey granite color double sided split faced block with a decorative concrete cap and pop out decorative pilasters constructed of the same materials at each end.

In both the Vista Oaks and Highlands Parcel A projects where open space parcels abut a public right-of-way, Planning Commission and staff recommend that decorative tubular metal fencing approximately 3'-6" high be installed behind a ten (10') foot wide landscaped area located at the back of sidewalk, discussed further below. The proposed fence would limit and control access to open space areas to official trails to help protect and preserve the open space areas as has been done in other areas of the City. Said fencing would be powder coated black or bronze and constructed of medium gauge, or better, steel or aluminum. Openings would be located at the access points to the trail system as indicated on the tentative subdivision maps for each project. Gated openings would be provided as required by the Public Works Director for maintenance access.

Billboards

Vista Oaks – Two freeway oriented bill boards exist on the Vista Oaks project site. One is located in the Phase I area in the proposed intersection of China Garden Road and Road L as indicated on the tentative subdivision map. As this sign would be located behind the masonry sound wall shielding this portion of the subdivision from freeway noise and in proposed road ways it will have to be removed prior to recording of a final map for the Phase I area.

The second billboard is owned and operated by the Eller Media Company and located on a land leased from the Vista Oaks property owners. The lease site is situated in the Parcel A open space area approximately where the sound wall shielding the proposed park site would end. The applicant has proposed that the City retain this lease and allow the sign to continue to exist when the City assumes ownership of the open space area. The land lease would continue to generate income which could be used to help support the maintenance of the open space area or other uses as designated by the City Council. However, the Planning Commission and staff have concerns with this proposal as the location and size of the sign is inconsistent with the provisions of the Rocklin Sign Ordinance. In addition there would seem to be a potential for perceived, if not actual, conflicts of interest as the City would no say in what messages could be displayed on the sign. The Planning Commission and staff recommend that both billboards be removed with development of the Phase I area of Vista Oaks and a condition to that effect has been included in the draft resolution to approve the tentative subdivision map.

Highlands Parcel A – This issue is not applicable to the Highlands Parcel A.

Trail System and Emergency Access Bridge

Vista Oaks - As referenced previously, a 10-foot wide paved pedestrian/bicycle trail would be built through Parcels A and E roughly parallel to the easterly side of Secret Ravine Creek from the Roseville City Boundary north through the Highlands Parcel A site. A 12-foot wide paved pedestrian/bicycle/emergency access road would link China Garden Road and Monument Springs Drive via a bridge over Secret Ravine Creek. The trail would be constructed with an all-weather surface suitable for bicycling and pedestrians including striping and appropriate signage to City standards. Collapsible or removable bollards or other acceptable means to restrict public vehicular access to the trail system would be installed where the trail system connects to all public streets and rights-of-way to prevent automobile access by the general public.

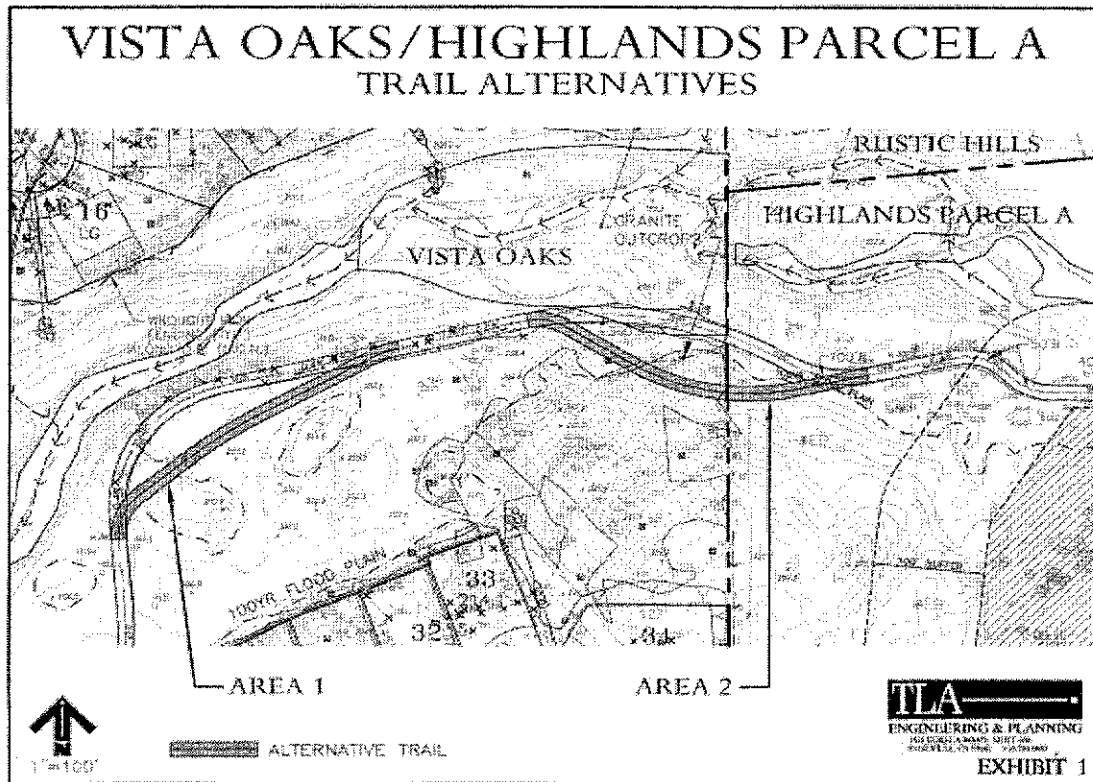
The portion of the trail connecting China Garden Road to Monument Springs Drive would also serve as an emergency access connection between Phases I & II of the project in the unlikely event that China Garden Road was blocked. This portion of the trail system would be constructed of concrete to support a 40,000 pound vehicle, provide for an 11 foot minimum width, and provide for turn radii of a minimum of 43-foot at the center line. This trail section would incorporate an emergency access / pedestrian bridge to cross Secret Ravine Creek. The design of the bridge would be conditioned to provide for the following minimum design standards:

- (a) Be passable during a minimum of a 10-year storm event.
- (b) Provide for a minimum 12-foot wide deck.
- (c) Be designed to carry a minimum load of 40,000 lb.
- (d) Provide for a 20-foot wide minimum "non-angulated" (without sharp turns or corners) approach.
- (e) Provide for approaches with a minimum turn radii of 43-foot at the center line.
- (f) Bridge deck and piers shall be treated with a marine coating.
- (g) Bridge railings shall be 54-inches high tubular metal powder coated black or bronze and constructed of medium gauge, or better, steel or aluminum. Spacing between vertical posts shall be consistent with swimming pool fencing standards. Railing sections shall be designed to be able to manually pivot parallel to the flow of water during storm events inundate the bridge deck. This would allow debris to flow past without damaging the rails and / or piling up and blocking the flow of water.
- (h) Collapsible or removable bollards shall be installed at either end of the bridge to prevent public vehicular access.
- (i) Other standards as may be required by the City Engineer.

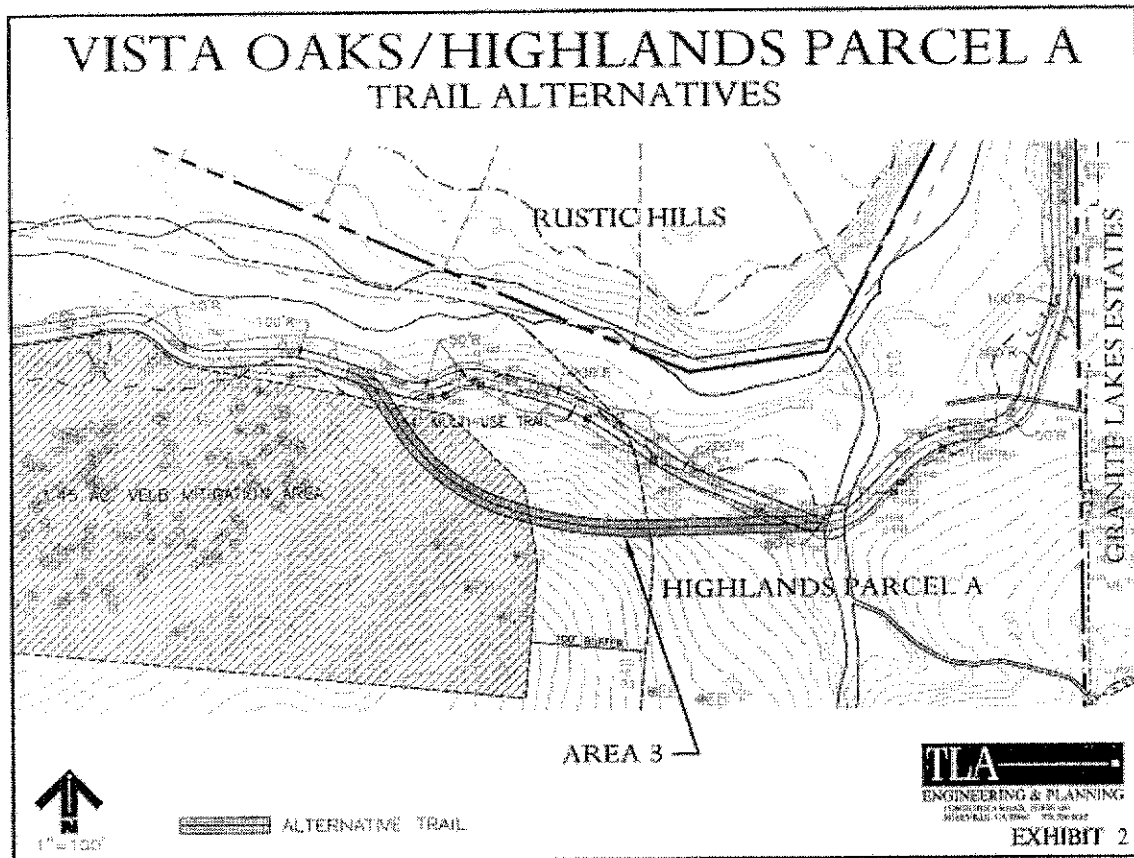
The proposed bridge would be passable in a 10-year storm event, a storm that has a 1 in 10 chance of occurring in any given year. The bridge would be inundated and impassable during a storm greater than a 10-year event, but the bridge would be designed to survive inundation and would be closed for use while flooded. In addition, according to the backwater analysis prepared for the project by Terrance Lowell and Associates (June 2004), even in a 100-year storm it is anticipated that the bridge would be inundated for less than 24 hours; therefore Planning Commission and staff believes that the proposed bridge design is acceptable.

Highlands Parcel A - As referenced previously a 10-foot wide paved pedestrian / bicycle trail would be built through the Highlands Parcel A roughly parallel to the easterly side of Secret Ravine Creek from the Vista oaks project through Granite Lakes Estates. The trail would be constructed with an all-weather surface suitable for bicycling and pedestrians including striping and appropriate signage to City standards.

Vista Oaks / Highlands Parcel A - The applicant has met with several residents of the Rustic Hills subdivision to discuss their concerns about the route of the proposed trail system, see attached letter. The residents have requested that the trail be shifted south away from the creek in three areas as indicated on the attached exhibits. The westerly most, Area 1, would shift the trail south away from the creek. The topography and vegetation in the area make this requested change relatively straightforward.



The second and third areas where neighbors have requested that the trail be shifted south further away from their property lines are more problematic, as the move in both cases would shift the trail into areas with more rock outcroppings, oak trees, and could have a potentially greater impacts on cultural resources. The proposed relocation in Area 3 would also push the trail into the existing VELB preserve and result in much steeper slopes that may not comply with anticipated handicapped accessibility standards. If the Vista Oaks and Highlands Parcel A maps are approved, the Planning Commission and staff believe that the Area A & B trail revisions could be handled as substantial compliance revisions where each could be considered in light of it's relative impacts and a determination made as to approval or denial. The Area 3 revision, however, would be unacceptable because of its impacts on the existing VELB preserve.



Circulation and Street Design

Vista Oaks - Circulation within the project is provided via a network of residential collector streets and cul-de-sac's consistent with the City's standard street sections. The proposed project design provides for connections to the north, east and south of the project site. The proposed extension of China Garden Road would provide for a forty six (46') foot wide right-of-way with sidewalk on the east side only. A landscape strip varying between 4 and 8 feet in width would be provided along the northwesterly side of the street adjacent to the proposed sound wall.

Access to the Phase I area of the Vista Oaks subdivision would be via China Garden Road which would terminate in a trail head parking area and turn around in the Parcel E park site. The emergency access bridge and road would connect the terminus of China Garden Road at Parcel E to the extension of Monument Springs Drive in the Phase II area to provide a secondary point of emergency only access for the Phase I area.

Phase II would be accessed via a future extension of Monument Springs Drive south from the existing stub off of China Garden Road (near the Rocklin Park Hotel) across Secret Ravine Creek and through the Granite Lakes Estates and Highlands Parcel A projects. Monument Springs Drive would pass through the Phase II area and connect to the existing portion of Monument Springs Drive located in the adjacent Rocklin Highlands development. It is anticipated that another developer will construct the extension of Monument Springs Drive from its current terminus to Highlands Parcel A. If Monument Springs Drive has not been extended across Secret Ravine Creek south to the project site when development of the Phase II area is begun, the developer will be required to obtain rights-of-way and construct Monument Springs Drive, including the bridge across Secret Ravine Creek, from China Garden Road to the Vista Oaks project site, prior to recording a final map for either Phases II or III as shown on Exhibit A of the tentative subdivision map resolution. The extension of Monument Springs Drive would consist of a minimum of 2 – travel lanes with shoulders and would be located as indicated on the Granite Lakes Estates subdivision (SD-2000-02) and Highlands Parcel A subdivision (SD-2003-05). In the event that the subdivider / developer is unable to obtain the needed rights-of-way the City, would be obligated to obtain them or waive construction of the road connections.

If the Monument Springs bridge and road extension are constructed by other projects, conditions have been included in the resolutions for approval to ensure that the Vista Oaks subdivision reimburses its fair share of the costs of the bridge to the builders as is required by Ordinance 856.

Access to the Phase III area would be via Calverhall Way in the Rocklin Highlands development and Ursula Way in the City of Roseville.

Highlands Parcel A – The Highlands Parcel A project provides for a single street that is an extension of Monument Springs Drive. All the proposed lots in the subdivision would get access from this street. A traffic calming island is proposed in the middle of the street at the easterly end of the project adjacent to the Granite Lakes Estates project. The traffic calming island would be approximately eight (8') feet wide and two hundred (200') feet long with landscaping in the center. Landscaping would consist of trees and low growing ground covers to create an attractive appearance.

Access to the subdivision would be provide by the extension of Monument Springs Drive south from the existing stub off of China Garden Road (near the Rocklin Park Hotel) across Secret Ravine Creek and through the Granite Lakes Estates project and from the extension of Monument Springs Drive in the Rocklin Highlands north through the Vista Oaks project. If either or both of the Monument Springs Drive extensions have not been completed to the project site when development of the subdivision is begun, the subdivider / developer will be required to obtain the right-of-way and construct the needed portions of Monument Springs Drive, including the bridge across Secret Ravine Creek prior to recording a final map. The extension of Monument Springs Drive would consist of a minimum of 2 – travel lands with shoulders and would be located as indicated on the Granite Lakes Estates (SD-2000-02) and Vista Oaks (SD-2002-04) tentative subdivision maps. In the event that the developer was unable to obtain the

Landscaping

As a part of the subdivision improvements for the Vista Oaks project, landscaping would be installed in the landscape strip between China Garden Road and the freeway sound wall. Landscaping proposed in this area would include trees, shrubs, and ground covers. The Planning Commission and staff have included a condition to require that the landscape plans be amended to provide for evergreen climbing vines planted to grow on the southerly side of the freeway sound walls to further soften their appearance for area residents.

The Planning Commission and staff have also included conditions of approval for both the Vista Oaks and Highlands Parcel A projects requiring landscaping to be installed in a ten (10') foot wide strip immediately behind the public curb and / or sidewalk, as applicable, where open space parcels abut a public street. The landscaping in these areas would include a mix of drought tolerant trees, shrubs, and ground cover planting substantially similar to the landscaping along the edge of the open space areas in the adjacent Rocklin Highlands Phase 3 & 4 project to provide an attractive edge to the street and transition to the open space wild lands. The wrought iron type fencing described previously would be located immediately behind the landscaping.

Protection of Biological and Paleontological Resources

The Vista Oaks / Highlands Parcel A EIR identified a number of mitigation measures applicable to both projects to ensure that biological, paleontological, and archaeological resources (both those already identified and those that may yet to be uncovered) would be protected during and after the construction process. These include, but are not limited to, techniques such as fencing known sensitive areas, requiring pre-construction surveys for nesting raptors and other specified species of plants and animals, the presence of qualified specialists on site during grading activities to watch for the possible uncovering of unknown archeological or paleontological resources, and requiring the developer to obtain all required permits from State and Federal agencies with jurisdiction over the projects.

Elderberry bushes that are potentially habitat for the Valley Elderberry Longhorn Beetle (VELB) are present on the project sites. The subdivider / developer must provide for no net loss of elderberry shrubs by either avoidance or obtaining the necessary take permit for VELB from the United States Fish and Wildlife Service through the Section 404 / Section 7 Consultation permit process.

On the Vista Oaks project, the open space parcels are proposed to be owned by the City of Rocklin. Should on site replacement of elderberry shrubs be required Planning Commission and staff does not recommend that the City be responsible for the associated costs. Therefore, a condition has been included in the resolution for project approval to require that, prior to final map approval, the subdivider / developer enter into an agreement with the City of Rocklin to ensure that the expenses and liabilities associated the establishment and maintenance of a Valley Elderberry Longhorn Beetle (VELB) preserve on the project site will be the responsibility of the

subdivider / developer and not the City of Rocklin until such time as the terms of the take permit issued by the United States Fish and Wildlife Service have been satisfied.

On the Highlands Parcel A project the tentative map proposes that the City would take ownership of the open space parcels being created. However, in this case, the project site which is owned by Elliot Homes already contains a large VELB preserve established by Elliot Homes to mitigate for VELB impacts resulting from their development of the adjacent Rocklin Highlands project. In the adjacent Rocklin Highlands project the open space areas are owned by the Elliot Conservancy, an entity established by Elliot Homes specifically to own and maintain open space areas in their projects. Therefore the Planning Commission and staff recommend that the Elliot Conservancy take ownership of the open space areas being created in the Highlands Parcel A project. An easement would be granted to the City of Rocklin for the pedestrian bike trail along Secret Ravine Creek. Conditions to this effect have been included in the resolutions for approval of the Highlands Parcel A project.

Special Provisions

Both the Vista Oaks and Highlands Parcel A projects will be subject to standard conditions of approval to ensure that the final map complies with the Flood Hazard provisions of the Rocklin Municipal Code. Special conditions to address air pollution control issues identified in the project EIR and requirements for homes to be equipped with residential fire sprinkler systems are proposed to be recorded via separate instrument as notes on the deeds of the relevant lots prior to approval of the final maps. This is to ensure that future home owners could be aware of the requirements and to ensure their implementation with the issuance of building permits to develop the lots in question. Both projects also are required to work with the Placer County Air Pollution Control District to provide adequate mitigation of the long-term ozone precursor emissions that would be generated by the project.

In addition, the Vista Oaks project also has conditions to ensure that that a deed restriction will be recorded against the lots in the Phase I area requiring that these lots comply with the proposed Grading Guidelines and Noise Mitigation Standards contained in the proposed design guidelines.

Subdivision Design

Vista Oaks - Prior to approval of improvement plans for any phase of the project, the subdivision design would have to be modified as needed to ensure that emergency fire access routes, a minimum of 6-feet wide, are provided to open space areas from the ends of all cul-de-sacs (between Lots 3 & 4, 10 & 11, 21 & 22, and south of Lot # 70) by extending the open space parcels between the parcels to the front setback line. An access easement would be recorded over the portions of the open space fire access routes that are located within the front yards of single-family residential lots. These easements would specify that no trees, fencing, or permanent structures could be installed within the easement area as they could block access in an emergency.

The Planning Commission and staff also recommend that the proposed subdivision design be modified by extending the rear or easterly property lines of Lots 95 through 99 to the east 22 feet to the boundary with the adjacent Highlands Parcel A (APN 046-020-039). This would clean up the proposed subdivision map by eliminating a small narrow area with no open space value and that is not required to provide Fire Department access to an open space area.

Highlands Parcel A – No changes or modifications to the proposed design for the Highlands Parcel A subdivision are required.

Oak Tree Preservation Permit

Both the Vista Oaks and Highlands Parcel A projects will be subject to standard conditions regarding the protection of oak trees to be preserved and mitigation for those to be removed. Conditions of approval consistent with the City of Rocklin Oak Tree Preservation Ordinance which have been included in the draft resolutions for approval of the projects. It is anticipated that approximately 443 of 1454 oak trees in the Vista Oaks project would be removed to allow construction of the roads, trails, and development of the padded and limited graded lots and approximately 173 of 380 oak trees would be removed in the Highlands Parcel A subdivision.

Park Site

Vista Oaks - Parcel E, as indicated on the tentative subdivision map, is proposed to become a City Park. Prior to recording a final map for any portion of the Vista Oaks tentative subdivision map, the subdivider will be required to execute the City's standard form turn key park improvement agreement requiring the subdivider to improve the park site with recreational equipment, facilities, and landscaping to the satisfaction of the Director of Community Services and Facilities and dedicate the completed park to the City, in fee, within a time established by the City,.

Highlands Parcel A – The Highlands Parcel A project will pay standard park fees to mitigate the incremental increase in the need for recreational facilities generated by the project.

Open Space and Conservation Easement

Vista Oaks - Prior to recording a final map for each phase of the Vista Oaks project, as applicable, an open space and conservation easement will be recorded over Parcels A, C, & D to protect the wetland areas

Highlands Parcel A – Prior to recording a final map for the Highlands Parcel A project an open space and conservation easement will be recorded over open space Parcels A, B, C, & D to protect hillsides, wetland areas and biological resources.

Phasing

Vista Oaks - The Vista Oaks project could be developed in up to three phases as indicated on Exhibit A of the tentative subdivision map resolution. The Planning Commission and staff have specified a number of improvements that must be completed with the various phases regardless of what order they are actually built. Parcel B, the future site of a City Freeway identification sign, must be dedicated to the City with the development of the first portion of the project area. Likewise, the Open Space Management and Fuel Modification Plan must be implemented for the open space areas adjacent to each phase of development as it occurs.

In addition the Planning Commission and staff has identified a number of improvements specific to each development phase identified on the tentative subdivision map that must be implemented prior to or concurrently with filing a final map for each phase. These improvements have been discussed previously and are briefly identified below as follows:

Improvements to be completed prior to or concurrently with development of the Phase I area (located at the end of China Garden Road) as identified on the tentative subdivision map:

- 4.e.3)i. (construct 14-foot noise wall for homes);
- 4.e.3)ii. (construct 8-foot noise wall for park);
- 4.e.3)iv. (construct residential / open space interface fencing);
- 4.e.3)v. (masonry wall between residential lots and park);
- 4.e.3)vii. (remove billboard at China Garden and Road L);
- 4.e.3)viii. (transfer billboard in Parcel A to City);
- 4.e.3)ix. (stub utilities to Parcel B);
- 4.e.3)x. (stub utilities to Parcel E);
- 4.e.3)xi. (Construct trail system through Parcel A);
- 4.e.3)xii. (Construct emergency access bridge);
- 4.e.3)xiv. (construct trail head parking and turn around);
- 4.e.4)i. (extend Monument Springs Drive across Secret Ravine Creek to Highlands 3 & 4 subdivision);

Improvements to be completed prior to or concurrently with development of the Phase II area (located adjacent to the Highlands Parcel A and north of the Rocklin Highlands project) as identified on the tentative subdivision map:

- 4.e.3)iv. (construct residential / open space interface fencing);
- 4.e.3)vi. (construct tubular steel fence along open space frontages);
- 4.e.3)xi. (construct trail system through Parcel A);
- 4.e.3)xii. (construct emergency access bridge);
- 4.e.4)i. (extend Monument Springs Drive across Secret Ravine Creek to Highlands 3 & 4 subdivision);

Improvements to be completed prior to or concurrently with development of the Phase III area (located north of the Roseville City limit and west of the Rocklin Highlands project) as identified on the tentative subdivision map:

- 4.e.3)iii. (construct rear yard sound walls);
- 4.e.3)iv. (construct residential / open space interface fencing);
- 4.e.3)vi. (construct tubular steel fence along open space frontages);

Highlands Parcel A – The Highlands Parcel A project will be built in one phase but will include the extension of Monument Springs Drive from Secret Ravine to Rocklin Highlands Units 3 & 4.

Design Review for Grading Guidelines and Noise Mitigation Standards

As referenced earlier the Phase I area of the Vista Oaks project will be required to comply with special grading and noise mitigation design guidelines. The proposed Vista Oaks Phase I Design Guidelines have been attached as Exhibit A to the Design Review resolution in this packet. The guidelines provide direction on construction techniques to be used in sloping conditions to try and minimize the disturbance of the site by conforming homes to the existing lot contours to the extent feasible. Standards are also set forth to require the homes built in the Phase I area of the Vista Oaks project to comply with the interior noise level standards set forth in the Rocklin General Plan.

Grading approvals for the “Pad Graded” and Limited Graded Lots” would all be at the staff level. Grading for the “Pad Graded” lots in Phases II and III would be reviewed with Improvement Plan for each phase to check for consistency with the approved tentative subdivision map. Grading for the “Limited Graded Lots” in Phase I would be custom designed for each lot at such time as a home is proposed for construction based on a Planning and Building Division determination of consistency with the approved guidelines. Any appeals to staff decisions would be presented to the Planning Commission.

Attachments

1. Letter from Applicant dated 9/18/2006 regarding Alternative Trail Locations
2. Minutes of the October 3, 2006 Planning Commission Meeting.

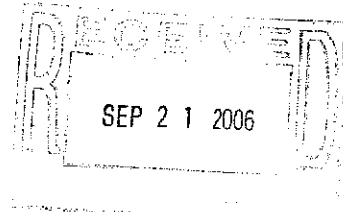
Reference Documents available upon request

3. Vista Oaks and Highlands Parcel A Draft EIR (April 2006)
4. Appendices to the Vista Oaks and Highlands Parcel A Draft EIR (April 2006)
5. Vista Oaks and Highlands Parcel A Final EIR (September 2006)



September 18, 2006

Mr. Bret Finning
Associate Planner
City of Rocklin
Community Development Department
3970 Rocklin Road
Rocklin, CA 95677-2720



Subject: Vista Oaks / Highlands Parcel A - Alternative Trail Locations

Dear Bret:

At the request of concerned neighbors in the Rustic Hills subdivision I met with them on the Vista Oaks and Highlands Parcel A project sites in May 2006 to discuss the feasibility of moving the proposed bike/pedestrian trail located in the open space areas spanning the two projects. Mr. Cliff Keller, Mr. Gayland McCord and Mr. Frank Rossovich graciously escorted me and my consultants from ECORP Inc. along the trail alignment originally identified with the help of David Mohlenbrok from the City and staff from TLA back in 2004. That trail alignment is generally a compromise reached in an attempt at balancing objectives. Those objectives include, but are not limited to, avoiding or minimizing tree impacts and impacts to cultural resources; limiting encroachment into the 100 year floodplain; minimizing grade changes for ADA compliance; minimizing or avoiding encroachment into regulated preserves; and avoiding areas that might be prone to erosion. With these objectives in mind there are other objectives shared from a differing point of view. Out of sensitivity to these differing points of view TLA was pleased to have the opportunity to meet with our neighbors and discuss their concerns regarding the proposed trail. Below you will find a summary and assessment of the three alternative trail alignments proposed by the neighbors. The trail alignment areas are identified on Exhibits 1 and 2 as Area 1, 2, and 3.

Area 1 is located relatively close to the creek and it might be prudent to move this trail portion south. The actual distance to the "typical" water level is only about 18 feet. The US Army Corps of Engineers and the US Fish and Wildlife service may ask us to move the trail anyway. We are supportive of this alternative location.

Area 2 is located at the margin between the Vista Oaks project and the Highlands project. The proposed trail location would place the trail within the one hundred year floodplain. This may present issues although to date we've heard of none. Moving the trail to the south as the Rustic Hills neighbors suggest places the trail more in proximity to a number of trees which might be subsequently impacted. It also would place the trail across an area full of rock outcroppings. It may also place the trail closer to nearby cultural resources. I believe the mitigation measures from the EIR are sufficient to account for both additional tree impacts and potential impacts to cultural resources. We are supportive of this alternative location but caution that it may require full implementation of anticipated and contemplated mitigation measures.

Area 3 is more problematic in that the proposed relocation would place the trail in the existing Valley Elderberry Longhorn Beetle (VELB) preserve, and in an area of steep slopes with long runs. Placement of the trail within the VELB preserve will subject the VELB preserve to modification of the Operations and Management Plan and may never be acceptable to the US Fish and Wildlife Service.

In regards to the steep slope issue, you may recall TLA's concern, later reiterated by City staff, that there might be issues regarding possible compliance with the Americans with Disabilities Act (ADA). TLA contacted ADA Compliance Consultants in Folsom, California to discuss existing and possible future regulations. A work group known as the Regulatory Negotiation Committee on Accessibility Guidelines for Outdoor Developed Areas has developed accessible trail guidelines that may eventually be incorporated into the ADA. ADA Compliance Consultants recommended that wherever possible a project comply with the draft accessible trail guidelines. This is similar to the policy currently implemented by the City of Roseville as it implements its Bicycle Master Plan. In regards to slope and runs the guidelines are as follows:

An accessible trail would meet these minimum technical provisions:

- Running slope (trail grade) meets one or more of the following:
 - five percent or less for any distance;
 - up to 8.33 percent for 200 feet max. Resting intervals no more than 200 feet apart;
 - up to 10 percent for 30 feet max. Resting intervals no more than 30 feet apart;
 - up to 12.5 percent for 10 feet max. Resting intervals no more than 10 feet apart;
 - no more than 30 percent of the total trail length may exceed a running slope of 8.33 percent.

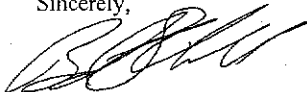
Our technical review of the Area 3 trail alternative indicates that most, if not all of the Area 3 alternative trail location would exceed the recommended maximum slopes and runs. The draft guidelines go further and stipulate that departures from the standards would be permitted for any portion of a trail where compliance would:

- cause substantial harm to cultural, historic, religious or significant natural features or characteristics;
- substantially alter the nature of the setting or the purpose;
- require construction methods or materials that are prohibited by federal, state or local regulations or statutes;
- not be feasible due to terrain or prevailing construction practices.

We believe that placement of the Area 3 trail in the currently proposed location would not trigger any of these issues. The alternative location has the potential to cause hardship if compliance with ADA guidelines, and/or trouble-free operation of the VELB mitigation area are objectives.

We have successfully contacted Mr. Cliff Keller from the Rustic Hills neighborhood and shared with him our assessment as presented herein. We are looking forward to a face to face meeting with him to present this discussion. I hope you find this letter informative of the bike/pedestrian trail issues. Please do not hesitate to contact me if you have any questions.

Sincerely,



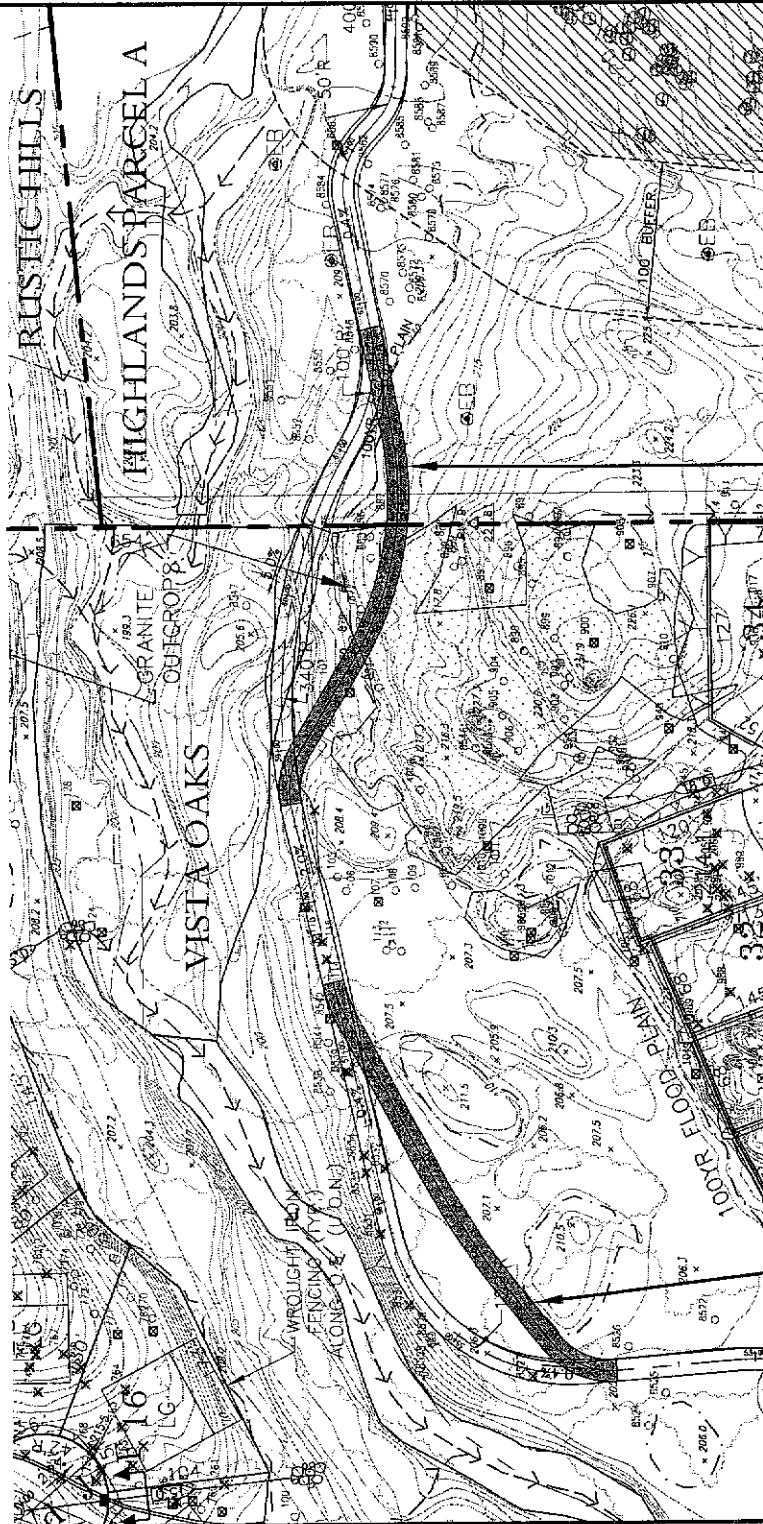
Brad Shirhall

attachments.

c: Cliff Keller
file.

TLA

VISTA OAKS/HIGHLANDS PARCEL A TRAIL ALTERNATIVES



TLA
ENGINEERING & PLANNING
 1528 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661 916.786.0885

EXHIBIT 1

AREA 2

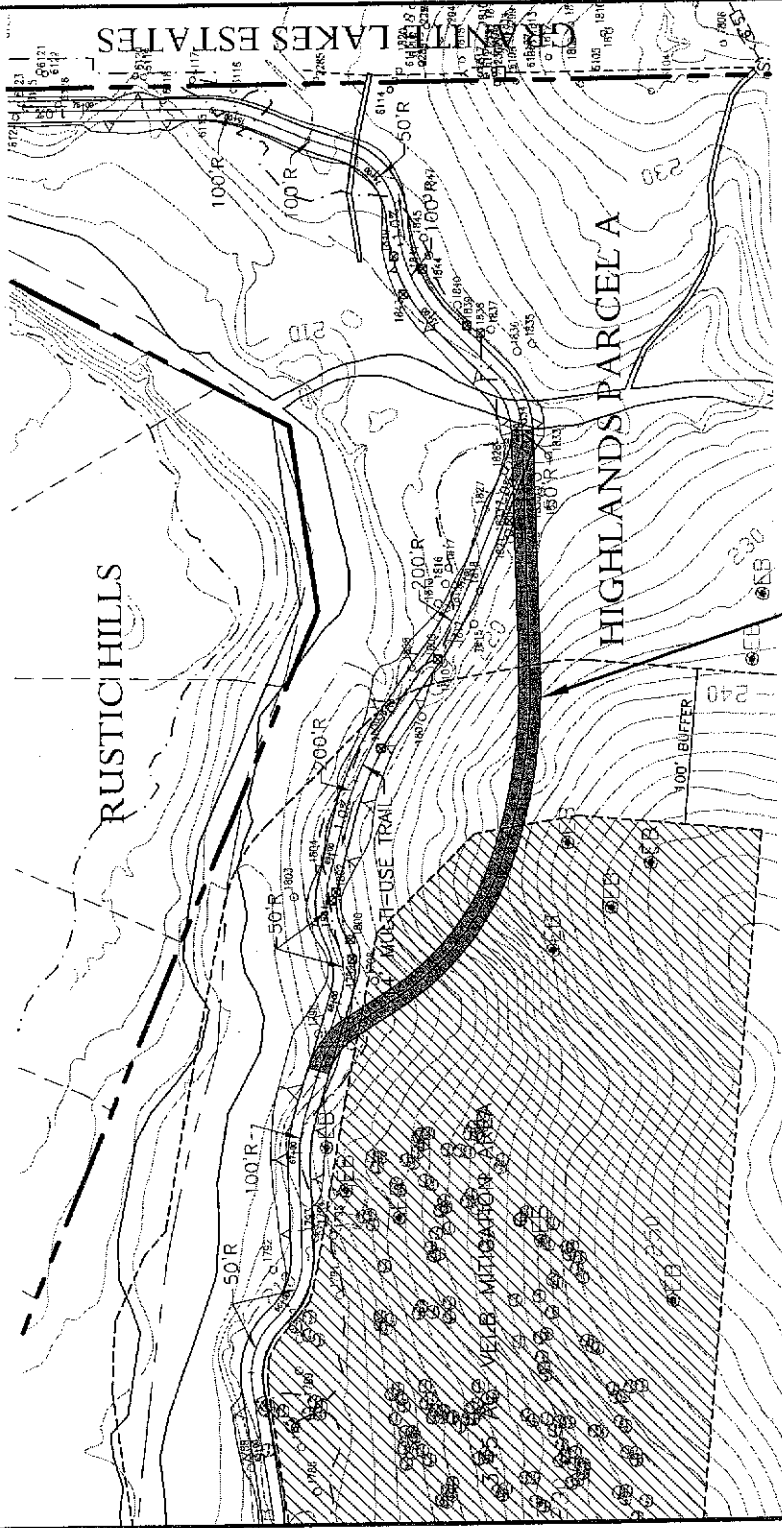
AREA 1

ALTERNATIVE TRAIL

1" = 100'

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VISTA OAKS/HIGHLANDS PARCEL A TRAIL ALTERNATIVES



TLA
ENGINEERING & PLANNING
1541 BUREAU BLVD., SUITE 100
ROSEVILLE, CA 95661 916.786.6983

EXHIBIT 2

ALTERNATIVE TRAIL

AREA 3



TLA JOB#: 99028 DATE: SEPTEMBER 19, 2006

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DRAFT

CITY OF ROCKLIN MINUTES OF THE PLANNING COMMISSION MEETING

October 3, 2006
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.ci.rocklin.ca.us)

1. Meeting Called to Order at 6:30 p.m.
2. Pledge of Allegiance was lead by Commission Weibert
3. Roll Call

Commissioner Sully, Chairwoman
Commissioner Coleman, Vice Chairman
Commissioner Shirhall
Commissioner Menth
Commissioner Weibert

Others Present:

Terry Richardson, Community Development Director
Sherri Abbas, Planning Services Manager
Crystal Hodgson, Assistant City Attorney
Bret Finning, Associate Planner
Laura Webster, Senior Planner
Vicki Jones, Administrative Clerk II
Jee Choy, Senior Engineer
David Mohlenbrok, Senior Planner

About 27 others

4. Minutes - August 15, 2006 & September 19, 2006 were approved.

Correspondence - *None*

Citizens Addressing the Commission on Non Agenda Items - *None*

Scheduled Items:

7. VISTA OAKS / HIGHLANDS FINAL EIR, EIR-2002-01 PUBLIC HEARING

VISTA OAKS

GENERAL PLAN AMENDMENT, GPA-2002-04
GENERAL DEVELOPMENT PLAN, PDG-2001-07
REZONE, Z-2002-02
TENTATIVE SUBDIVISION MAP, SD-2001-04
TREE PRESERVATION PLAN PERMIT, TRE-2001-30

DESIGN REVIEW, DR-2002-21

HIGHLANDS PARCEL A

GENERAL PLAN AMENDMENT, GPA-2006-03

GENERAL DEVELOPMENT PLAN, PDG-2003-02

REZONE, Z-2006-04

TENTATIVE SUBDIVISION MAP, SD-2003-05

TREE PRESERVATION PLAN PERMIT, TRE-2003-33

Vista Oaks – A request for approval of a general plan amendment to amend the locations and reduce the total area designated Low Density Residential (LDR) from 46.3 acres to 33.7 acres, amend the locations and increase the area designated Recreation Conservation (R-C) from 44.1 acres to 59.4 acres, and eliminate 2.7 acres designated Rural Residential (RR); a rezone and general development plan to change the zoning designation on the project site from Planned Development 1.5 dwelling units per acre (PD-1.5) to Planned Development 1.08 dwelling units per acre (PD-1.08) and establish development criteria; a tentative subdivision map and a tree preservation plan permit to allow the 93 acre site to be subdivided into 100 single family residential lots, on approximately 32.3 acres (including streets), and five open space parcels, on approximately 60.9 acres; and a design review to establish special grading and construction requirements for the Phase I area of the subdivision.

Highlands Parcel A – A request for approval of a general plan amendment to amend the locations and change the project site land use designation from 25.2 acres Low Density Residential (LDR) to 24.5 acres Rural Residential (RR), and amend the locations and increase the area designated Recreation Conservation (R-C) from 4.9 acres to 5.6 acres; a rezone and general development plan to change the zoning designation on the project site from Planned Development 1.5 dwelling units per acre (PD-1.5) to Planned Development 0.67 dwelling units per acre (PD-0.67) and establish development criteria; a tentative subdivision map and a tree preservation plan permit to allow the 30.14 acre site to be subdivided into 20 single family residential lots, on approximately 7.27 acres (including streets), and four open space parcels, on approximately 22.89 acres.

The project sites are generally located in the City of Rocklin along Secret Ravine Creek easterly of Interstate 80 at the southerly terminus of China Garden Road and north of the Rocklin City Limit. APN # Vista Oaks: 046-010-007 & 046-020-003, Highlands Lot A: 046-020-039.

The properties are zoned Planned Development 1.5 dwelling units per acre (PD-1.5) and Open Area (OA). The General Plan designation is Low Density Residential (LDR), Rural Residential (RR), and Recreation – Conservation (R-C).

An environmental Impact Report has been prepared for the two projects. The Final EIR consists of: (1) Revised Summary Table, (2) Responses to comments received on the Draft EIR, and (3) A Mitigation Monitoring Program.

The applicant is Terrance Lowell and Associates. The property owners are: Vista Oaks – Ronald Guntert Jr., Highlands Parcel A – Elliot Homes, Inc.

Sherri Abbas explained that there were two parts to this presentation.

David Mohlenbrok presented Part I of the staff report.

The Commission had no questions for Staff pertaining to Part I of the staff report.

Bret Finning presented Part II of the staff report.

The Commission had no questions for Staff pertaining to Part II of the staff report.

Vista Oaks –

Steve Spain, TLA, stated that the Vista Oaks portion of the map had once been heard by the Planning Commission and sent to the City Council with a recommendation of approval in 1990. He commented that the tree impact the numbers in the staff report and EIR are the surveyed trees only. He said that they had gone back and surveyed all of the trees for the entire property and they would only have a 23% reduction in trees for all of Vista Oaks and a 26% reduction in trees for all of Highlands. He pointed out that the density of build-out for Highlands is 23% and Vista Oaks is 61% of what was allowed in the General Plan. He felt that the General Plan open space boundary was based upon the 100 year flood plain and that this was what defined the land use. He stated that the project's benefits were a 58 acre passive park that would be turned over to the City of Rocklin, a turnkey park as part of the project, the quarter acre parcel for the entry sign, should the City decide to build one, an extended sound wall past the project to tie into the existing sound wall, natural gas would be brought down China Garden Road (which would potentially allow Rustic Hills to hook into the natural gas line), there would be 5110 linear feet of pedestrian trail in the Vista Oaks project and Highlands would build another 1720 linear feet, and the developer would also build a low water emergency bridge. He stated that they agreed to enter into a fair share agreement to define cost contributions towards Monument Springs Bridge. He stated that they had met with the residents of Rustic Hills to try and work with their concerns. He also pointed out that he feared that if affordable housing was put into the project that it may over burden the project financially.

Terry Lowell, TLA, addressed the issues of the 100 year flood plain along Secret Ravine and the bridge's possible impact on Rustic Hills; and the issue of storm water pollution prevention. He pointed out that the bridge was placed in the proposed location in order to get it as far down stream from Rustic Hills as possible. He stated that the low water bridge would have multiple spans. He addressed two worst case scenarios. The first was that one whole bay of the bridge would be blocked with debris and the second worse case scenario was to assume that the railing on the top of the bridge was also blocked with debris. He said that the probability of one or both of the scenarios happening was small and would probably never happen but just to see what would happen in either of those events they did the hydraulic modeling and it still showed that at the boundaries of Vista Oaks and Rustic Hills would have no increase in the 100 year water surface. He asked for a change in the requirement that the developer pay the City to hire a storm water management professional to oversee the person that they were already required to hire. He requested that there be a budgetary limitation on the City's storm water management professional of 4 hours per week during the wet season and 2 hours per week during the dry season.

The Commission had questions for the applicant regarding the following:

1. Commissioner Menth stated that there was a reference to the "benefits" of the project and asked for definition of the term and how it would be recognized for purposes of implementing affordable housing.
2. Commissioner Menth asked if there had been a discussion between the staff and the applicant in regards to the benefits vs. affordable housing and how long prior to the meeting had this discussion taken place. He also wanted to know if the affordable housing issue was based on a case by case situation and was negotiable.

3. Commissioner Sully asked how the City was doing on the affordable housing state mandated requirements.
4. Commissioner Coleman asked if the water management professional would be hired for a 12 month period or for the duration of the construction. He wanted to know if the City was going to hire a storm water management professional no matter how long the duration would be.
5. Commissioner Coleman asked if the sound wall on Phase II was a requirement that the City would like to see or if it was something that the developer wanted and is a sound wall back that far was really needed. He asked if the wall was necessary with all of the oak trees that were on the property and wanted to know about large harbor area that would be a collector of sound and was not protected by sound walls.
6. Commissioner Coleman asked that the billboard issue be clarified.
7. Commissioner Coleman wanted a clarification in regard to the trail system and how they could withstand a 100 year flood.
8. Commissioner Shirhall asked if the permit fees covered the inspectors, for example the building inspectors or if we could increase the fees to cover the storm water management professional.
9. Commissioner Weibert asked if there was a way that the signs through leasing could be used to benefit the City as far as the kind of advertisement used.
10. Commissioner Sully asked if the applicant could accept the language that Terry Richardson had suggested in regard to the storm water specialist.
11. Commissioner Coleman asked what would happen if there were 2 storm water management specialists on site and they disagreed.
12. Commissioner Shirhall stated that the applicant referenced a General Plan approval in 1990 with 159 houses. He wanted to know where they had planned to put those houses.

The hearing was opened to the public for their comments.

Julie Vasco, 3615 Wood Glade Court in the Woodside Development, stated that she would like to see a sound wall along the Woodside portion of the freeway.

Cliff Keller, 6285 Rustic Hills Drive, stated he was concerned with the steepness of a portion of the trail and that there would be some ADA issues that couldn't happen. He would like to see the trail moved as far away from the creek as possible and still meet the ADA issues.

Mike Anderson, 5350 Rustic Hills, stated that he thought that China Garden Road (in front of Rustic Hills) should be upgraded with a sidewalk. He also asked if the park would be a turnkey park. He also requested that they put in a kiosk in for the Chinese history.

Commissioner Menth pointed out that he saw a sidewalk on a map he was looking at and asked where it would be located.

Bret Finning stated that the sidewalk was only a proposed sidewalk within the Phase I portion of Vista Oaks and would not extend beyond that project site.

David Baker, 5213 Del Vista Way, stated that he was a representative of the Dry Creek Conservancy. He agreed with the staff's point about the storm water monitors. He stated that he didn't see the letter dated 1/17/05 reflected in the comments of the environmental report. He felt that it was very important that the bridge be done right so that it did not create stressors for the salmon. He stated that he was concerned about the sewer lines and how they would cross the creek. He also agreed that there should be a kiosk for the Chinese heritage.

Joe Drab, 6235 Rustic Hills Drive, wanted to address the issue of having some kind of a bike trail on China Garden Road. He commented that he would also like to see a stop sign at the last Rustic Hills intersection, restricted access to the trail, storm water monitors & restrooms in the park.

Bob Stetson, 6290 Rustic Hill Drive, stated that he was concerned about low level bridge for emergency access only. He also commented that he was concerned with the slope of the bike trail, the children having safe access to the park, and that he would like to see the logs for the storm water maintenance accessible to the public regarding storm water management.

Questions to staff:

1. Commissioner Sully asked about the noise impact to the Woodside community.

Jim Brennan, JC Brennans Associates, stated that they use 3db increase to determine impact because that is when it is perceptible. He reiterated there would be no impact to the Woodside area.

2. Commissioner Coleman wanted to know if there were any reflection advantages from one material to the other, if there were any advantages to different angles.
3. Commissioner Sully asked how the sound wall would affect the access for the children going to bus stops and between projects, and how the sewer lines would cross the creek. She was concerned about the City's right to encroach upon the Elderberry preserve even if the plants were dying. She wanted to know if the City was responsible for the preserve.
4. Commissioner Coleman wanted to know what the requirement is in regard to keeping the maintenance logs available to the public.

Jee Choy stated that the reports should be kept on site. The City inspectors' reports are kept in the City inspector's files. He was not sure if it was required by the state that the reports be accessible to everybody.

5. Commissioner Sully wanted to know if it was possible to put a kiosk for the Chinese history and a bathroom in the park.
6. Commissioner Coleman was concerned about the access of the cars to the trail and wanted to know if there were a way to control them.
7. Commissioner Sully commented on the safety issue with the children on the bike trail. She requested that this be looked into.

8. Commissioner Coleman wanted to know what the penalty to the City is if only 98% of the requirement for affordable housing was reached

Terry Richardson stated that the general plan can be challenged if it's not being implemented properly, sometimes funding is affected, and that it can affect Community Development block grants, home grants, etc.

Commissioner Coleman stated with that with the need for the 10% affordable housing on one hand, that on the other hand this developer is doing a lot of things to give the City a project where all the public comment was positive which told him that they were meeting the needs of the general public in developing this project. He felt that it was a great project. He felt that the developer had done a lot in downsizing, open area, and amenities. He felt that the City should remove the 10% affordable housing on both of the projects.

He stated that if the City needs an entry sign in that area that he would approve of one. On the issue of storm water management, he stated that this was an issue that could be negotiated between Staff and the applicant. He stated that he was opposed to the billboards.

He stated that he was comfortable with the sound test, that the sound walls were adequate and met the needs of the community. He supported the project and stated that it was a fine looking project and that it was well accepted by the community.

Commissioner Sully disclosed that she wanted to let the public know that she had an exparte communication with the applicant but hadn't made any decisions prior to the Planning Commission meeting. She asked if any of the other commissioners had an exparte with the applicant.

Commissioners Shirhall and Menth stated that they too had an exparte communication with the applicant. Commissioners Weibert and Coleman had not.

Commissioner Weibert stated that she would be in favor of applying the 10% affordable housing rule to all developments within the community of Rocklin. She stated it is very important that the City of Rocklin provide their own management component on the storm water management issue. She didn't like the signage along the freeway and felt that there would be management issues with the graffiti, etc. She was satisfied with the engineer's report regarding the walls. She stated that she felt it was a nice project and supported it.

Commissioner Menth stated that according to Staff, the 10% requirement was negotiable and, therefore, he was not overly concerned about any impact that may suffered from an enforcement agency if they did not apply the 10% in this case.

He felt in regard to the SWPP issue that, a monitor on behalf of the City was better in this instance.

He was opposed to the billboards stating that he thought they were problematic and ugly. He was satisfied with what had been discussed regarding the sound walls. He made a recommendation to the City Council to direct Staff as to issues relative to a bike lane, sidewalk,

painted stripe, or some method by which local children and users of footpaths are protected relative to traffic on China Garden.

Commissioner Shirhall stated that he was confident in the project and the environmental document he reviewed and its mitigation and monitoring programs. He noted that the proposal was consistent with the City's General Plan. He would approve of a kiosk or maybe a monument stone reflecting the heritage of the area in the new park. He felt that another great aspect of the plan was that it would help achieve the General Plan goals.

He opposed the billboard and felt that removing it would clean up the area. He approved of the extensive hiking trails.

He wanted to strike the words "cedar fence option" and stated that he thought it should be all redwood fencing.

He stated that in this case, based on what the City was receiving in parks and hiking trails and saving woodlands, that we were ending up with a great project and that in this instance the City could do away with the affordable housing component.

He appreciated Terry Lowell coming up with some SWPP language to work through. He thought that it was something that needed to be defined prior to the City Council hearing.

He thought that the sound wall was adequate. He was very pleased with this plan and recommended approval.

Commissioner Sully was undecided on the issue regarding the 10% affordable housing and felt that Staff and the applicant could work on negotiating this prior to the City Council meeting.

She commented that she thought all the commissioners thought it was a good idea that there be something worked out in regard to the storm water pollution management issue. She thought it was proactive on the City's part and that whatever could be done to help water quality was a good idea.

She stated that she felt everybody wanted to remove the billboards.

She agreed with her fellow commissioners that the sound wall was adequate. She agreed with Commissioner Menth's comments in making sure that they make a recommendation to City Council regarding the safety issues on China Garden Road. She also stated that she hoped Staff would alert the police department about the problem with the cars down at the end of China Garden Road.

She said that she concurred with Commissioner Shirhall's statement requiring putting in redwood rather than cedar on the posts in the project.

Commissioner Weibert stated that it was possible for a developer to be subject to the 10% and not have to provide the low income housing within either one of the two projects. She felt that it

could be because of a monetary contribution or to they could provide the low income housing in a different section of the City not necessarily in this project.

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING TO THE CITY COUNCIL CERTIFICATION OF A FINAL ENVIRONMENTAL IMPACT REPORT, MAKING OF FINDINGS OF OVERRIDING CONSIDERATIONS, APPROVAL OF A MITIGATION MONITORING PROGRAM AND DIRECTING THE ENVIRONMENTAL COORDINATOR OF THE FILE A NOTICE OF DETERMINATION (VISTA OAKS/HIGHLANDS PARCEL A EIR/EIR-2002-01) was approved by the following vote:

AYES: Commissioners Shirhall, Coleman, Sully, Weibert & Menth
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF ROCKLIN FROM LOW DENSITY RESIDENTIAL (LDR) TO RURAL RESIDENTIAL (RR), FROM RECREATION CONSERVATION (R-C) TO RURAL RESIDENTIAL (RR) AND FROM LOW DENSITY RESIDENTIAL (LDR) TO RECREATION CONSERVATION (R-C) (Highlands Parcel A /GPA-2006-03) was approved by the following vote:

AYES: Commissioners Shirhall, Coleman, Sully, Weibert & Menth
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A REZONING TO PLANNED DEVELOPMENT - 0.67 AND ADOPTING A GENERAL DEVELOPMENT PLAN (HIGHLANDS PARCEL A / Z-2006-04, PDG-2003-02) was approved by the following vote:

AYES: Commissioners Shirhall, Coleman, Sully, Weibert & Menth
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAY (HIGHLANDS PARCEL A / SD-2003-05, TRE-2003-33) was approved by the following vote:

AYES: Commissioners Shirhall, Coleman, Sully, Weibert & Menth
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A DESIGN REVIEW (VISTA OAKS / DR-2002-21 – PHASE I ONLY) was approved by the following vote:

AYES: Commissioners Shirhall, Coleman, Sully, Weibert & Menth
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN AMENDMENT TO THE GENERAL PLAN OF THE CITY OF ROCKLIN FROM RURAL RESIDENTIAL TO LOW DENSITY RESIDENTIAL (LDR), FROM RECREATION CONSERVATION (R-C) TO LOW DENSITY RESIDENTIAL (LDR), AND FROM LOW DENSITY RESIDENTIAL (LDR) TO RECREATION CONSERVATION (R-C) (VISTA OAKS /GPA-2002-04) was approved by the following vote:

AYES: Commissioners Shirhall, Coleman, Sully, Weibert & Menth
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A REZONING TO PLANNED DEVELOPMENT – 1.08 AND ADOPTING A GENERAL DEVELOPMENT PLAN PER DISCUSSION DELETING CEDAR (VISTA OAKS / Z-2002-02, PDG-2001-07) was approved by the following vote:

AYES: Commissioners Shirhall, Coleman, Sully, Weibert & Menth
NOES: None

ABSENT: None
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Shirhall and seconded by Commissioner Menth, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A TENTATIVE SUBDIVISION MAP (VISTA OAKS / SD-2001-04, TRE-2001-30) was approved by the following vote:

AYES: Commissioners Shirhall, Coleman, Sully, Weibert & Menth
NOES: None
ABSENT: None
ABSTAIN: None

Motion carried: 5/0

Discussion

- **Commissioner Weibert would be absent at the October 17 meeting**
- **Yellow sign at the American Furniture Store.**
- **Binders**
- **Opus truck trailer as billboard.**
- **Safeway at Park and Sunset being remodel**
- **Cleaning area up – bundles have been there for a week and a half**
- **Post office**
- **Proposed Lowes**
- **Wal-Mart Superstore**
- **Sierra College/Rocklin Road**
- **McDonalds**
- **Nugget Shopping Center**

9. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Vicki Jones
Administrative Clerk II