

ORDINANCE NO. 1121

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN AMENDING THE  
NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN AND REZONING WHITNEY RANCH  
UNITS 60, 61A, AND 61B

(Whitney Ranch Units 60, 61A & 61B Rezone / PDG2019-0001 and Z2019-0002)

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

**Section 1. Findings.**

A. The proposed General Development Plan Amendment would amend the Northwest Rocklin General Development Plan to accommodate the current zoning request and would amend the Zoning Map to rezone Whitney Ranch Unit 60 from PD-3.5C to PD-6.0, Unit 61A from PD-5.3C to PD-6.4, and 61B from PD-5.4C to PD-6.4, as indicated in Exhibits A and B to this ordinance.

B. The proposed General Development Plan Amendment and Rezone are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

C. The land uses, and their density and intensity, allowed in the proposed General Development Plan Amendment and Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity.

D. The City Council has considered the effect of the proposed General Development Plan Amendment and Rezone 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.

E. The area is physically suited to the uses authorized in the proposed general development plan and zoning.

F. The proposed General Development Plan Amendment and Rezone are compatible with the land uses existing and permitted on the properties in the vicinity.

**Section 2. Authority.** The City Council enacts this ordinance under the authority granted to cities by Article XI, Section 7 of the California Constitution and Government Code section 31700.

**Section 3. Amendment to Code.** The Northwest Rocklin General Development Plan is hereby amended to modify the PD-6.5 – 6.6 zoning district allowed density range from PD-6.5 – 6.6 to PD-6.0 – 6.6, and make other conforming changes to various charts, tables and exhibits, as set forth in “Exhibit A”, attached hereto and incorporated herein by such reference. The Citywide Zoning Map is also hereby amended to modify the zoning designation for the parcels identified as Unit 60 from PD-3.5C to PD-6.0, Unit 61A from PD-5.3C to PD-6.4, and 61B from PD-5.4C to PD-6.4, as set forth in “Exhibit B”, attached hereto and incorporated herein by such reference.

**Section 4. Severability.** If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

**Section 5. Environmental.** The development of Whitney Ranch has been analyzed as required by the California Environmental Quality Act (CEQA). Pursuant to Section 15162 of the CEQA Guidelines, the City Council finds that no new effects will occur and no new mitigation measures will be required to implement the General Development Plan Amendment and Rezone, both of which are within the scope of the North West Rocklin Annexation EIR, approved and certified by City Council Resolution 2002-230, which includes the addendum approved by City Council Resolution 2008-252.

**Section 6. Effective Date.** This ordinance shall take effect thirty (30) days after the day of its adoption.

**Section 7. Publication.** 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 October 8, 2019, by the following vote:

AYES: Councilmembers: Broadway, Gayaldo, Halldin, Janda, Patterson  
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 October 22, 2019, by the following vote:

AYES: Councilmembers: Broadway, Janda, Gayaldo, Halldin, Patterson  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
\_\_\_\_\_  
Joe Patterson, Mayor

ATTEST:

  
\_\_\_\_\_  
Mona Forster, City Clerk

First Reading: 10/8/19  
Second Reading: 10/22/19  
Effective Date: 11/22/19

**EXHIBIT A**  
**NORTHWEST ROCKLIN DEVELOPMENT PLAN AMENDMENT**


**NORTH WEST ROCKLIN  
GENERAL DEVELOPMENT PLAN  
EXHIBIT C TO PDG-99-02 ET AL / PDG2016-0007**

**NORTHWEST ROCKLIN  
GENERAL DEVELOPMENT PLAN AMENDMENT**

By

Community Development Department  
City of Rocklin  
California

Prepared for:

**WHITNEY  RANCH™**

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Sunset Ranchos Investors, LLC

**Adopted and amended by Rocklin City Council Ordinance Nos. –  
858, 882, 884, 892, 898, 941, 991, 1000, 1014, 1041, 1055, 1060, 1089, and 1121**

**OCTOBER 2019**

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## CHAPTER ONE - INTRODUCTION

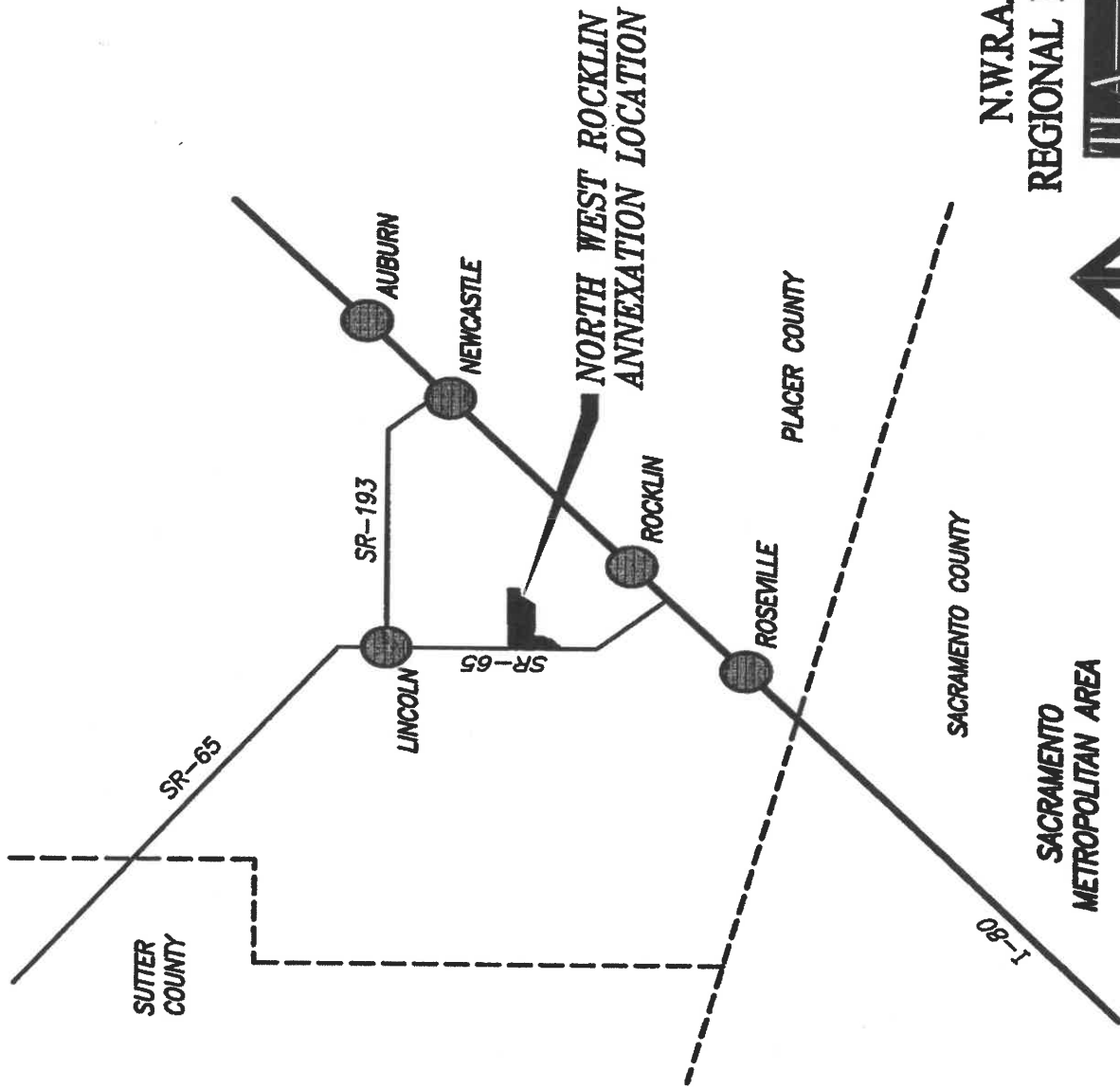
### 1.1 Purpose of General Development Plan

A General Development Plan (GDP) is a planning document that defines, in detail, the development criteria for a project area. Chapter 17.60 of the Rocklin Municipal Code establishes the Planned Development process as a “means to provide for greater flexibility in environmental design than is provided under the strict application of the zoning and subdivision ordinances.” With that intent, the North West Rocklin Area General Development Plan (“NWRA GDP”) has been crafted to allow the integrated development of the 1,871-acre project in a manner that will a) promote the development of developable areas and avoid sensitive environmental areas, b) encourage creative and innovative design by allowing flexibility in property development standards, c) encourage the preservation of open space, and d) accommodate various types of large scale, complex and phased development in the planning area. More specifically, the NWRA GDP:

1. Establishes the interrelationship among land uses in the plan area.
2. Specifies permitted and conditionally permitted uses for all parcels and the intensity of the uses.
3. Establishes development standards such as the lot sizes, building setbacks, and height limits.
4. Identifies the width and general location of roadways necessary to serve the development
5. Identifies the needs and supply sources of water, sewer, drainage, and other public service needs of the project.
6. Provides guidance for the preparation of tentative maps, with regards to design features such as street alignments and cross-sections, lot size and lot orientation

The GDP will serve as the regulatory land use document for the North West Rocklin area. All provisions of the Zoning Ordinance (Title 17 of the Rocklin Municipal Code) shall apply to this project unless otherwise specified in this GDP.





**N.W.R.A.  
REGIONAL MAP**



**FIGURE 1**



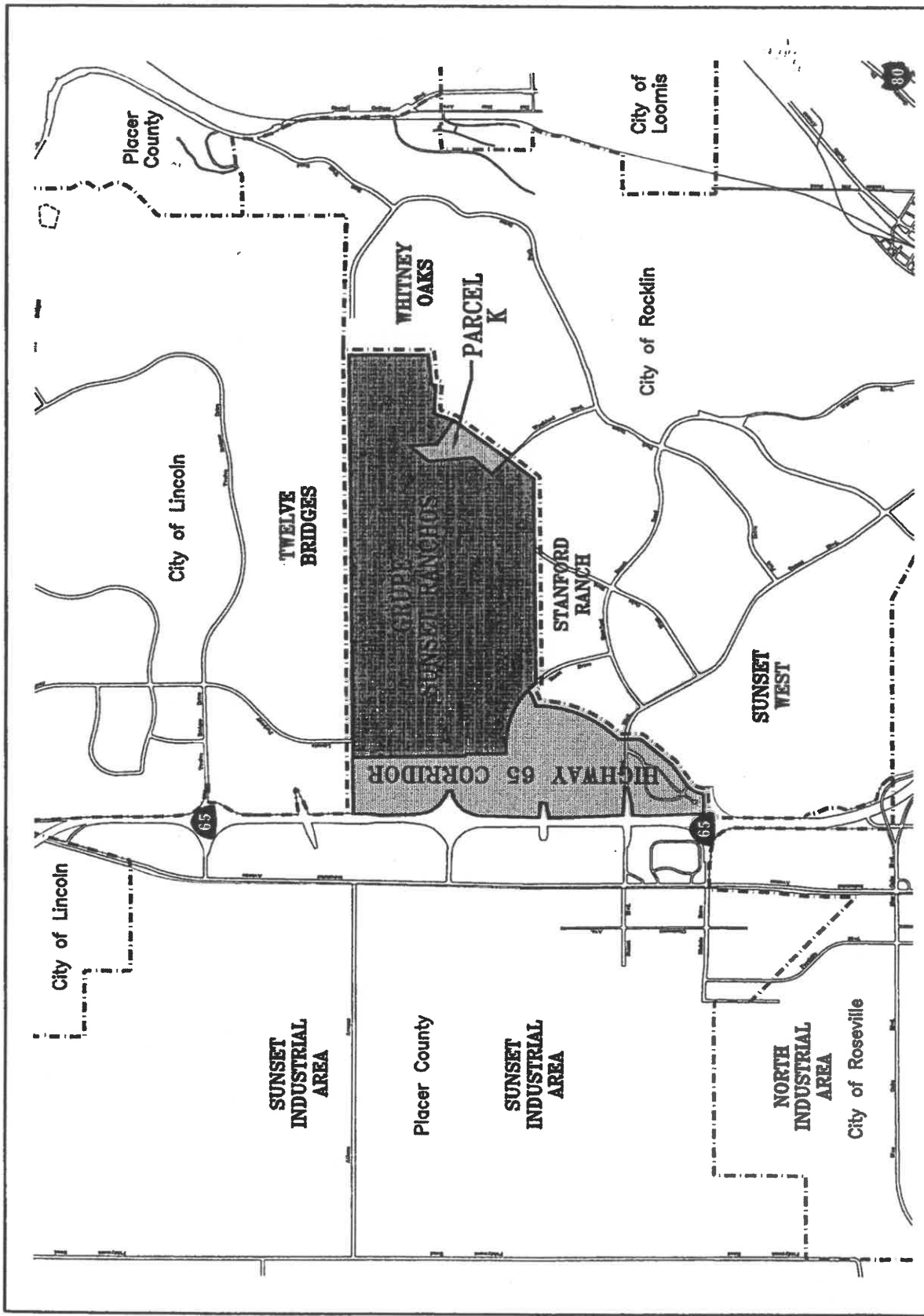
N.T.S.

## **1.2 Plan Area Location and Description**

The North West Rocklin Plan Area is approximately 1,871 acres located in the northwest corner of the City of Rocklin. Rocklin is located in the County of Placer, about 20 miles northeast of the City of Sacramento.

The North West Rocklin Plan Area is contiguous to SR 65 on the west and the Twelve Bridges Specific Plan area in the City of Lincoln on the north. Within the City of Rocklin, the Whitney Oaks project is to the east with Sunset West and Stanford Ranch on the south. West of the plan area is the Sunset Industrial Area in the County of Placer.

The North West Rocklin Plan Area's location within the regional setting is presented in Figure 1 and a vicinity map is presented in Figure 2. Figure 3 shows the existing site conditions at the time of the annexation, which influenced future land uses for the plan area.



**N.W.R.A. VICINITY MAP**

**TIA**  
**TERRANCE B. LOWELL**  
**& ASSOCIATES, INC.**

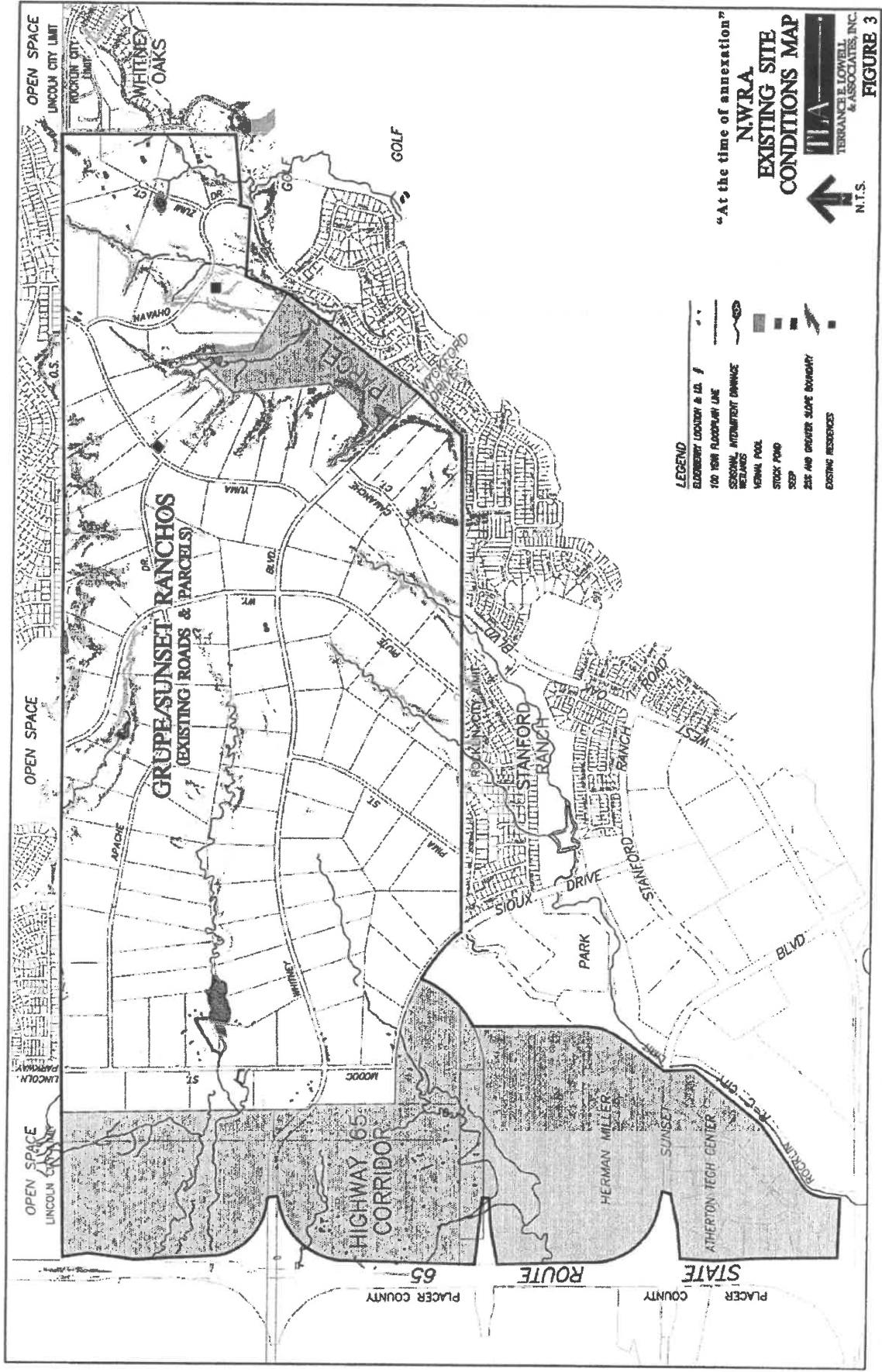
**FIGURE 2**



**LEGEND**

- CITY LIMITS
- NORTH WEST ROCKLIN ANNEXATION AREA

W. C. 119. 2333



The North West Rocklin Area contains three distinct planning areas: Sunset Ranchos (aka Whitney Ranch), Highway 65 Corridor, and Parcel K. Table 1 presents a summary of proposed land uses in the three planning areas and Figure 2 shows their locations.

<b>Table 1</b>				
<b>Summary of Land Uses by Planning Area</b>				
<b>Planning Area</b>	<b>Acreage</b>	<b>Existing Use</b>	<b>Dev. Unit</b>	<b>Proposed Zoning and Use</b>
<b>Sunset-Ranchos aka Whitney Ranch</b>	<b>1,296.3</b>	Single-family homes, Apartments, Condominiums, High School, parks	<b>1 to 69</b>	Planned Development (PD) <ul style="list-style-type: none"> <li>• up to 3,146SF dwelling units</li> <li>• up to 1,106 MF dwelling units</li> <li>• 17.3 acres ( 187,300 sq. ft) commercial</li> <li>• 2 Elementary Schools (22.4 ac.)</li> <li>• 1 Junior High School (19.9 ac.)</li> <li>• 1 High School (50.0 ac.)</li> <li>• 57.3 ac. Public Parks/</li> <li>• 5.2 ac. Private Recreation Facilities</li> <li>• 199.8 ac. Open Space</li> </ul>
<b>Highway 65 Corridor:</b>	<b>527.8</b>			
• Atherton Tech	81.8 ac. 5 ac.	Light Industrial Open Space	115 116	Planned Development (PD) Light Industrial (81.8 ac.) Open Space (5 ac.)
• William Jessup University	155.8 ac.	University and vacant land	113 A 113 B 113 C 114 112	Light Industrial ( 13.9 ac.) Light Industrial/MU (17.7 ac.) WJU Campus (74.5 ac.) Commercial (30.1 ac.) Open Space (19.6 ac.)
• Placer Ranch	147.3 ac.	Vacant	107 A 107 B 108A 108B 110 109/111	Commercial (32.4 ac.) Commercial (6.0 ac.) Bus. Prof./Commercial ( 47.6 ac.) 174 SF dwelling units ( 20.4 ac) 196 SF dwelling units (22.9 ac.) Open Space (18 ac.)
• JBC Investments	114.2 ac.	Vacant	106 104 105	Commercial (24.3 ac.) Bus. Prof./Commercial (66.3 ac.) Open Space (23.6 ac.)
• Core Roadways	23.7 ac.			
<b>Parcel K</b>	<b>47 ac.</b>	Single-family residential		Developed <ul style="list-style-type: none"> <li>• 109 SF dwelling units</li> <li>• Open Space (3.2 ac.)</li> </ul>

## **CHAPTER TWO – ZONING DISTRICTS AND RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE**

### **2.1 Relationship to the Rocklin Municipal Code**

All provisions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 16 and Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

### **2.2 Zoning Districts**

To encourage a more creative and flexible approach to the use of land in this planning area, the General Development Plan identifies the zoning for Northwest Rocklin as a Planned Development (PD).

The Northwest Rocklin General Development Plan will utilize the following zoning categories.

<b>PD-1.6</b>	Residential – One-and-six tenths (1.6) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 11,000square feet.
<b>PD-2.1, 2.5C-3.3</b>	Residential Cluster – Two-and-one tenths (2.1) through three-and-three tenths (3.3) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 7,000 square feet.
<b>PD-2.9C – 3.8C</b>	Residential Cluster – Two-and-nine tenths (2.9) through three-and-eight tenths (3.8) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 6,000 square feet. This zoning category applies to parcels with extensive slope constraints. Smaller lot sizes allows slope areas to be preserved as permanent open space.
<b>PD-3A</b>	Residential – Three (3) dwelling units to the gross acre.
Purpose:	To provide for low density, single family-detached residential units, with minimum lot size of 11,000 square feet.
<b>PD-3B</b>	Residential – Three (3) dwelling units to the gross acre.
Purpose:	This designation shall apply to the Parcel K area next to Stanford Ranch. It will provide for low density, single family-detached residential units, with minimum lot size of 7,500 square feet.

<b>PD-3.5C – 5.4C</b>	Residential Cluster – Three-and-five tenths (3.5) through five-and-four-tenths (5.4) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached and attached residential units, with minimum lot size of 4,000 square feet. This zoning category applies to parcels with extensive slope constraints. Smaller lot sizes allows slope areas to be preserved as permanent open space.
<b>PD-4</b>	Residential – Four (4) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family-detached residential units, with minimum lot size of 7,500 square feet. See note (1).
<b>PD-4.2 - 5</b>	Residential – Four-and-two tenths (4.2) through five (5) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached and attached residential units, with minimum lot size of 6,000 square feet.
<b>PD-6.0 – 6.6</b>	Residential – Six (6.0) through six-and-six tenths (6.6) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 3,000 square feet is required.
<b>PD-7.3–10A</b>	Residential – Seven-and-three tenths (7.3) through ten (10) dwelling units to the gross acre.
Purpose:	To provide for medium density, single family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 2,400 square feet is required.
<b>PD-8.7A</b>	Residential – Eight-and-seven tenths (8.7) dwelling units to the gross acre.
Purpose:	To provide for medium high density, single family-detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 2,500 square feet is required.
<b>PD-10 - 12</b>	Residential – Ten (10) through Twelve (12) dwelling units to the gross acre.
Purpose:	To provide for medium high density, single-family detached or attached, multi-family residential units, apartments, townhouses, condominiums, or cluster design.
<b>PD-18 – 20</b>	Residential – Eighteen (18) through Twenty (20) dwelling units to the gross acre.
Purpose:	To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design.

**PD-22+** Residential – **Minimum** Twenty-two (22) dwelling units to the gross acre.  
Purpose: To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design. This category is intended to help the City achieve its regional housing needs allocation. Thus, the minimum density is set with no maximum cap. No project will be approved if the density is below 22 dwelling units per gross acre.

**PD-BP** Business Professional  
Purpose: To provide opportunities for developing and operating professional and administrative offices.

**PD-COMM** Commercial  
Purpose: To provide a large concentration and mix of retail and services to meet the needs of local residents and employees of the plan area. Office uses will be limited to no more than 30% of the total building square footage.

**PD-NC** Neighborhood Commercial  
To provide a mix of retail and services to meet the needs of local residents. Due to limited parcel size and proximity to single-family residential uses, uses in this district will be limited in types, intensity, and design compared to the community commercial district.

**PD-BP/COMM** Business Professional/Commercial  
Purpose: To provide opportunities for developing and operating professional and administrative offices while allowing limited amount (maximum of 30% of site) retail commercial uses that are compatible with office uses.

**PD-LI** Light Industrial  
Purpose: This district is intended primarily for light industrial uses such as manufacturing, assembly, research and development as well as limited office uses that are compatible with industrial uses and light Industrial land uses in a campus-like setting.

**SCHOOL** School Facilities  
Purpose: To reserve land for the construction of future school facilities. These parcels will be reserved for purchase by the Rocklin Unified School District (RUSD). (1)

**Recreation Facility** Private Recreation Facilities  
Purpose: To provide areas for private recreational facilities typically owned and operated by a community association or Home Owners' Association for exclusive use by property owners, tenants, and their guests.

**Park** Park Facilities  
Purpose: To provide areas for passive and active recreational opportunities. These parcels will be dedicated to the City for park improvements and annexed into the City of Rocklin Parks CFD. The Community park site will provide for more intense active recreation such as athletic complexes, swimming



pools and lighted ball fields. The park will attract users from throughout the City. Neighborhood parks will serve the immediate neighborhood and will have less intensive recreation uses like play equipment and turf area.

**OS** Open Space

**Purpose:** To preserve hillsides, streams, and other natural resources and buffer them from adjacent land uses. Storm water conveyance and detention will also utilize open space area. The open space corridors will preserve natural drainage ways, link public facilities via adjacent pedestrian trail, and create a unifying element to the plan.

**Note (1):** All proposed elementary school parcels have been designated with an underlying designation of PD-5. This would give notice that residential development could occur in the event the Rocklin Unified School District chooses not to use any of the sites for future school facilities.

The zoning designations, acreage and dwelling units for each project area are presented in Table 2. Figure 4 identifies the zoning that applies to the North West Rocklin Area. Figure 5 identifies the Development Areas referred to in this General Development Plan.

Subsequent amendments to zoning in the North West Rocklin Area are reflected on the City's Official Zoning Map. That document shall be referred to in all instances as the official zoning exhibit for this General Development Plan.

\* The number of dwelling units and/or square footage reflected above is the maximum allowed based on zoning and for which infrastructure is designed or planned for. Actual development yield may be less.

Square footage for the Highway 65 Corridor is tied to # of trips and will depend on mix of uses. See Chapter 3.

### **2.3 Zoning Boundaries**

The boundaries of the zones described in this plan shall be as shown on the General Development Plan Zoning Map, as indicated on Figure 4. Where precise delineation of the zone boundary, such as prepared on a tentative map indicates the area included is actually different from the area shown on the General Development Plan Zoning Map, and there is a choice between land use categories to assign to the area affected by the boundary change, any adjustment in land use or dwelling unit density shall result in no net gain of units when totaling the two areas, and shall not result in an increase of more than 10% in any zone category.

### **Figure 4 NWRA GDP Zoning Map**

**Figure 5 NWR GDP Development Areas**

## **CHAPTER THREE – PERMITTED LAND USES AND DEVELOPMENT STANDARDS**

### **3.1 Introduction**

This chapter presents information regarding permitted uses and development standards associated with the zoning districts in the Northwest Rocklin Plan Area. The requirements presented in this chapter are prescriptive, which means all projects must comply with them without any discretion. In addition to these requirements, a set of Design Guidelines have been prepared which would provide guidance to property owners, architects, and developers in designing projects that are harmonious with the existing fabric of the project area and the City of Rocklin in general.

### **3.2 Overview of Project Area**

The Sunset Ranchos planning area consists of predominantly residential development with associated parks and school sites, open space, and commercial areas to support the community's population. The site encompasses approximately 1,296.3 +/- vacant acres and is proposed for 2,937 single-family lots, 1,328 multi-family units, one 50-acre high school site, one 19.9 acre junior high school two elementary school sites totaling 22.4 acres, 64 acres of park/recreational sites, 199.8 acres of open space, and 23.3 acres of commercial sites.

Parcel K planning area consists of 44.1 acres of residential development up to a maximum of 109 units and approximately 2.9 acres of open space.

The Highway 65 Corridor planning area includes the Atherton Tech Center, which consists of existing office, business professional and industrial uses, the William Jessup University facility, and vacant undeveloped land zoned for similar land uses. Approximately 57 acres of the Highway 65 Corridor area is zoned for approximately 370 small-lot single-family residential units. The Atherton Tech Center was approved for the construction of Light Industrial buildings and is almost built out.

### **3.3 Land Use Summaries**

#### **3.3.1 Sunset Ranchos**

The Sunset Ranchos planning area is conceptually divided into 84 development areas for land use planning. Each development area is identified on Figure 5 in Chapter 2. Table 3 lists the development areas within Sunset Ranchos with the corresponding proposed land use, zoning category, estimated acreage, maximum allowable number of dwelling units (# of DUs) and potential square footage.

**Table 3**  
**Sunset Ranchos Land Uses By Development Areas**

<b>Development Unit</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Max. Allowable Dw. Units*</b>	<b>Square Ft. ('000)*</b>
1A	Residential	6.2	PD-12	74	
1B	Open Space	2.1	Open Space		
2A	Commercial	5.3	PD-Comm	-	56.6
2B	Residential	13.2	PD-10A	132	
3	Commercial	12	PD-Comm	-	130.7
4	Residential	10.6	PD-20	212	
5	Residential	9.8	PD-18	171	
7	Open Space	8.9	Open Space	-	
8	Residential	11.9	PD-20	238	
9	Residential	6.8	PD-20	136	
10	Residential	6.9	PD-20	138	
11	Residential	16	PD-5	70	
12	Residential	17	PD-5	74	
13	Residential	34	PD-5	153	
14	Neigh. Park	3.6	Park	-	
15	Open Space	22.8	Open Space	-	
16	Residential	23.1	PD-3.3	60	
17	Residential	20.6	PD- 6.6	135	
18	High School	50	High School	-	
19	Open Space	30.2	Open Space	-	
20	Residential	24	PD-3.3	59	
21	Comm. Park	40.3	Community Park	-	
22	Residential	11.5	PD-4.2	48	
23	Residential	26.1	PD-5	92	
24	Open Space	7.1	Open Space	-	
25	Residential	31.3	PD-5	134	
26	Residential	29.3	PD-3A	78	
27	Residential	27.8	PD-4	92	
28	Residential	16.2	PD-6.6	96	
29	School	12.1	K-6 School	-	
30	Neigh. Park	3.2	Park	-	
31	Residential	23.2	PD-4	79	
32	Open Space	9.4	Open Space	-	
33	Open Space	9.1	Open Space	-	
34	Open Space	21.1	Open Space	-	
35	Open Space	25.6	Open Space	-	
36	Open Space	35.8	Open Space	-	
38	Open Space	14.7	Open Space	-	
39	Open Space	0.9	Open Space	-	
40	Open Space	14.2	Open Space	-	
41A	Residential	32.1	PD-2.4	77	
41B	Residential	14.4	PD-5.1C	73	
41C	Residential	10.2	PD-5.1C	52	

Table 3 Contd.

<b>Development Unit</b>	<b>Land Use</b>	<b>Acreage</b>	<b>Zoning</b>	<b>Max. Allowable Dw. Units*</b>	<b>Square Ft. ('000)*</b>
42	Residential	14.2	PD-5.1C	72	
43	Water Tank	3.8	Water Tank/PD-10	-	
44A	Residential	6	PD-5.1C	30	
44B	Residential	12.6	PD-8	100	
45A	Residential	9.4	PD-8	75	
45B	Rec. Center	5.2	Private Rec. Facility	-	
46A	Residential	13.5	PD-4.2	56	
46B	Residential	11.8	PD-3.7C	43	
46C	Residential	6.9	PD-8.1	55	
46D	Residential	6.9	PD-7.3	50	
46E	Residential	5.6	PD-8.1	45	
47A	Residential	15.4	PD-3.6C	55	
47B	Residential	13.1	PD-3.2C	41	
48	Neigh. Park	5.5	Park	-	
49	School	19.9	Jr. High Sch./PD-5	-	
50	Residential	12.8	PD-7.3	93	
51	Residential	19.1	PD-2.9C	55	
52A	Residential	8.3	PD-7.3	60	
52B	Residential	8.9	PD-6.5	57	
52C	Residential	4.7	PD-7.3	34	
53	School	10.3	K-6 School/PD-5	-	
54	Neigh. Park	4.7	Park	-	
55A	Residential	12.6	PD-3.1	39	
55B	Residential	11.8	PD-3.1	36	
55C	Residential	1.5	PD-5	7	
56	Residential	9.9	PD-2.4	23	
57	Residential	14.2	PD-4.2	59	
58	Residential	7.3	PD-3.2C	23	
59	Residential	7.7	PD-3.6C	27	
60	Residential	4.6	PD-6.0	27	
61A	Residential	10.9	PD-6.4	69	
61B	Residential	12.3	PD-6.4	78	
61C	Residential	10.8	PD-8.3	89	
62	Residential	17.9	PD-2.5C	44	
63	Residential	11.4	PD-3.2C	36	
64A	Residential	16.3	PD-4.1C	66	
64B	Residential	14.9	PD-4.7C	70	
65	Residential	9.9	PD-2.1	20	
66	Residential	3.3	PD-2.8	9	
67A	Residential	35.1	PD-2.4	84	
67B	Residential	20.8	PD-1.6	33	
69	Residential	13	PD-3.8C	49	
Core Roads	RW	80.9	-	-	
<b>Total</b>		<b>1,296.3</b>		<b>4,287</b>	<b>187.3</b>

3.3.2 Parcel K

The Parcel K Planning Area is divided into 4 conceptual development areas for land use planning. Each development area is identified on the proposed GDP Zoning Map (Figure 4) in Chapter 2. Table 4 lists the development areas with the corresponding proposed land use, zoning category, estimated acreage and potential number of dwelling units (# of DUs).

**Table 4**  
**Parcel K - Land Use by Development Areas**

<b>Dev. Area #</b>	<b>Use</b>	<b>Zoning</b>	<b>Acre.</b>	<b># of Dus *</b>
100	Residential	PD-3B	43.1	109
101	Open Space	OS	1.2	-
102	Open Space	OS	1.7	-
103	Residential	PD-3.3	1	0
<b>Total</b>			<b>47</b>	<b>109</b>

\* Dwelling unit numbers are based upon them

### 3.3.3 Highway 65 Corridor

The Highway 65 Corridor Planning Area is divided into 14 conceptual development areas for land use planning. Each development area is identified on the GDP Zoning Map (Figure 4). Table 5 lists the development areas within Highway 65 Corridor with the corresponding proposed land use, zoning designation and estimated acreage. Square footage is tied to the number of trips and will depend on the mix of uses that is proposed. (See section 3.4.4).

**Table 5**  
**Highway 65 Corridor Land Uses By Development Areas**

<b>Dev. Area #</b>	<b>Use</b>	<b>Zoning</b>	<b>Acres **</b>
104	Office and Commercial	PD-BP/COMM	66.3
105	Open Space	OS	23.6
106	Commercial	PD-COMM	24.3
107 A	Commercial	PD-COMM	32.4
107 B	Commercial	PD-COMM	6.0
108A	Office and Commercial	PD-BP/COMM	47.6
108B	Residential	PD-8.7A	20.4
109	Open Space	OS	15.7
110	Residential	PD-8.7A	22.9
111	Open Space	OS	2.3
112	Open Space	OS	19.6
113 A	Light Industrial	PD-LI	13.9
113 B	Light Industrial / Mixed Use	PD-LI	17.7
113 C	University Campus	PD-LI	74.5
114	Commercial	PD/COMM	30.1
*115	Light Industrial	PD-LI	81.8
116	Open Space	OS	5.0
Core R/W	***Road	R/W	23.7
<b>Subtotal</b>			<b>527.8</b>

- \* This parcel (Atherton Tech) is almost built out. Total square footage for existing development is 659,700.
- \*\* Acreage estimates have been prepared as part of the General Development Plan. The actual acreages may change slightly through mapping of the properties.
- \*\*\* Includes 5 acres of roadways within Atherton Tech.

**3.4 Permitted Land Uses**  
**3.4.1 Residential Districts**

**Table 6 Permitted and Conditionally Permitted Uses in Residential Districts**

Uses	1.6	2.1 – 3.3	2.5C	2.9C – 3.8C	3A	3B	3.5C – 5.4C	4	4.2 - 5	6.0 – 6.6	7.3 – 10.A	8.7A	10-12	18-22+
Accessory uses & structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Apartments, Townhouses, Condominiums	-	-	-	-	-	-	-	-	-	-	P	P	P	P
Community/Residential Care	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Day Care Facilities	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Rest Homes	-	-	-	-	-	-	-	-	-	-	U	U	U	U
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	U	U
Parks, Playgrounds	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Places of Assembly for Community Service	U	U	U	U	U	U	U	U	U	U	U	U	U	U
* Private Recreation facility	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Utility Substation	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Schools, private elementary and secondary	U	U	U	U	U	U	U	U	U	U	U	U	U	U
Schools, public elementary and secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Secondary residential units	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Single family detached	P	P	P	P	P	P	P	P	P	P	P	P	P	-
Duplex/Triplex	-	-	-	-	-	-	-	-	-	-	P	P	P	P

\* Private Recreation Facilities: Defined as recreational facilities typically owned and operated by a community association or homeowner’s association for exclusive use by property owners, tenants, and their guests. Such facilities may include: club houses, swimming pools, and other similar recreational uses that do not involve public address systems or exterior lighting that is uncharacteristic for a residential development.

P = Permitted Use U = Conditionally Permitted Use - = Not Permitted



## 3.4.2 Non Residential Districts

Table 7 presents the permitted and conditionally permitted uses in non-residential districts.

**Table 7**  
**Permitted and Conditionally Permitted Uses in Non-residential Districts**

Uses	Neigh. Comm	Comm	BP	BP/ Comm	Light Indust.
					-
Arcade/Billiard Parlor	-	U	-	U	
Automotive Dealership	-	U	-	U	U
Automotive Dealership (entirely indoor without repair)	-	P	-	P	U
Automotive Repair Shop (Light)	-	U	-	U	U
Automotive Repair Shop (Heavy)	-	-	-	-	U
Banking, Insurance, Financial	P	P	P	P	P
Broadcasting Studios	-	-	-	-	U
Business Support Services such as copy shops and mailing services	P	P	P	P	P
Car Wash (Stand alone or with a Gas Station)	-	U	-	U	-
Coin operated laundry or pick-up station for laundry or dry cleaner	P	P	-	P	-
Convenience Stores	P	P	-	P	-
Convenience store with gasoline sale	-	P	-	P	-
Contractors yard	-	-	-	-	U
Day Care Facilities	U	U	U	U	U
Delicatessen	P	P	P	P	P
Drive-through Facilities	-	P	P	P	-
Dry cleaners with on-site dry cleaning	U	U	-	U	P
Death care services, including mortuary and cremation service	-	-	-	-	U
Equipment rentals, indoor	-	-	-	-	P
Equipment rentals, outdoor	-	-	-	-	U
Farm Equipment & Supply Sales	-	-	-	-	U
Gas Station	-	P	-	P	U
Hard Liquor Sales (off-premise sales)	-	P	-	P	-
Hospital	-	-	-	U	-
Hotel/Lodging	-	U	U	U	-
Indoor Sports and Recreation, Health and fitness Centers, Figure Salons	-	P	U	P	U

Uses	Neigh. Comm	Comm	BP	BP/ Comm	Light Indust.
Light Manufacturing and processing	-	-	-	-	P/U (3)
Mail Order & Vending	-	-	-	-	P
Massage Parlors	-	U	-	U	-
Mini storage	-	-	-	-	U(7)
Mobile Pushcart Vending Facility	U	U	U	U	U
Offices	P	P	P	P	P
Outdoor Dining (more than 4 tables or 8 chairs)	U	U	U	U	U
Personal Services (beauty/barber salon, dry cleaners, dance studio without alcohol sale etc.)	P	P	-	P	-
Pet shop, grooming services	P	P	-	P	-
Places of Assembly for Community Service	-	-	P	P	U
Plant Nurseries (stand alone or accessory to a department store)	-	P	-	P	P
Printing & Publishing	-	-	-	-	P
Public Utility Facilities	U	U	U	U	P
Research and Development	-	-	-	-	P
Restaurant, with or without bar	P	P	P (6)	P	
Restaurant ancillary to & within primary use	P	P	P (6)	P	P
Retail Sales (inside an enclosed building) except that adult/sex oriented sales shall be regulated by Section 17.79.020 of the Rocklin Municipal Code	P	P	-	P	-
Retail use, showroom, and training appurtenant to a permitted or conditionally permitted use	P	P	-	P	P
Schools, college & university	-	U	U	U	U
Schools, private elementary and secondary	U	U	U	U	-
Schools, public elementary and secondary	P	P	P	P	P
Schools, specialized education & training, including trade schools	-	U	P	U	U
Sports facility or other outdoor public assembly	-	-	-	-	U
Theaters except that adult/sex oriented motion picture shall be regulated by Section 17.79.020 of the Rocklin Municipal Code	-	U	-	U	-
Uses involving public address system	-	U	U	U	U
Uses that operate between 11 p.m. and 6 a.m.	U	P	P	P	P
Vehicle rental storage (outside)	-	-	-	-	U
Veterinary Clinic	U	U	U	U	-
Warehousing and Distribution	-	-	-	-	P
Wholesale Sales	-	-	-	-	P
Woodworking and Cabinet Shops	-	-	-	-	U

P = Permitted Use      U = Conditionally Permitted Use      - = Not Permitted

3.4.3 Special Use Regulations for Non Residential Zones

Permitted and conditionally permitted uses are subject to the following conditions and criteria:

1. SIMILAR USE DETERMINATIONS

The Community Development Director may determine certain uses or activities that are not explicitly stated above to be permitted or conditionally permitted uses provided the use or activity has characteristics that are similar to those of the uses listed above.

2. MODIFICATIONS TO TRAFFIC CAPACITIES (TABLE 8)

Maximum square footage for each development area shall be limited by the traffic capacity shown in Table 8. Additional square footage may be allowed if it can be demonstrated through a traffic analysis that intersections and roadway segments would operate acceptably.

3. POTENTIAL NUISANCE FACTORS/USE PERMIT

Uses which in the opinion of the Community Development Director, involve the potential to create odor, dust, noise, light, vibration or other nuisance factors, will be considered with a conditional use permit.

4. OFFICE USES/PD-COMM

Office uses in the PD-Comm. district shall be limited to no more than 30% of total building square footage.

5. COMMERCIAL USES/PD-BP/COMM

Commercial uses in the PD-BP/COMM. district shall be limited to no more than 30% of the land area within each applicable Development Area identified on the General Development Plan Zoning Map. This condition specifically applies to Development Area 104, and 108A.

6. RESTAURANTS & DRIVE-THRUS/PD-BP

Restaurant buildings or drive-through speaker boxes in the PD-BP district shall be located no closer than 300 feet to a residential property line.

7. MINISTORAGES / DEVELOPMENT AREA 113

Conditional use permit applications for mini-storage facilities will only be considered within Development Area number 113.

### 3.4.4 Traffic Capacity

The traffic impact study for the NWRA project as updated by the Final Transportation Impact Analysis for the Northwest Rocklin Area General Development Plan (May 5, 2016 – Fehr & Peers) assumes total average daily trips of 98,010 trips for the Highway 65 corridor planning area - consisting of development areas 104 through 116, including the undeveloped parcels in Atherton Tech. (See Highway 65 Corridor Development Areas Map at the end of this Section). If all traffic and road improvements that are outlined the General Development Plan are constructed and modifications to specific intersections identified in the 2016 study are incorporated into and implemented through the City’s Capital Improvement Program and development intensity stays within levels assumed by the traffic study, roadway intersections and segments within the project area will operate within acceptable levels of service established by the General Plan. To ensure that development intensity stays within levels assumed by the traffic study, future uses shall be required to demonstrate that the volume of traffic generated by each development does not exceed the Average Daily Traffic (ADT) shown for each development area in Table 8.

Volumes shown in Table 8 may be exceeded only if a traffic study demonstrates that all intersections and roadway segments would operate acceptably with the increase. This may occur when other areas within the annexation area develop at intensities lesser than presumed in the GDP and traffic study.

Traffic volumes for the 34.0 acres of commercial and 9.2 acres of business professional in the Sunset Ranchos planning area are included in the traffic counts for the Sunset Ranchos planning area. As long proposed building square footage is consistent with or below levels identified in Table 2, no additional traffic analysis would be required.

Consistent with the Traffic Impact Study, the following trip generation rates will be used for the purpose of establishing the base ADT limitation for a project within the Highway 65 Corridor Planning Area:

Business Professional (Office)	17.7 daily trips per 1,000 square feet
Commercial (Retail, Highway etc)	35 daily trips per 1,000 square feet
Light Industrial	7.6 daily trips per 1,000 square feet
Single Family Residential	9.0 daily trips per dwelling unit
Multi-Family Residential	6.5 daily trips per dwelling unit

All uses will be subject to applicable use limitations of this GDP as well as the traffic limitations herein. For example, in the PD-BP/COMM zone district, commercial uses cannot exceed 30% of the site.

**SAMPLE CALCULATION OF ALLOWED SQUARE FOOTAGE FOR A PARCEL USING TRAFFIC CAPACITY AND ZONING RESTRICTIONS.**

Development Area No. 104  
Zoning Designation: PD-BP/Comm.  
Acreage: 66.3 acres

**Step 1:**

Total Site acreage: 66.3 acres or 2,888,028 square feet  
Total Trips allocated 20,127

**Step 2**

Maximum allowed commercial  
(30% of site assumed at 25% FAR): 216,602 square feet

**Step 3**

Trip generation for maximum allowed commercial (@ 35 trips per 1,000 sq. ft.): 7,581 trips

**Step 4**

Remainder of trips for parcel: 20,127 minus 7,581 = 12,546 trips

**Step 5**

Allowable square footage for Business Professional uses:  
12,546 trips divided by 17.7 (trip rate for BP uses) x 1,000 = 708,000 square feet

In the above example:

1. The use regulation (chapter 3.4.3) limits commercial uses in the BP/Comm Zone to 30% of the site. A 25% FAR is assumed for commercial development and 30% FAR assumed for office and light industrial. This limitation translates into a maximum of 216,602 square feet for commercial uses.
2. At 35 trips per 1,000 square feet, the maximum number of trips allocated for commercial uses is 7,581 trips.
3. That leaves a remainder of 12,546 trips for the parcel. That translates into 708,000 square feet of development.
4. Because there is no use limitation on other uses, the developer could elect to develop the entire 66.3 acres for office or other allowed use.

The "Potential Building Square Footage" shown in Table 8 has been computed using the zoning limitations of chapter 3.4.3 and the traffic capacity of chapter 3.4.4. The computation does not assume the maximum allowed commercial intensity in the PD-

BP/Comm Zone or the maximum allowed business-professional office in the PD-Comm. Zone. Instead, the potential maximum development intensity is calculated for both commercial and office uses to fit under the traffic capacity caps. It must be emphasized that this calculation is one of several possibilities for each parcel. In the PD-Comm. zone for example, it is possible for the entire site to be developed as commercial. In that case, the total building square footage would be smaller than what is shown in Table 8.

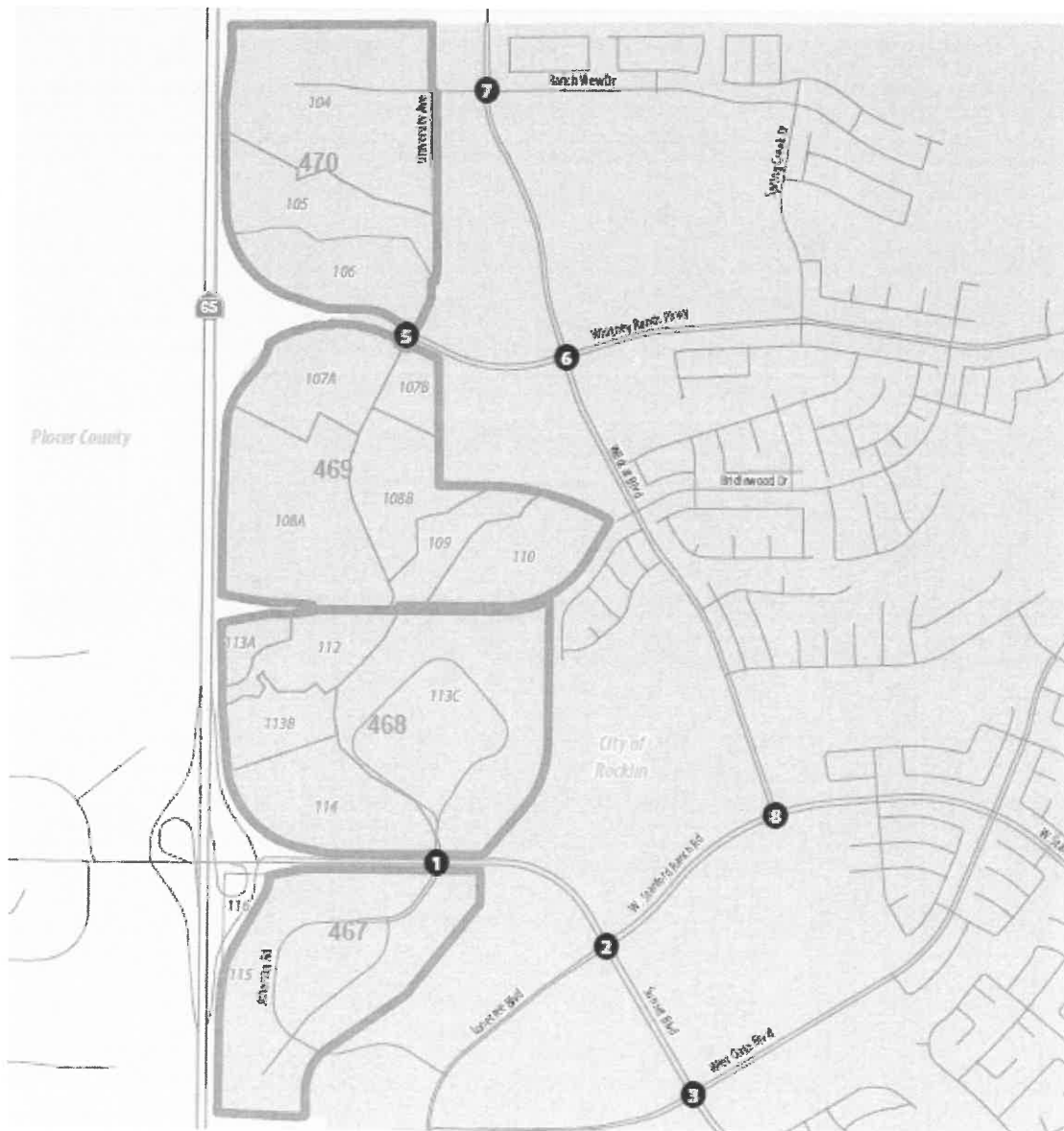
**Table 8  
Highway 65 Corridor Trip Allocation By Development Areas**

	Dev. Area #	Acres	Zoning	TRIPS (ADT)	Potential Building Square Footage (in thousands)			
					BP	Comm	LI	Total
JBC	104	66.3	PD-BP/COMM	20,127	708	216	0	924
	105	23.6	OS	0	-	-	-	-
	106	24.3	PD-COMM	9,275	0	265	0	265
	<b>Subtotal</b>	<b>114.2</b>		<b>29,402</b>	<b>708</b>	<b>481</b>	<b>0</b>	<b>1,189</b>
Placer Ranch	107 A	32.4	PD-COMM	12,355	0	353	0	353
	107 B	6.0	PD-COMM	2,310	0	66	0	66
	108 A	47.6	PD-BP/COMM	14,452	508	156	0	644
	108 B	20.4	PD-8.7A (174 SF Units)	1,566	N/A	N/A	N/A	Converted to Single Family
	109	15.7	OS	0	-	-	-	-
	110	22.9	PD-8.7A (196 SF Units)	1,764	N/A	N/A	N/A	Converted to Single Family
	111	2.3	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>147.3</b>		<b>32,447</b>	<b>508</b>	<b>575</b>		<b>1,083</b>
William Jessup University	112	19.6	OS	0	-	-	-	-
	113 A	13.9	PD-LI	2,711	0	0	356	356
	113 B	17.7	<sup>1</sup> PD-LI	5,785	135	97	0	232
	113 C	74.5	PD-LI (WJU Campus)	<sup>2</sup> 7,425	N/A	N/A	N/A	See Footnote 2
	114	30.1	PD-COMM	11,480	0	328	0	328
	<b>Subtotal</b>	<b>155.8</b>		<b>27,401</b>	<b>135</b>	<b>425</b>	<b>356</b>	<b>916</b>
Atherton Tech	115	81.8	PD-LI	<sup>3</sup> 8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>86.8</b>		<b>8,760</b>	<b>39</b>	<b>0</b>	<b>91</b>	<b>130</b>
<b>TOTAL</b>		<b>527.8</b>		<b>98,010</b>	<b>1,390</b>	<b>1,481</b>	<b>447</b>	<b>3,318</b>

ADT: Average Daily Traffic

- 1 This site is designated as Mixed Use in the General Plan, therefore, Retail and Office development are allowed. Project specific zoning will be applied when a development project comes forward.
- 2 Includes traffic capacity for existing and planned William Jessup University (assuming an ultimate student capacity of up to 3,300 students).
- 3 Includes traffic capacity for existing occupied 659,700 square foot light industrial and office buildings. Remaining traffic capacity for new development in Atherton Tech Center (last undeveloped parcels) is 3,130 trips.

# Highway 65 Corridor Development Areas Map





3.5 Development Standards

Table 9 – Residential Development Standards

Standard <sup>a</sup>	PD-1.6	PD-2.1, 2.4, 2.5C, 2.8, 3.1, & 3.3	PD-2.9C, 3.2C, 3.3C, 3.6C 3.7C & 3.8C	PD-3A	PD-3B	PD-3.5C, 4.1C, 4.7C, 5.1C, 5.3C, & 5.4C	PD-4	PD-4.2 & 5	PD-6.0, 6.4, 6.5 & 6.6	PD-7.3, 8, 8.1, 8.3 & 10A	PD-8.7A <sup>g</sup>	PD-10, 12	PD-18 & 20	PD-22+ Minimum
Max. units per gross acre	1.6	2.1-3.3	2.9 – 3.8	3	3	3.5 – 5.4	4	4.2 – 5	6 – 6.6	7.3 – 10	8.7	12	18-20	None
Min. units per gross acre	1	1	1	1	1	3.5	3.5	3.5	3.5	3.5	8.5	8.5	15.5	22
Min. lot area (sq. ft.)	11,000	7,000	6,000	11,000	7,500	4,000	7,500	6,000	3,000	2,400	2,500	2,000	2 acres	2 acres
Min. lot width														
Interior	90'	65'	55'	75'	65'	40'	65'	55'	40'	30'	30'	20'	70'	70'
Corner	100'	70'	60'	80'	70'	45'	70'	60'	45'	40'	30''	25'	80'	80'
Minimum lot depth <sup>b</sup>	100'	100'	100'	100'	100'	80'	100'	100'	80'	70'	60'	-	-	-
Setbacks <sup>c</sup>														
Front	25'	20'	20'	25'	25'	15'	20'	20'	12'	12'	8'	5'	20'	20'
Front Porch	20'	15'	15'	20'	20'	11.5'	15'	15'	11.5'	10'	5'	N/A	N/A	N/A
Front entry Garage	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	18'	5'	N/A	N/A
Side, interior	10'	5'	5'	10'	5'	4'	5'	5'	4'	4'	0' <sup>h</sup>	0'	15'	15'
Side, street <sup>f</sup>	15'	10'	10'	15'	10'	10'	10'	10'	10'	10'	10'	10'	15'	15'
Rear	25'	20'	20'	25'	25'	15'	20'	20'	15'	4'	4'		15'	15'
Rear Entry Garage			5'			5'		5'	4'	4'	4'			
Max. lot coverage <sup>e</sup>	40%	50%	50%	45%	40%	55%	50%	50%	60%	60%	70%	70%	70%	70%
Max. bldg. height <sup>d</sup>														
Principal bldg.	30'	30'	30'	30'	30'	30'	30'	30'	30'	35'	35'	35'	35'	50'
Accessory bldg.	14'	14'	14'	14'	14'	14'	14'	14'	14'	NA	14'	NA	14'	14'

<sup>a</sup> Special development standard modifications may be permitted for non-traditional single family residential, senior, and affordable housing developments. See Sections 3.5.2 (11), 3.5.2 (13), and 3.5.2 (14)

<sup>b</sup> Also see Section 3.5.2 (1)

<sup>c</sup> Also see Sections 3.5.2(1), 3.5.2 (2), 3.5.2 (3), 3.5.2 (11), 3.5.2 (13) and 3.5.2 (14)

<sup>d</sup> Also see Sections 3.5.3 (1)

<sup>e</sup> Also see Sections 3.5.2 (4), 3.5.2 (11), 3.5.2 (13) and 3.5.2 (14).

<sup>f</sup> Street side setback for Lot 10 DP13A, Lot 1 DP 13B, Lot 1 DP 25, Lot 39 DP 31, Lot 40 DP 31 and Lot 79 DP 31 shall be 30 feet. This setback may be reduced at the discretion of the Community Development Director if it is determined that traffic calming features or landscape features will adequately lessen vehicle speeds in these locations and/or diminish the prominence of the portion of the residence facing the subdivision entry.

DP = Development Parcel (Reference pertains to SD-2003-04)

<sup>g</sup> Sections 3.5.2 (2) and 3.5.2 (3) are not applicable in this zone district

<sup>h</sup> The minimum interior side setback shall be three (3') feet. An interior side setback of zero (0') is permissible when a minimum six (6') wide Use Benefit Easement has been established on the adjacent property to allow access for maintenance and ensure a minimum six (6') setback between.

3.5.2 Special Regulations for Single-family Residential Zones

The following additional regulations shall apply to single-family residential:

1. PARCEL K and SUNSET RANCHOS PLANNING AREAS / ADJACENT TO STANFORD RANCH

Residences constructed on lots within the Sunset Ranchos and Parcel K Planning Areas that are located immediately adjacent to Stanford Ranch, shall also be restricted to the following standards. These standards supersede the standards contained in the chart in Section 3.5.1 where applicable.

Rear Setback (primary structures in Parcel K only)(a)	60 feet
Min. Lot Depth	125 feet

- a. Patio covers that are open on at least two sides shall be permitted to encroach within the 60 foot setback.

2. VARIED FRONT YARD SETBACKS

- a) Varied front yard setbacks are required along all residential streets. However, the minimum setback must be met in all cases. This requirement shall not apply to non-traditional single family residential subdivision designs such as alley loaded, 3-packs or green court.
- b) Usable porches that are open on at least 2 sides and do not occupy more than 50% of the front width of the house may project five (5) feet into the required front setback. To be considered “usable” and therefore, eligible for this provision, a porch must be a minimum of 5 feet deep and 10 feet long.

3. GARAGE SETBACKS

- a) Garage structures for single-family residences shall be setback a minimum 20 feet from the street even if the building setback is less than 20 feet. This excludes alleys and courtyards.
- b) The garage portion of a house may project five (5) feet into the required front setback, provided the garage door does not front the street. The garage elevation that fronts the street and projects into the front yard must have architectural details other than a blank wall plane. Architectural details could include but are not limited to a combination of pop-outs, window features, planters, etc.

4. LOT COVERAGE CALCULATION

Lot coverage calculations will not include porches open on at least 2 sides and located on the front or street side of the house.

5. LANDSCAPING

The front and side yard landscaping for each lot shall be installed prior to final inspection of the structure to the satisfaction of the Community Development Director. Said landscaping shall include at minimum one 15-gallon tree, one other tree, 5-gallon shrubs and turf to the satisfaction of the Community Development Director. All landscaping installed after the final inspection shall be at the discretion of the property owner.

6. BUILDING PAD

The building pad for each primary structure shall, at minimum, extend a minimum of three (3) feet beyond the side walls of the primary structure to the toe or top of slope and minimum of ten (10) feet beyond the rear wall of the primary structure to the toe or top of the slope to the satisfaction of the Community Development Director.

7. RETAINING WALLS IN FRONT AND STREET SIDE YARDS

Individual retaining structures located in the front yard or street side yard shall not exceed 30 inches in height. The aggregate height of multiple retaining structures in the front yard and street side yard shall not exceed 5-feet and there shall be a minimum 24-inch bench between retaining structures to the satisfaction of the Community Development Director.

8. PARCEL K OPEN SPACE

At least 20 percent of the Parcel K planning area shall be retained in open space.

9. PARCEL K ROCK FORMATIONS

The existing large rock formations located within the Parcel K planning area northwest of Kali Place shall be retained and preserved in open space. The open space designated to preserve these features shall be considered part of the total percentage of open space required for the planning area. (The open space and rock formations shall be placed within an HOA parcel or parcel dedicated to the City of Rocklin with appropriate funding mechanisms for maintenance).

10. PARCEL K VEHICULAR ACCESS

Primary vehicular access to future development within the Parcel K planning area shall be provided by at least two points of access. The access points shall consist of one street that intersects with Wyckford Boulevard and the extension of Kali Place. These facilities shall be open non-gated public streets.

11. SETBACK MODIFICATION

The Planning Commission and/or City Council may modify the development standards for nontraditional single-family housing, such as zero lot lines and cluster housing, provided the overall density is not increased.

12. GATES

Gates that restrict access to neighborhood park sites shall be prohibited or must remain open between 7 a.m. and 10 p.m.

13. SENIOR HOUSING DEVELOPMENT STANDARDS

Development standards for age-restricted senior housing (as defined by Civil Code Section 51.3 and the Federal Fair Housing Act of 1988) may be modified by up to 20%, including density increases. This modification is based on a) typical household size for this type of housing is less than 2 and b) trip generation for this type of housing is 4.6 trips per day compared to 9 trips per day for conventional single family. This density increase may not be combined with State density bonus pursuant to section 65915 of the Government Code for the provision of affordable housing.

14. AFFORDABLE HOUSING DEVELOPMENT STANDARDS

Development standards for affordable housing units pursuant to State law and/or the City of Rocklin Housing Element may be modified by up to 20%. Density increases shall be granted only in accordance with section 65915 of the Government Code.

15. TRIANGULAR VISIBILITY AREA

The “triangular visibility area” means the area at any corner formed by the intersection of two or more public streets. At the intersection of two residential streets, no accessory structure or fence is permitted within a triangle dimensioned twenty feet (20’) by twenty feet (20’), measured from the back of sidewalk. In the case of separated sidewalks, the triangle shall be measured from front of sidewalk. Landscaping and fences within the clear vision triangle shall be limited in a manner such that it does not hinder sight distance for vehicular or pedestrian traffic as determined by the Director of Public Works.

16. SALES OFFICE

- a) The Community Development Director may approve the use of a temporary sales trailer, for a limited period of time, within the project area, subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety.
- b) The Community Development Director may approve the use of one or more residences as model homes and the use of the garage of one model home as a sales office subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety. Prior to approval of a final inspection for a model home the developer shall reconvert any garage used for sales office to a garage use to the satisfaction of the Community Development Director.

3.5.3 Special Regulations for Multi-Family Residential Zones

1. BUILDING HEIGHT INCREASES

The maximum height for principal buildings in the PD-18, PD-20 and PD-22+ zones shall be as listed in Table 9. However, the maximum allowable height may be increased beyond the limits identified in Table 9 subject to justification provided and accepted as part of a Design Review approval.

2. PRIMARY ACCESS DESIGN

Private access drives shall be of circular design where possible and provide vehicular access at two or more points. Access drives which have but one point of access shall not exceed one hundred fifty feet (150') in length; however, such drives may exceed 150 feet in length if the design includes turnaround arrangements or "emergency only" access arrangements to the satisfaction of City of Rocklin.

3. SECONDARY ACCESS DESIGN

Secondary access drives for private driveways may be installed with a minimum full travel pavement of 20 feet, within which parking shall be prohibited by layout and design features which reasonably assure that no part of the access will potentially be used for on or off-street parking by normally conscientious drivers.

4. FENCING ALONG STREETS

Open type fencing, a minimum of 4 feet in height, shall be incorporated into the project when multi-family units front along a public road. The purpose of the fencing is to discourage residents from using the public road for on-street parking. The fence shall be sited parallel to the public roadway, with a minimum 5 feet setback.

5. SECURITY

Project design must incorporate security and safety considerations for occupants, including: fencing, gates, adequate lighting within public areas such as walkways, parking and play areas, location of children's play areas and parking areas visible from dwelling units.

6. **LANDSCAPING**

Landscaping shall be required in all multi-family residential projects and granite boulders shall be incorporated into landscaped areas.

**3.5.4 Non Residential Zones**

<b>Table 11 Development Standards for Non Residential Zones</b>					
	<b>NC</b>	<b>C</b>	<b>BP</b>	<b>BP/C</b>	<b>LI</b>
Max. Bldg. Height	30'	30'	30'	30'	30'
Max. Bldg. Height with Use Permit	-	50' (55')*	50' (55')*	50' (55')*	50' (55')*
Max. No of Stories	2	2	2	2	2
Max. No of Stories with Use Permit	-	4	4	4	4
Max. Lot Coverage	50%	50%	50%	50%	50%
Setbacks from:					
Highway 65	-	50'	50'	50'	50'
6-lane Street	-	25	-	-	-
4 lanes or less	20'	20'	20'	20'	20'
Multi-family (PD-20)	15'	15'	15'	15'	-
Single family (PD2-6.6)	25'	-	-	-	-
Open Space/Park/School	15'	15'	15'	15'	15'
Any property line	10'	10'	10'	10'	10'

\* Applies to developments along Highway 65 only.

**3.5.5 Special Regulations for Non Residential Zones**

1. **LANDSCAPING / HIGHWAY 65**

Setback area adjacent to Highway 65 shall be landscaped to provide an attractive visual buffer to the satisfaction of the Community Development Director. Parking shall not be allowed in the setback area.

2. **LANDSCAPING/NON RESIDENTIAL PROJECTS**

Landscaping shall be required in all non-residential projects. Granite boulders shall be incorporated into landscaped areas.

3. **TRASH ENCLOSURES**

Trash enclosure areas shall be fully screened by a combination of masonry walls with solid metal gates to the satisfaction of the Community Development Director.

4. **OUTSIDE STORAGE**

All outside storage areas shall be screened by a combination of fencing, masonry walls, and grade separation. Outside storage without adequate screening is not permitted.

3.5.6 Off Street Parking

The off street parking shall be provided in accordance with the provisions of Chapter 17.66 of the Rocklin Municipal Code.

**3.6 Parks and Open Space**

The plan designates 57.3 acres of public park, 6.7 acres of private recreation sites and 199.8 acres of open space areas.

3.6.1 Parks

The City of Rocklin General Plan and Subdivision Ordinance require dedication of park acreage in the amount of five (5) acres of parkland per thousand (1,000) population of residents of any new development. Subdivisions of 50 parcels or more are required either to dedicate land for park purposes, to pay a dedication fee in lieu of land, or a combination of both to satisfy the development's proportion of the adopted park acreage. The Sunset Ranchos planning area of the General Development Plan is zoned to accommodate up to 4,265 dwelling units. At 2.6 persons per dwelling unit, the area is projected to generate up to 11,089 persons. Approximately 55.45 acres of parkland will be required to serve future residents. The plan designates 57.3 acres of public park and 6.7 acres of private recreation sites. These include one community park site of 40.3 acres and four neighborhood park sites totaling 17 acres.

The community park location provides a large contiguous site with relatively flat terrain suitable for intense recreational activity such as softball, soccer, and the construction of swimming pools and recreational buildings. Other recreational activities and facilities may include walking, viewing, outdoor theatres, tot lots/playground, picnic areas and hard courts for basketball and tennis. Restrooms and off-street parking will be provided. Lighting for security and night activities on the recreational fields will be installed at the discretion of the City. It is anticipated that competitive level lighting will be installed in the ball field areas.

Neighborhood parks are intended to be the focal points of neighborhoods, sometimes in combination with elementary schools. Two of the five neighborhood parks are adjacent to elementary school sites. The other three are "free-standing." The neighborhood parks are planned to serve population within ¼ to ½ mile radius, and generally will not provide for off-street parking. Recreational activities at these public parks may include the following: passive and active recreational interests, turf area for multi-use recreational activities, pre-

school and school-aged/playgrounds, picnic areas, hard courts for basketball, and restrooms.

Park design will be at the discretion of the Parks and Recreation Commission and the City Council. The park sites have General Plan designations of PQP and are zoned as Planned Development - Parks. See Figure 6 for locations of parks.

### 3.6.2 Open Space

The plan preserves open space areas, which provide numerous passive and active recreational opportunities for future residents. The following areas have been identified for preservation and designated as open space:

- ◆ Areas with steep slopes in excess of 25%.
- ◆ All lands within the post development 100-year floodplain.
- ◆ Lands within 50 feet from the edge of the bank of all perennial and intermittent streams and creeks providing natural drainage, and to areas consisting of riparian habitat.
- ◆ Wetland resources associated with the area's natural drainage ways.

Open space corridors are designed to:

- a) Provide a buffer between land uses.
- b) Preserve special areas of riparian or other botanical habitat including those subject to the conditions of any Federal or State wetland preservation permit requirements.
- c) Provide a corridor for off-street pedestrian and bikeway circulation.
- d) Provide a visually unifying natural element.
- e) Encourage view corridors to points of orientation throughout the plan area; both for local, short range views to landmarks in the area, and long range views to the Sierra Nevada and Coast Range foothills.
- f) Provide land for on-site management of stormwater drainage.

Development will be restricted in open space areas. Open space areas may be configured as common-interest parcels under control of individual or master Homeowners Association(s) (HOAs) or dedicated to the City of Rocklin with some other mechanism for financing improvements and maintenance. Unless otherwise noted for improvements such as road crossings, utilities and pedestrian and bike trail, these areas will remain undeveloped. Open space areas are shown on Figure 6 - parks, open space and trail system map.

A Fuel Modification Plan (FMP) will be prepared concurrently with any subsequent entitlement for development of land which includes or is adjacent to an open space area to address the interface between open space areas and urban uses. The goal of the FMP is to reduce the potential for fire and contain the spread of fire. It shall include, but not be limited to:

- a) Access points as necessary into open space areas.



- b) Appropriate clearances around homes.
- c) Disposal of removed brush and trees within any firebreak area.

**Figure 6 – Parks, Open Space and Trail Map**

### **3.7 Schools**

The plan provides a 50-acre high school site, one 19.9-acre junior high school and two elementary school sites totaling 22.4 acres. The 2 elementary school sites are located next to neighborhood park sites to provide joint-use opportunities. Consistent with City policy, public schools are allowed in all zoning designations in the City.

### **3.8 Circulation**

The vehicular circulation system is designed to provide continuous access throughout the plan area, as well as connections to the existing community. The plan area's roadway system also provides important regional roadway connections to SR 65, the City of Lincoln to the north, and through adjacent projects to Sierra College Boulevard.

Non-vehicular circulation within the plan area consists of a system of sidewalks, bike lanes and pedestrian trails. These sidewalks, bike lanes and trails provide non-vehicular access between neighborhoods, to schools/parks and open space, to neighborhood commercial facilities as well as to employment centers.

#### 3.8.1 Interchanges

Interchanges are planned at Sunset Boulevard/SR 65 and Whitney Ranch Parkway/SR 65 intersections along the western boundary of the plan area. Funding for the future interchanges has been addressed in the financing plan for the GDP.

#### 3.8.2 Vehicular Circulation System

The street system is organized in a hierarchy with three arterial streets carrying traffic to and throughout the plan area. Whitney Ranch Parkway is an east-west connection between Highway 65 and the Whitney Oaks development. Wildcat Boulevard will connect the existing community with Twelve Bridges in Lincoln. West Oak Boulevard will be extended through the plan area to connect to Whitney Ranch Parkway. University Avenue, is a 4-lane north-south, divided arterial parallel to Highway 65 that will provide access to the Highway 65 Corridor properties. The location of University Avenue from Whitney Ranch Parkway to Sunset Boulevard through the William Jessup University site is conceptual. Ultimate alignment will be determined at subsequent project approvals and will be based on criteria such as acceptable street radius, connectivity to established signalized intersections and other environmental constraints. Collector streets will provide access into individual neighborhoods. Conceptual locations of collector streets along the arterial roads are shown on the Figure 7. Final alignments will be shown on subsequent Tentative Maps.

Wyckford Boulevard and Kali Place will provide access to Parcel K. These streets are currently stubbed to the Parcel K boundary. Under limitations defined in the North Rocklin Circulation Element, no more than 200 additional residential dwelling units shall be allowed to access Wyckford Boulevard. Parcel K proposes development of up to ~~131~~ 109 dwelling units consistent with the threshold established for Wyckford Boulevard.

Each elementary school site will be provided with a minimum of two street frontages to facilitate traffic circulation. A road may also be established on the east side of the high school to also facilitate circulation. Location and alignment of local streets will be shown on subsequent Tentative Maps.

A summary of major road improvements is provided in Table 11. Figure 7 shows the plan area's arterial roadways, number of lanes and location of traffic signals. Right-of-way improvements for the roadways are shown in road cross-section on Figure 8.

**Table 11**  
**Major Roadway Improvements**

<b>Roadway</b>	<b>Right-of-way</b>	<b># of Lanes</b>	<b>Width Per Travel Lane</b>	<b>Landscape Median</b>	<b>Sidewalk Width</b>	<b>Frontage Landscape</b>	<b>Cross Section</b>
Whitney Ranch Parkway, from Hwy 65 to University Avenue.	158'	6	12'	20'	6'	25'	F
Whitney Ranch Parkway, from – University Avenue to Wildcat Blvd.	152'	6	12'	14'	6'	25'	A
Whitney Ranch Parkway, from Wildcat Blvd. to Painted Pony Dr., and portions of Wildcat Blvd.	130'	4	12'	14'	6'	27' & 35'	C
Whitney Ranch Parkway, from Painted Pony Dr. to Park Dr., and West Oak Blvd., north of Painted Pony	140'	4	12'	14'	6'	27' & 35'	B G
West Oak Blvd., south of Painted Pony	130'	4	12'	14'	6'	21' & 31'	H
University Avenue	120'	4	12'	14'	6'	15'	B
Typical Ind./Comm St	60'	2	21'	-	6'	-	D

Notes:

- The 6 and 4-lane arterials are intended to function as non-frontage access roads except where driveway access to commercial areas or multi-family uses is needed.
- All major intersections will have appropriate bus turnouts based on PCTA's recommendations.
- Whitney Ranch Parkway median width will be 20 ft. between the interchange and B Street to accommodate City secondary entryway sign.
- Whitney Ranch Parkway, east of Painted Pony and West Oaks, north of Painted Pony, include additional shoulders (5' minimum) which also serve as NEV lane in each direction of traffic.

**Figure 7 – Vehicular Circulation Map**

**Figure 8 – Roadway Cross-Sections**

### 3.8.3 Bikeway and Pedestrian Trail System

The City's General Plan includes an on-street and off-street bicycle plan that interconnects the entire community on a bikeway trail system. Most of the major streets within the City have on-street bicycle lanes and pedestrian sidewalks.

The GDP bike and pedestrian trail system expands the city's bike/pedestrian access concept beyond the public street rights-of-way and into planned open space corridors connecting neighborhoods, schools, parks, open space, commercial, and recreational (passive and active) uses.

This comprehensive community bike and pedestrian trail system is incorporated into the project design. The trail system will enhance the neighborhood village design with an extensive network of interconnected pedestrian and bikeway trails on-street and off-street within the planned open space corridors. These amenities are designed to encourage human activities and interactions within the pedestrian/bikeway and open space corridors, resulting in a greater sense of community. The network of trails and bike lanes will be fully accessible to the general public.

The trail system design includes a transitional component and two internal components. The transitional component links the City of Rocklin standard from existing major arterial streets into the project site. These segments will extend the Wildcat Boulevard, West Oaks Boulevard, and Park Drive standard on-street bike lanes and sidewalk improvements to points of transition in the North West Rocklin area where the internal trail system begins. Street landscaping for the transitional component has been increased from the standard 15 feet from arterial roads to a total of 27 feet (including a 6'-wide sidewalk). The landscaping will be designed to provide a 6' wide landscape buffer from the roadway, a 6' wide sidewalk, and a 15' landscape strip between the sidewalk and private property.

The two internal components include the community corridor and open space corridor trails. The community corridor will be the centerpiece of the trail system. The community corridor places both the sidewalk and the bike paths within a 35-38 foot landscape corridor located on one side and a single sidewalk within a 19-27 foot landscape corridor on the opposite side of the street. The 35-38 foot wide corridor consists of a 10'-wide paved bicycle and pedestrian trail, and 25-28 foot of landscaping. These corridors provide connections between the GDP village core and the multi-family residential and commercial land use areas. In addition, the trail will connect to the Whitney Oaks trail starting at the intersection of Park Drive and Whitney Oaks Drive. To facilitate the transition between the on-street bike lanes and the community corridor, the corridor begins at signalized intersections. The community corridor trail system is approximately four (4) miles long.

The open space trail cross-section is a 10'-wide combined bike and pedestrian trail with 2-foot shoulders on each side of the trail. Open space trails will be off-street facilities located generally, within or along open space corridors. The open space trails will connect the 40-acre community park and neighborhood parks with residential areas, forming an off-street trail network. This will provide for the easy movement of pedestrians between

neighborhoods and encourage the use of this non-vehicular form of travel. Open space drainage crossings will also be provided as shown to facilitate access and connections to residential neighborhoods. Approximately 3 miles of trails are provided within or along the open space corridors.

Cross sections of the community corridor and open space trail designs are depicted in Figure 8.

#### 3.8.4 Open Space Crossings

Non-vehicular and emergency vehicle access crossings of open space within the project area are shown in Figure 6. These crossings have been located to provide critical transportation linkage to development areas and access to public facilities such as schools, parks and detention basins. The approved Army Corps of Engineers' (ACOE) Nationwide permit allows open space crossings. Each crossing will be designed with minimal effects on wetland resources within the open space area and in accordance with conditions of the ACOE permit, as well as Streambed Alteration Agreements for each crossing.



**3.9 Public Facilities and Services**

The North West Rocklin Area General Development Plan will provide the entire infrastructure necessary to serve the needs of residents and users within the plan area. Services will be provided as follows:

**Table 12  
Service Providers**

<b>Service</b>	<b>Provider</b>
Water	Placer County Water Agency (PCWA)
Sewer	South Placer Municipal Utility District (SPMUD)
Drainage	City of Rocklin
Solid Waste	Auburn-Placer Disposal
Schools	Rocklin Unified School District
Power & Natural Gas	P G & E
Telephone	Pacific Bell

All facilities and services shall be constructed, dedicated, or provided in accordance with the General Plan, the Capital Improvement plan, the Rocklin Municipal Code and other required entitlements and permits.

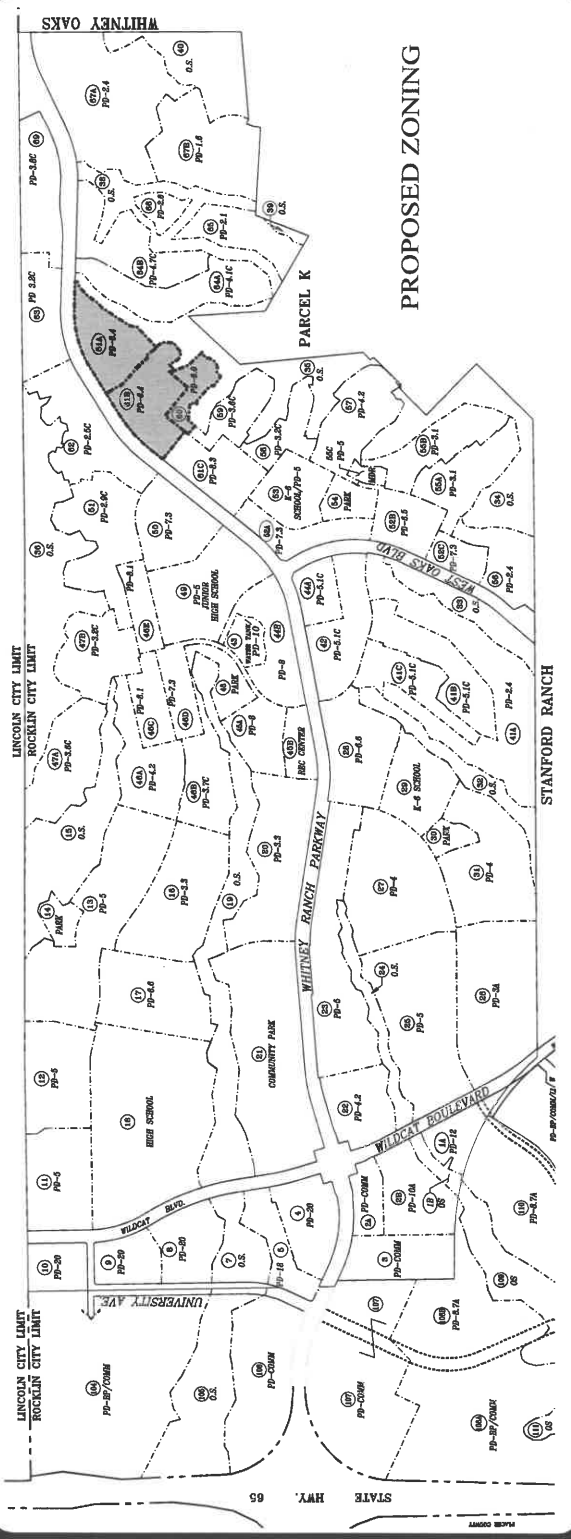
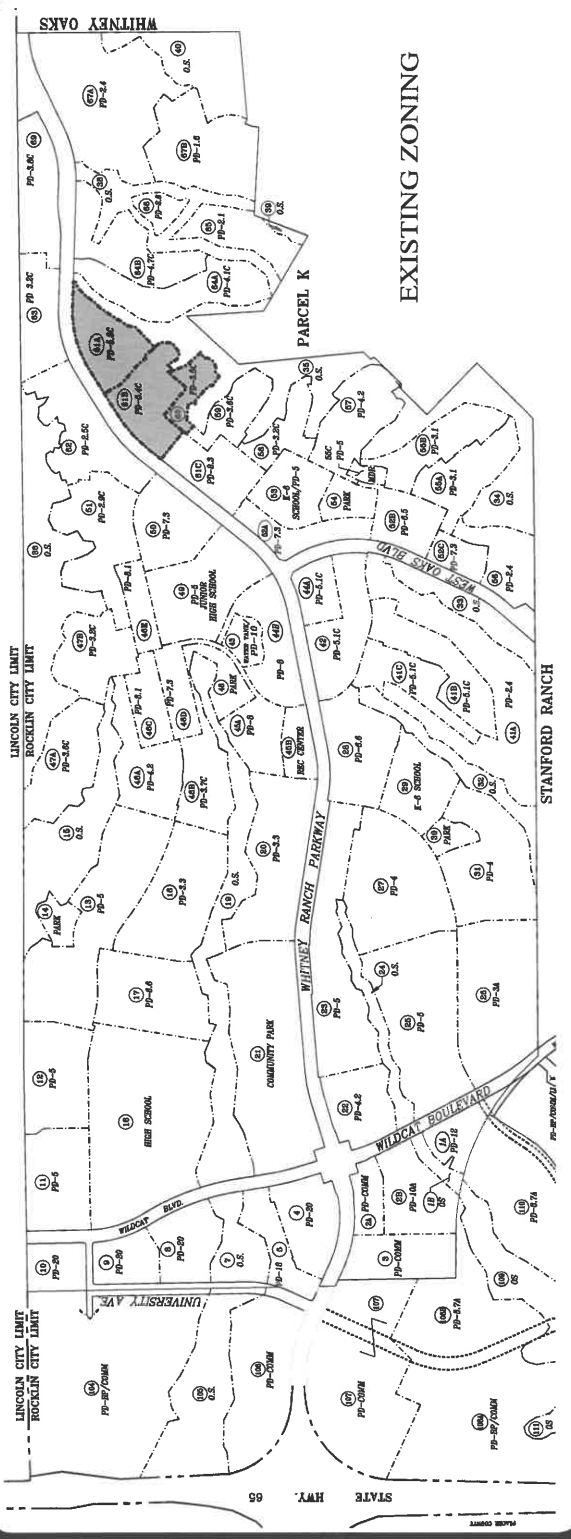
Figure 9 – Drainage Basins and Culverts is presented below.

**Figure 9 – Drainage Basins and Culverts**

**EXHIBIT B**  
**Whitney Ranch Units 60, 61A & 61B (PDG2019-0001 and Z2019-0002)**  
**ZONING MAP**

N.W.R.A. GENERAL  
DEVELOPMENT PLAN  
ZONING EXHIBIT  
MAY 2019

- LEGEND:
- PD-F PLANNED DEVELOPMENT RESIDENTIAL, # UNITS PER ACRE
  - PD-BP/COMM/VI BUSINESS PROFESSIONAL/COMMERCIAL/VI
  - PD-BP/COMM BUSINESS PROFESSIONAL/COMMERCIAL
  - PD-BP/COMM BUSINESS PROFESSIONAL/COMMERCIAL
  - PD-BP BUSINESS PROFESSIONAL/COMMERCIAL
  - PD-UP PLANNED DEVELOPMENT - INDUSTRIAL PARK
  - PD-COMM BUSINESS DEVELOPMENT - COMMERCIAL
  - PD-CO COMM PLANNED DEVELOPMENT - COMMERCIAL
  - PD-CO COMM PLANNED DEVELOPMENT - COMMERCIAL
  - PD-NH COMM COMMUNITY COMMERCIAL
  - PD-NH COMM COMMUNITY COMMERCIAL
  - PD-LI NEIGHBORHOOD COMMERCIAL - LIGHT INDUSTRIAL
  - BP BUSINESS PROFESSIONAL
  - INDUSTRIAL INDUSTRIAL AREA
  - COMM COMMERCIAL
  - O.S. OFFICE
  - W WETLAND



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