

PLANNING COMMISSION RESOLUTION NO. PC-91-21

RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF ROCKLIN APPROVING
A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT
A TENTATIVE PARCEL MAP (DL-90-15)
AND A SPECIFIC PLAN USE PERMIT (SPU-90-37)
YANKEE HILL INDUSTRIAL PARK

The Planning Commission of the City of Rocklin does resolve as follows:

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

A. A negative declaration of environmental impacts for this project has been certified.

B. The proposed subdivision and use permit, together with the provisions for its design and improvement, is consistent with the zoning classification of the property.

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

D. The site is physically suitable for the proposed type land density for development.

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

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

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

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

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

Section 2. The Tentative Parcel Map (DL-90-15) and Specific Plan Use Permit (SPU-90-37), as depicted in Exhibit A attached hereto and by this reference incorporated herein, are approved subject to the following conditions:

Tentative Parcel Map

1. The location of fire hydrants and water main sizing shall be included on the improvement plans and shall be to the satisfaction of the Fire Chief and the Placer County Water Agency.
2. The developer shall provide sewer service to the satisfaction of South Placer Municipal Utility District.
3. Prior to filing a Parcel Map with the City, the subdivider shall meet with the local postal official to determine location of mailboxes. If special locations are required, easements or other map provisions shall be included on the Parcel Map and final improvement plans. If no special provisions are required, the subdivider shall provide a letter from the local U. S. Postmaster.
4. The developer shall provide, on final grading and improvement plans, and during the time of construction, provisions for dust control, revegetation of disturbed areas, and erosion control, to the satisfaction of the City Engineer.
5. All on-site, as well as off-site, improvements and related plans relative to streets, utilities, drainage and grading shall be approved by the City Engineer. Street improvements shall include, but not be limited to, sidewalks, curb and gutter.
6. Unless already executed, the developer shall enter into a written agreement with the City of Rocklin not to protest or oppose the establishment or formation of an improvement, assessment or similar district or area of benefit, or the levy or imposition of any assessment, fee, district or area of benefit, for the purpose of flood and drainage control in the City of Rocklin and adjacent areas which are or may be affected by development within the City of Rocklin. The agreement shall also indemnify the City against claims arising from the subdivider's construction of improvements of development of the subdivision and shall be recorded and binding on successor's in interest of subdivider.

7. The subdivider shall provide on final improvement plans such measures as are necessary to detain off-site drainage at predevelopment levels to the satisfaction of the City Engineer.

8. The subdivider shall prepare final improvement plans and bond for installation of same prior to recordation of the Parcel Map to the satisfaction of the City Engineer.

The improvements indicated on the final improvement plans shall be installed prior to issuance of the first Certificate of Occupancy.

The improvements on the final improvement plans shall include, but not be limited to, curb, gutter, sidewalk, fire hydrants, street lights, street striping, and street pavement. Specific improvements to be included on the final improvement plans are as follows:

A. Full intersection improvements at Pacific Street and Yankee Hill Road, as indicated on Exhibit A.

B. A twenty four (24) foot wide street section from the Pacific Street and Yankee Hill Road intersection, to a point northerly of the project driveway, as indicated on Exhibit A.

C. Frontage improvements along the project site, including a meandering sidewalk, as indicated on Exhibit A.

The subdivider may petition the City Council to establish a benefit district for the purpose of obtaining a reimbursement for any oversizing associated with the above identified improvements, as provided for under Rocklin Municipal Code Section 16.28.20 and Government Code Section 66487.

9. The subdivider shall bond for the design and construction of future street and frontage improvements for that northerly portion of Yankee Hill Road and adjacent project site frontage which is not indicated to be improved on Exhibit A, prior to recordation of the Parcel Map, to the satisfaction of the City Engineer.

10. The subdivider shall dedicate a public easement along the frontage of the site for a meandering sidewalk, prior to recordation of the Parcel Map, to the satisfaction of the City Engineer. The landscape treatment within this easement area shall be maintained by the project Property Owner's Association.

11. The roadway within the subdivision shall be fully improved and installed prior to the issuance of any building permit on any parcel to the satisfaction of the Chief Building Official and City Engineer.

12. Reciprocal easements for parking and access throughout the property shall be recorded with the Parcel Map to the satisfaction of the City Engineer.

13. The subdivider shall provide, with improvement plans, a typical street profile section assuring appropriate use of materials and design for heavy truck traffic to the satisfaction of the City Engineer.

14. At the time of the Parcel Map, the subdivider shall record a declaration of covenants, conditions and restrictions (CC and R's) to include at least the following items:

A. Establishment of a Property Owner's Association

B. Assignment of responsibility to the Property Owners' Association for the maintenance of streets landscaping, public utility services, outdoor lighting, parking, signage, common areas, and exterior colors consistency, and maintenance of structures.

C. Statement that the City may, at its option, cause maintenance of the common areas to be performed and assess (lien) the cost to the Property Owner's Association, in the event the common area is not maintained in accordance with the approved plans. (Ref.: Rocklin Municipal Code Chapter 17, Section 17.60.040)

D. The subdivider shall implement a parking Enforcement Plan prohibiting on-street parking and parking on the driveway pads adjacent to the roll-up doors on any building, to the satisfaction of the Community Development Director.

E. Repair and maintenance of trash enclosures, to the satisfaction of the Community Development Director.

F. Statement that all loading and unloading shall occur either within the buildings or in designated loading areas.

G. No dumpsters allowed in common areas.

15. Schools: Developer shall meet the following condition to mitigate impacts on school facilities: Developer shall pay Rocklin Unified School District fees under Government Code Section 53080 at time of issuance of building permit.

16. No grading may occur on the project area unless any existing oak trees are adequately protected by fencing or other methods to the satisfaction of City Engineer. Required fencing shall be installed outside of the driplines of those trees to be saved.

17. The Parcel Map shall record prior to the issuance of any building permits for this project to the satisfaction of the City Engineer.

18. The Tentative Parcel Map shall expire two years from the date of the resolution unless extended in accordance with the Rocklin Municipal Code to the satisfaction of the Community Development Director.

Specific Plan Use Permit

19. Prior to issuance of a building permit, the developer shall meet with the local postal official to determine the location of mailboxes to the satisfaction of the local U. S. Postmaster.

20. The developer shall provide a lighting plan, with the construction drawings for the Building Permit, that demonstrates there would be no adverse light or glare on adjacent properties to the satisfaction of the Community Development Director.

21. There shall be a minimum separation between buildings as required by the Uniform Building Code to the satisfaction of the Community Development Director and the Chief Building Official.

22. The applicant shall prepare and install a Final Landscape Plan to the satisfaction of the Community Development Director. The Final Landscape Plan shall be submitted with the project Building Permit application and implemented prior to issuance of Certificate of Occupancy to the satisfaction of the Chief Building Official and Community Development Director. The Final Landscape Plan shall include the following:

A. A legend of the common and botanical names of the specific plant materials to be used. The legend should indicate the size of the plant materials.

B. A description of soil amendments.

C. Irrigation Plan.

D. A listing of the names and model types of all mechanical equipment to be used.

E. A section diagram of proposed tree staking.

F. The inclusion of granite boulders in the landscaping.

23. The existing drainage culvert and sump areas shall be cleaned and appropriate erosion control measures taken, to the satisfaction of the City Engineer. Precautions shall be taken to assure no deleterious run-off into creeks and drainage areas, to the satisfaction of the City Engineer.

24. Fencing shall conform to the signage and fencing detail as shown on Exhibit A attached to the satisfaction of the Community Development Director.

25. The directory signs shall be designed and located to the satisfaction of the Community Development Director and the Fire Chief. The monument sign indicated at the Yankee Hill Road frontage of the site shall be located to assure safe site distance for motorists and pedestrians in the vicinity.

26. The property owner shall install trash enclosures in a number, size, and location prior to the issuance of Certificate of Occupancy to the satisfaction of Auburn Placer Disposal Company and the Community Development Director. Any trash recepticals not enclosed in a gated area of the individual lots shall be of masonry construction, to the satisfaction of the Community Development Director and Auburn Placer Disposal Company.

27. The developer shall install sprinklers in buildings as required by the Fire Chief.

28. Future uses shall be uses allowed within the M-1 zone, in addition to such C-3 uses as a dry cleaning plant, plumbing shop, or wholesale stores and storage, to the satisfaction of the Community Development Director. Uses requiring a Use Permit in an M-1 zone would require a use permit in this industrial complex.

29. Prior to issuance of the first Certificate of Occupancy the masonry wall shall be installed between the subject property and Yankee Hill Road, as indicated on Exhibit A, to the satisfaction of the Community Development Director.

30. The subdivider shall submit a master sign program prior to issuance of a Building Permit to be on file in the City Planning office to the satisfaction of the community Development Director.

31. This Specific Plan Use Permit shall expire two (2) years from the date of this resolution, unless a building permit has been issued Extensions on the Use Permit may be

applied for in accordance with the provisions of the Rocklin Municipal Code to the satisfaction of the Community Development Director.

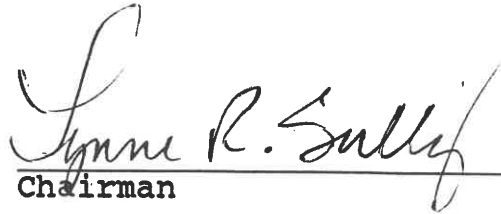
Passed and adopted this 2nd day of April, 1991 by the following roll call vote:

Ayes: Commissioners: McLellan, Meinzer, Cullivan, Sully

Noes: Commissioners: None

Absent: Commissioners: Moore

Abstain: Commissioners: None


Chairman

KHB:lls

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