

RESOLUTION NO. 2016-179

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING
A TENTATIVE PARCEL MAP

(South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001)

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

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

A. Tentative Parcel Map (DL2015-0001) allows the subdivision of an approximately 2.8-acre parcel into two lots of approximately 1.63 acres and 1.18 acres generally located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way. (016-240-039)

B. A Mitigated Negative Declaration has been approved for this project via City Council Resolution No. 2016-177.

C. The City Council has considered the effect of the approval of this subdivision on the housing needs of the region, and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

D. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the objectives, policies, general land uses and programs in the City of Rocklin's General Plan.

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

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

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

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

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

Section 2. The South Whitney Mixed Use Townhomes and Medical Center / (DL2015-0001) tentative parcel map as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved by the City Council, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition, and each of these conditions must be satisfied prior to or concurrently with the submittal of the final map with the City Engineer for the purpose of filing. The agency and / or City department(s) responsible for ensuring implementation of each condition is indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Finance Districts

Prior to recordation of final map, the project shall be included in the appropriate City financing districts as needed to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Manager. (FINANCE, ENGINEERING, PUBLIC WORKS)

2. Riparian Area and Creek Protection

- a. An open space and conservation easement shall be recorded over that portion of the subdivision described as follows for purposes of riparian area and creek protection:

The area shown on the tentative parcel map exhibit that represents the delineated limits of the riparian habitat and the 50-foot top of bank setback line.

The easement shall be in substantial compliance with the City's form Grant Of Open Space And Conservation Easement, and shall prohibit, among other things, grading, removal of native or mitigation vegetation, deposit of any type of debris, lawn clippings, chemicals, or trash, and the building of any structures, including fencing except that required through the concurrent design review (DR2014-0016); provided, that native vegetation may be removed as necessary for fire abatement and flood control and protection pursuant to a permit issued by the California Department of Fish and Game. (ENGINEERING)

- b. The open space area shall be marked in the field with a post and cable fence as conditioned and shown on Exhibit A of the concurrent design review (DR2014-0016) or other suitable and permanent markers, to the satisfaction of the City Engineer and Environmental Services Manager. (PLANNING, ENGINEERING, ENVIRONMENTAL SERVICES)

3. Reciprocal Easements

A reciprocal access and parking easement, or its legal equivalent in a form acceptable to the City Attorney, shall be recorded over and between each of the parcels in the subdivision concurrent with the recording of the final map. (CITY ATTORNEY, ENGINEERING)

4. Validity

- a. This entitlement shall expire two years from the date of approval unless prior to that date a final map has been recorded or a time extension has been granted. (PLANNING)
- b. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA2015-0001), Rezone (Z2014-0009), General Development Plan (PDG2015-0005), and the Design Review/Oak Tree Preservation Plan Permit (DR2014-0016/TRE2015-0009) have been approved. (PLANNING, ENGINEERING)

PASSED AND ADOPTED this 28th day of June, 2016, by the following vote:

AYES: Councilmembers: Magnuson, Ruslin, Butler, Janda
NOES: Councilmembers: None
ABSENT: Councilmembers: Yuill
ABSTAIN: Councilmembers: None



Gregory A. Janda, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

P:\PUBLIC PLANNING FILES__ PROJECT FILES\South Whitney Mixed Use\Meeting Packets\CC 6-28-16\05 South Whitney Mixed Use CC Reso (DL2015-0001) - final.doc

EXHIBIT A

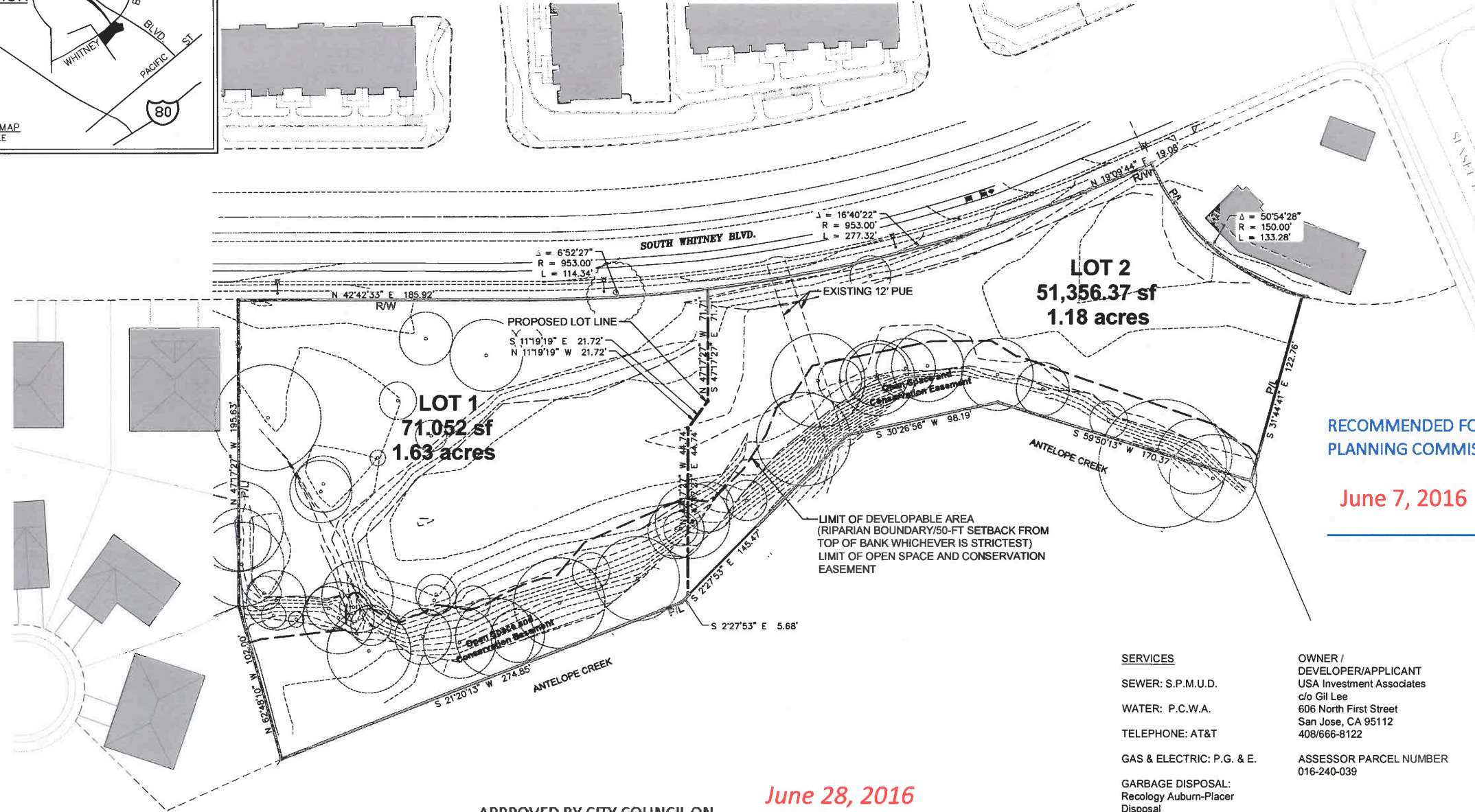
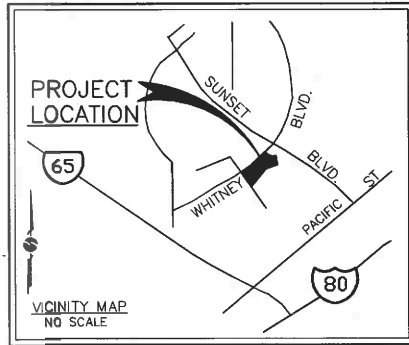
South Whitney Mixed Use Townhomes and Medical Center / DL2015-0001

Available at the Economic and Community Development Department, Planning Division

EXHIBIT A

DL2015-0001

TENTATIVE PARCEL MAP



RECOMMENDED FOR APPROVAL BY
PLANNING COMMISSION ON:

June 7, 2016 *Marc Mondell*

APPROVED BY CITY COUNCIL ON June 28, 2016

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SERVICES

SEWER: S.P.M.U.D.

WATER: P.C.W.A.

TELEPHONE: AT&T

GAS & ELECTRIC: P.G. & E.

GARBAGE DISPOSAL:
Recology Auburn-Placer
Disposal

OWNER / DEVELOPER/APPLICANT

USA Investment Associates
c/o Gil Lee
606 North First Street
San Jose, CA 95112
408/666-8122

ASSESSOR PARCEL NUMBER
016-240-039

PROPOSED POTENTIAL EASEMENTS:

- PCWA Water Line Easement
- SPMUD Easement
- Reciprocal: Access, Parking, Drainage Easements

USA Investments Associates
South Whitney Mixed Use
Rocklin, CA



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