

\* see Ord. 990 for Amendment  
\* see 1009 for 2014 Amendment \*

## EXHIBIT B

### DEL MAR BUSINESS PARK AREA GENERAL DEVELOPMENT PLAN PDG-2008-

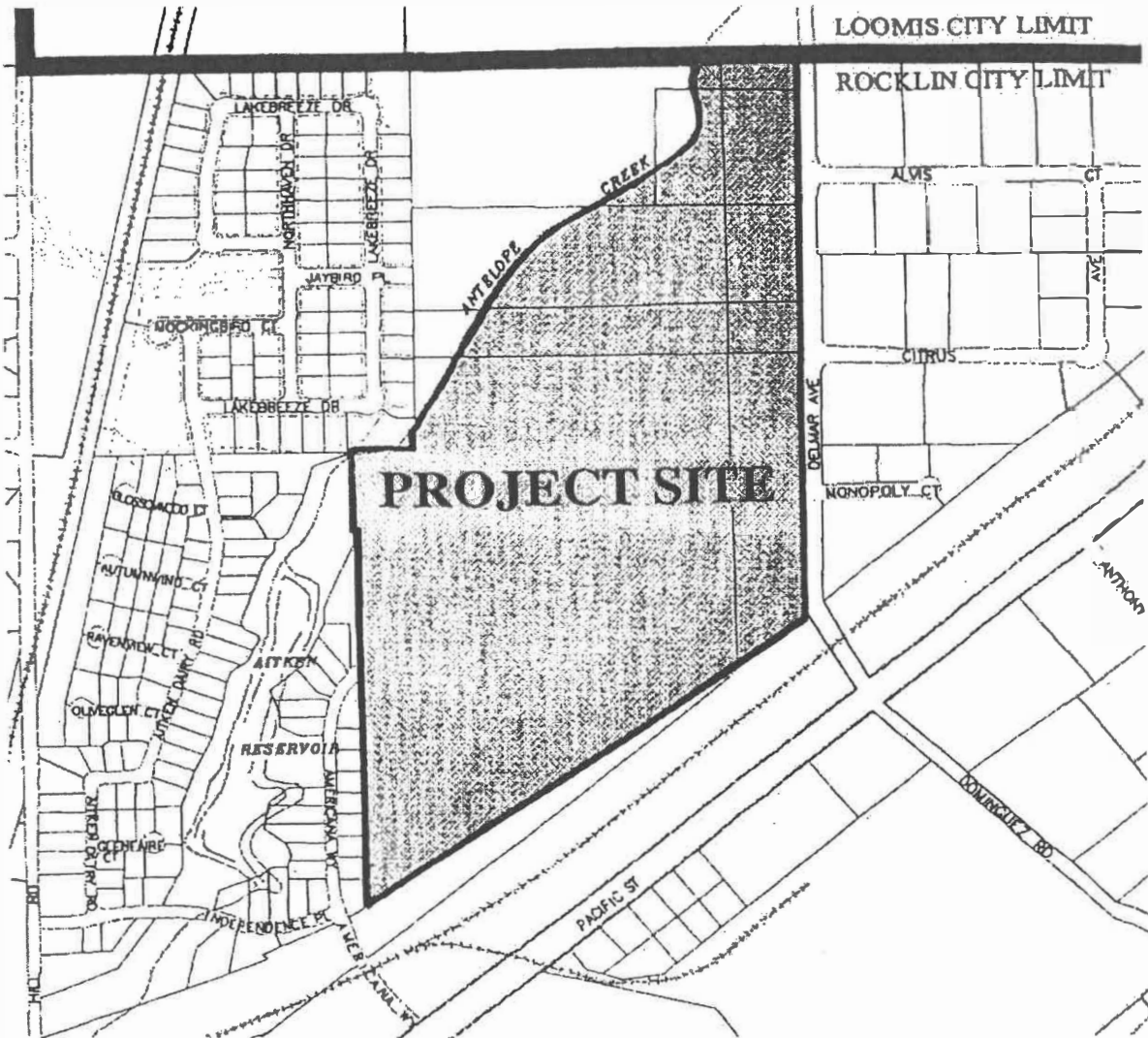
#### 1. PURPOSE.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding residential projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development. The Del Mar Business Park project area, located west of Del Mar Avenue and east of Antelope Creek, between the Rocklin/Loomis city limit line and the Union Pacific Railroad tracks, is an infill light industrial project area adjacent to existing residential and light industrial development. The General Development Plan is intended to establish development standards and encourage a creative and flexible approach to the development of the approximately 67.29 +/- acre area in a manner that integrates development with the site and surrounding development and to:

- a) Regulate the use of buildings, structures and land relative to light industrial development;
- b) Regulate the location, height, bulk, number of stories, and size of buildings and structures;
- c) Regulate the size and use of lots, setbacks and other open spaces;
- d) Regulate the percentage of lot which may be occupied by a building or structure;
- e) Regulate the intensity of land use;
- f) Establish permitted and conditionally permitted uses;
- g) Establish requirements for off-street parking.
- h) Provide for the Community Development Director or his designee to administer the implementation of the City of Rocklin Design Review Guidelines.

\* SUPERSEDED \*

**2. ZONE BOUNDARIES / MAP.**



Map indicating the area included in the Del Mar Business Park General Development Plan, PDG-2008-02.

**3. RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE.**

All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this General Development Plan unless otherwise specified herein. Whenever there is

a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

**4. ZONING DISTRICT.**

The following zoning district is designated in the Del Mar Business Park Area Planned Development:

**PD-LI** Light Industrial.

**Purpose:** To provide for restricted non-intensive manufacturing, research, and maintenance facilities which do not have a significant detrimental impact on surrounding properties or the environment.

**5. USES APPLICABLE TO PD-LIGHT INDUSTRIAL ZONE.**

The following table identifies Permitted, Conditionally Permitted, and Prohibited Uses. Hours of operation for all permitted uses shall be limited to 6:00 a.m. to 10 p.m. unless otherwise stated elsewhere in this ordinance or a conditional use permit authorizing different hours has been approved.

Uses			
<i>P = Permitted Use    U = Conditionally Permitted Use    Ø = Prohibited Use</i>			
<i>The Community Development Director may determine uses or activities, which are not explicitly stated herein to be permitted, conditionally permitted, or prohibited uses.</i>			
Any permitted or conditionally permitted use that would operate during the hours of 10:00 p.m. to 6:00 a.m.		U	
Auto & Marine related service		U	
Auto body and paint shop		U	
Automobile repair (light)		U	
Automotive repair (heavy)		U	
Bio-tech laboratories	P		
Blacksmith shop		U	
Boat building		U	
Book Binding	P		
Bottling plant	P		
Building materials, hardware, and home improvement stores (indoor only)	P		
Building materials, hardware, and home improvement stores (with outdoor storage and / or display)		U	
Cabinet shop		U	
Call centers			Ø
Computer hardware and software development and assembly	P		
Contractor's Yard	P		

Electric appliance, radio, television, and / or small motor service and repair	P		
Equipment / vehicle rental and / or storage		U	
Emergency Shelter	P		
Food and beverage processing plant	P		
Health, fitness, and / or sport centers			Ø
Janitorial services and / or supply sales	P		
Landscaping installation and / or maintenance service	P		
Light manufacturing , fabrication, assembly, component manufacturing, small parts processing	P		
Machine and Tool Shop, metal fabrication shop, welding shop		U	
Mailing and sorting services	P		
Medical offices & clinics, urgent care facility			Ø
Microbrewery, manufacturing and bottling for wholesale distribution	P		
Mini-storage (See special restrictions in Section 7 below.)	P		
Moving and Storage Service			Ø
Offices (appurtenant to primary uses only)	P		
Outdoor plant sales / nursery	P		
Outside storage (that is appurtenant to a permitted or conditionally permitted use and that is fully screened).	P		
Pest control Service	P		
Pet grooming services	P		
Places of assembly (i.e. churches, fraternal organizations, lodges)			Ø
Printing shops, drafting, blueprint, Photostat services	P		
Professional office			Ø
Public utility service yards	P		
Research and development	P		
Restaurant / Deli / Coffee Shop (occupies more than 25% of the floor area of any single building)			Ø
Restaurant / Deli / Coffee Shop (occupies no more than 25% of the floor area of any single building)	P		
Retail Commercial			Ø
Retail sales (appurtenant to primary use only)	P		
Taxidermy	P		
Upholstery Service / Shop	P		
Veterinary clinic	P		
Vocational School			Ø
Warehouse and distribution Center for a single tenant/ Occupied space less than or equal to 75,000 square feet.**	P		
Warehouse and distribution Center for a single tenant/ Occupied space between 75,001 and 100,000 square feet **		U	
Warehouse and distribution Center for a single tenant/ Occupied space equal to or greater than 100,001 square feet **			Ø

\*\* Warehouses and distribution centers that occupy buildings where there are multiple tenants within said building and whose individual tenant spaces do not occupy more than 75,000 square feet shall be considered a permitted use. For example, a 77,000 square foot building divided into seven 11,000 square foot tenant spaces is permitted. However, the same building cannot be occupied by one single warehouse/distribution center tenant unless a condition use permit has been approved for said use.

## 6. DEVELOPMENT STANDARDS

- |   |                |
|---|----------------|
| a) Min. lot area  | 10,000 sq. ft. |
| b) Min. lot width   | 100'           |
| c) Min. lot depth   | 100'           |
| d) Setbacks for Structures*:  |                |
| Front -   | 25'            |
| Front (to parking areas) -  | 15'            |
| Side -  | 10'            |
| Street Side-  | 10'            |
| Rear -  | 10'            |
| * All setbacks are minimums and may be increased by the decision making body. |                |
| e) Max. lot coverage -  | 60%            |
| f) Max. building height -   | 30'            |

## 7. MINI-STORAGE FACILITIES.

The following special provisions apply only to mini-storage facilities:

- a) Mini-storage uses shall be allowed only in the 6 +/- acre area immediately adjacent to residential area along Americana Way as indicated on the map below (referred to herein as "Mini-storage District"). Mini-storage shall not be allowed elsewhere within the General Development Plan boundaries. The easterly boundary of the Mini-storage District may be modified by the Director of Community Development slightly to accommodate a specific development proposal but in no event shall the district be less than 5 acres or greater than 6.25 acres in area.



## 8. SPECIAL STANDARDS

### a) Noise

- i. Use of a public address system that can be heard outside of a building is prohibited.
- ii. Delivery trucks and loading dock operations shall be restricted to the daytime hours of 7:00 a.m. to 10:00 p.m. This time restriction does not apply to trash pick-up services. Delivery hours shall be posted at all appropriate locations.
- iii. If dust collection systems are needed by any future tenant, such systems shall be shielded from the residences to the west and north of the project area and shall comply with the City of Rocklin noise level criteria.

### b) Buffering of Residential Uses

To reduce potential visual and noise impacts from development within the Del Mar Business Park Area on adjacent residential uses, each proposed development shall demonstrate to the satisfaction of the City that adequate buffering, including but not limited to the use of earthen berms, masonry walls, landscaping, increased setbacks, building walls, building orientation, site design, or some combination thereof, have been incorporated into the project.

## 9. DESIGN REVIEW

- a) The Design Review Guidelines of the City of Rocklin, adopted by the City Council March 11, 2008, are to be used by developers and staff in understanding and implementing the City's goals and objectives for high quality development within the Del Mar Business Park. The guidelines shall complement the mandatory site development regulations contained within this General Development Plan.
- b) Upon submission of a complete design review application and applicable fees the Community Development Director, or his or her designee, shall determine if a proposed development complies with the Design Review Guidelines adopted by the City Council. Upon a determination of compliance by the Community Development Director, or his or her designee, a design review permit shall be issued for the project.
- c) If staff determines that an application does not comply with the Design Review Guidelines the applicant may either modify the plans to comply or appeal to the Planning Commission for consideration of the plans as originally submitted.

- d) If an applicant wishes to file an appeal of the staff determination to the Planning Commission, upon payment of applicable fees a public hearing shall be held at a regularly scheduled meeting of the Planning Commission. All property owners affected by this specific plan use permit as well as those within a standard public hearing mailing radius shall be notified of the meeting date and the nature of the application.
  
- e) Decisions of the Planning Commission may be appealed to the City Council as set forth in Chapter 17.86 Appeals.



ORDINANCE NO. 940

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING A REZONE TO  
PLANNED DEVELOPMENT LIGHT INDUSTRIAL  
AND ADOPTION OF A GENERAL DEVELOPMENT PLAN  
(DEL MAR BUSINESS PARK/ Z-2008-04, PDG-2008-02)

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

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

A. The Project Area addressed by this ordinance is generally located west of Del Mar Avenue, east of Antelope Creek and the Yankee Hill Estates Subdivision, north of the Union Pacific Railroad right of way, and south of the Loomis / Rocklin City (that are designated Light Industrial (LI) on the Rocklin General Plan) and is an area of approximately 67.29 acres.

B. All land within the Project Area has a general plan land use designation of Light Industrial, and the Project Area has had a Light Industrial general plan land use designation for approximately 20 years or more.

C. State planning law requires zoning to be consistent with the general plan. This ordinance corrects the City Of Rocklin Zoning Map, which currently designates the northerly portion of the Project Area RA-3 and RA-10 (Rural Agriculture 3 or 10 acre minimum), and rezones this portion of the Project Area to Planned Development-Light Industrial (PD-LI). This change of zone is the completion of City actions necessary to make the zoning for these properties consistent with the General Plan as required by State Law.

D. The City Of Rocklin Zoning Map currently designates the southerly portion of the Project Area as Planned Development Light Industrial (PD-LI), however as set forth in Rocklin Municipal Code Chapter 17.60, every Planned Development zone must have a corresponding General Development Plan.

E. General Development Plan PDG-2008-02 establishes land use and development criteria tailored specifically for the Project Area. Adoption of this general development plan over the Project Area will complete the process started by the City when it designated the southerly portion of the Project Area as Planned Development Light Industrial on the City Of Rocklin Zoning Map, and is the required general development plan for the northerly portion of the Project Area rezoned by this ordinance.

F. A Notice of Exemption has been approved for approval for this project via City Council Resolution No. PC-2008-43.

G. The proposed general development plan is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.

H. The area is physically suited to the uses authorized in the proposed general development plan.

I. The proposed general development plan is compatible with the land uses existing and permitted on the properties in the vicinity.

J. The land uses, and their density and intensity, allowed in the proposed general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.

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

Section 2. The City Council of the City of Rocklin hereby approves the rezone of the northerly portion of the project area Planned Development Light Industrial (PD-LI) as shown Exhibit A, attached hereto and incorporated by this reference herein.

Section 3. The City Council of the City Of Rocklin approves the general development plan as set forth in Exhibit B, attached hereto and incorporated by this reference herein.


Section 4. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on August 26, 2008, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on September 9, 2008, by the following roll call vote:

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

  
\_\_\_\_\_  
Brett Storey, Mayor

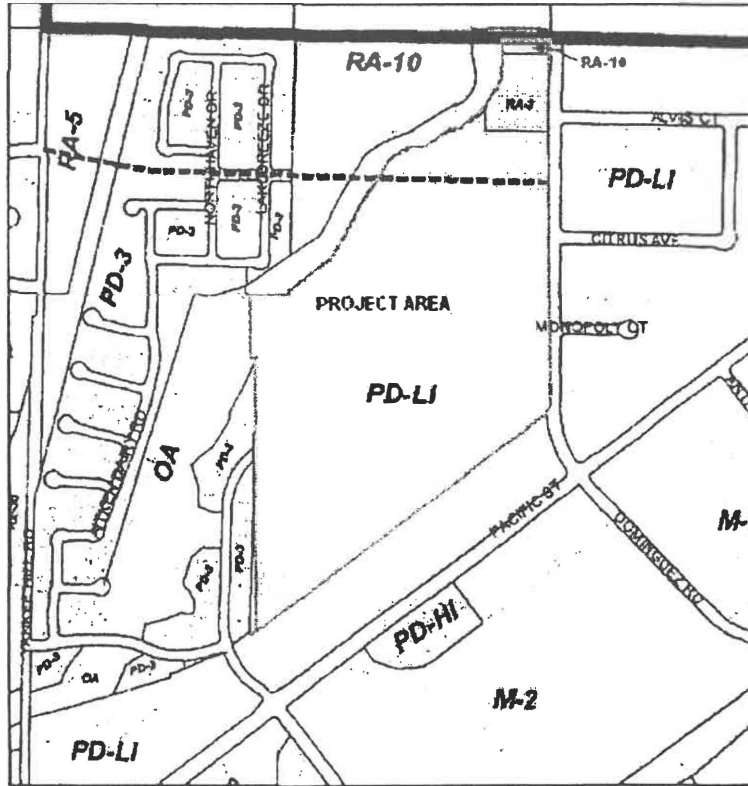
ATTEST:

  
\_\_\_\_\_  
Barbara Ivanusich, City Clerk

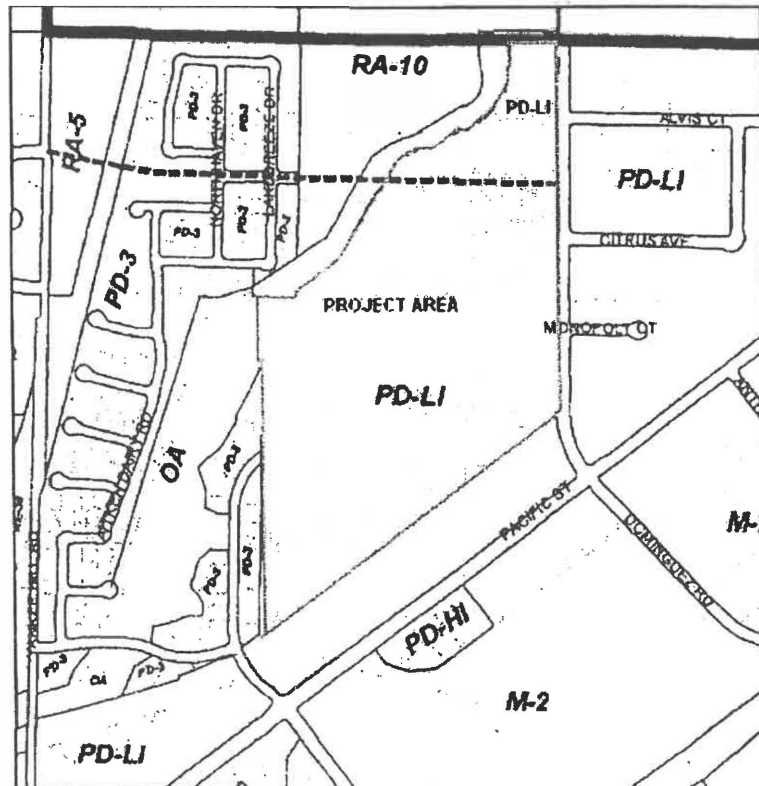
First Reading: 8/26/08  
Second Reading: 9/9/08  
Effective Date: 10/9/08

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EXHIBIT A  
Existing and Proposed Zoning



*Existing Zoning of Project Area*



*Proposed Zoning of Project Area*

Ordinance 940 to allow up to 9.5 acres of ministorage and/or boat and RV storage, as described in Exhibit A, attached hereto and incorporated by reference herein.

Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within 15 days, shall cause a summary of the ordinance, prepared by the City Attorney and with the names of the City Council members voting for and against the ordinance, to be published in the Placer Herald, and shall post in the office of the City Clerk a certified copy of the full text of the ordinance, along with the names of those City Council members voting for and against the ordinance. The publication of a summary of the ordinance in lieu of the full text of the ordinance is authorized only where the requirements of Government Code section 36933(c)(1) are met.

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on November 13, 2012, by the following vote:

AYES: Councilmembers: Yuill, Hill, Magnuson, Ruslin, Storey

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on November 27, 2012, by the following vote:

AYES: Councilmembers: Magnuson, Yuill, Hill, Ruslin, Storey

NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



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Brett Storey, Mayor

ATTEST:



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Barbara Ivanusich, City Clerk

First Reading: 11/13/12

Second Reading: 11/27/12

Effective Date: 12/27/12

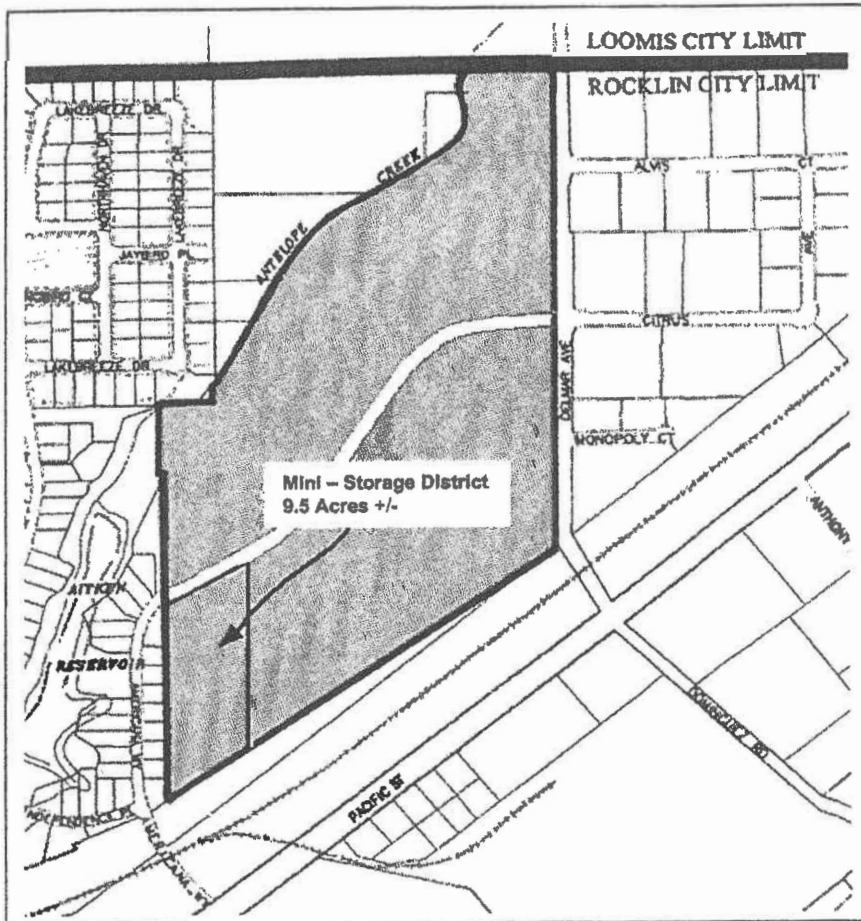
EXHIBIT A

Section 7 of Exhibit B to Ordinance 940 is hereby amended to read as follows:

7. MINI-STORAGE FACILITIES.

The following special provisions apply only to mini-storage facilities:

- a) Mini-storage uses shall be allowed only in the 9.5 acre area immediately adjacent to residential area along Americana Way as indicated on the map below (referred to herein as "Mini-storage District"). Mini-storage shall not be allowed elsewhere within the General Development Plan boundaries. The easterly boundary of the Mini-storage District may be modified by the Director of Community Development slightly to accommodate a specific development proposal but in no event shall the district be less than 5 acres or greater than 9.5 acres in area.



Map indicating the approximate boundaries of the "Mini-storage District" wherein mini-storage is a permitted land use. Mini-storage is not a permitted or conditionally permitted use elsewhere in the within the General Development Plan area.

- b) The hours of operation for a mini-storage facility shall be 7 a.m. to 9 p.m.
- c) No power outlets shall be permitted within storage units.
- d) Storage units shall not be used for any purpose other than passive storage and no other ancillary uses shall be allowed including but not limited to auto repair and individuals or groups performing or practicing on musical instruments of any type.
- e) Outdoor storage shall be prohibited except that boats, trailers, RV's, etc. may be stored within the walled and gated portion of the mini-storage facility provided that they are not visible from adjacent public streets, rail road tracks, or residences.