

ORDINANCE NO. 942

ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF ROCKLIN APPROVING A REZONING  
FROM UNCLASSIFIED (UN) AND RETAIL BUSINESS (C-2)  
TO PLANNED DEVELOPMENT-COMMERCIAL (PD-C)  
AND ADOPTING A GENERAL DEVELOPMENT PLAN  
(Southeast Quadrant I-80 / Sierra College Blvd.)  
(Rocklin Crossings / Z-2005-01, PDG-2005-03)

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. An environmental impact report for this project has been certified via City Council Resolution No. 2008-294.
- B. The proposed zoning and general development plan are being considered concurrently with an amendment to the General Plan land use element (GPA-2005-01) which would designate the site as Retail Commercial, and is made conditional on approval of GPA-2005-01.)
- C. The proposed zoning and general development plan are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The area is physically suited to the uses authorized in the proposed zone and general development plan.
- E. The proposed zoning and general development plan are compatible with the land use/uses existing and permitted on the properties in the vicinity.
- F. The land use/uses, and their density and intensity, allowed in the proposed zone and general development plan are not likely to create serious health problems or create nuisances on properties in the vicinity.
- G. City has considered the effect of the proposed zoning and 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 rezoning of the properties located at the southeast quadrant of Interstate 80 and Sierra College Boulevard, as shown on Exhibit A, attached hereto and incorporated by reference herein, from Unclassified (UN) and Retail Business (C-2) to Planned Development-Commercial (PD-C) and adoption of the general development plan in the form attached hereto as Exhibit B and incorporated by reference herein (subject to approval of GPA-2005-01.)

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 25, 2008, by the following vote:

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

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

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



Peter Hill, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 11/25/08

Second Reading: 12/9/08

Effective Date: 1/9/09

T:\clerk\ord\Rocklin-Crossings PDG-2005-03, Z:2005-01 CC 5-27-08.doc

Repealed by Ord. No. 965

EXHIBIT A  
ZONING MAP DEPICTING  
REZONING FROM UN and C-2 TO PD-C  
(Rocklin Crossings / Z-2005-01)

## EXHIBIT B

### GENERAL DEVELOPMENT PLAN FOR ROCKLIN CROSSINGS

(dated March 28, 2008)

Subject to the following conditions:

(Rocklin Crossings/PDG-2005-03)

1. **PURPOSE.** The Rocklin Crossings project area located at the southeasterly quadrant of the Interstate 80 and Sierra College Boulevard interchange is large, freeway oriented retail commercial development. The General Development Plan is intended to establish development standards, permitted, conditionally permitted, and prohibited land uses and encourage a creative and flexible approach to the development of the 55± acre property in a manner that integrates development within the site and surrounding development.

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 following conditions of approval are adopted as a part of the Rocklin Crossings General Development Plan, and unless expressly stated otherwise, shall apply throughout the general development plan area. If inconsistencies occur between the provisions of Exhibit B as conditioned, and the Rocklin Municipal Code, the provisions of Exhibit B shall apply.

#### A. GENERAL

Approval of the Rocklin Crossings General Development Plan shall not be valid unless and until the City Council approves the Rocklin Crossings General Plan Amendment (GPA-2005-01).



**B. OPERATIONAL EMISSION CONTROL PLAN**

Prior to issuance of the first certificate of occupancy within the Rocklin Crossings General Development Plan area, an operational emission control plan to address 1) the use of electrical maintenance equipment, 2) a carpool/vanpool program, and 3) a plan for preferential employee parking for vanpools/carpools shall be prepared and submitted by the shopping center operator to the City of Rocklin Community Development Department.

**C. HOME IMPROVEMENT STORES**

Home improvement superstores:

- (i) shall not rent pick-up trucks to its customers using fuels other than gasoline or natural gas, and
- (ii) shall use natural gas, propane, or electricity in powering its material handling equipment (forklifts), and
- (iii) shall use only natural gas for its primary back-up generators (a secondary, emergency fuel source is required, however, in the event of gas line rupture).

**D. FREESTANDING DISCOUNT SUPERSTORES**

Free-standing discount superstores:

- (i) shall use natural gas, propane, or electricity in powering its material handling equipment (forklifts), and
- (ii) shall utilize delivery trucks that are powered by an auxiliary power unit that comes on when the trucks idle.

**E. TRUCK IDLING**

All diesel trucks are prohibited from idling for more than five minutes. Notification signage stating this prohibition on idling shall be posted at all loading dock and delivery areas.

**F. PERMITTED / CONDITIONAL USES**

Page 8 of Exhibit B shall be superseded by the following

**Permitted Uses**

All permitted uses must be conducted entirely within an enclosed building.

1. Antique Shop
2. Apparel Store
3. Appliance Sales and Repair, including electronics (retail sales only, no installation of auto sound and stereo equipment)
4. Art Supply Store
5. Audio Visual Equipment Sales
6. Auto Supply Store (Retail sales only, no installation or repair)
7. Bakery
8. Banks and Financial Institution
9. Barber shop/ Beauty Salon
10. Bicycle Sales and Repair
11. Book and stationary store
12. Clothing and costume store
13. Dry Cleaners
14. Florist
15. Furniture Store
16. Garden Supply Store
17. General merchandise/department store
18. Gift and Notion store
19. Grocery store
20. Hardware store
21. Hobby, crafts, stamps and coin shop
22. Interior decorating supply store
23. Jewelry and Metal Craft store
24. Leather good and Luggage store
25. Liquor stores
26. Lock and key shop
27. Lumber yard (indoors only)
28. Mail Order Catalog store
29. Music stores
30. Offices, including medical, dental and vision offices/clinics
31. Office Supply stores
32. Paint and wallpaper stores
33. Pet shop and supplies store
34. Photo Equipment and supplies store

35. Plant Nursery
36. Restaurants, including drive thru restaurants
37. Shoe Store
38. Sporting Goods store including hunting & fishing
39. Tailor shop
40. Toy store

### **Conditional Uses**

The following uses are permitted subject to the issuance of a conditional use permit:

1. Automobile Service Stations
2. Convenience markets
3. Day care centers
4. Exercise or athletic clubs
5. Gasoline Service Stations
6. Hotel/Motels
7. Outdoor storage
8. Outdoor sales displays
9. Schools (occupying 3500 or fewer square feet)
10. Veterinary Clinics

### **Prohibited uses:**

The following uses are strictly prohibited

1. Amusement arcades
2. Automobile Repair Shops (light and heavy)
3. Billiards / pool parlor
4. Bowling alleys
5. Community care facilities
6. Community halls, places of worship or similar assembly uses
7. Dance halls, nightclubs
8. Funeral parlors, mortuary
9. Hospitals
10. Theaters
11. Schools (occupying greater than 3500 square feet)

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

## **G. PERMITTED SIGNS**

### **1. Temporary Signs**

All temporary signs shall meet the provisions of the Rocklin Municipal Code.

### **2. Permanent Signs**

#### **Building Sign Area**

##### **A. Tenants +100,000 square feet gross floor area**

###### **i. Maximum Sign Area:**

2 square feet of building sign area for the first 100 linear feet of tenant building frontage up to 100 square feet plus 1 square foot of building sign area for each additional foot of tenant building frontage over 100 linear feet.

###### **ii. Maximum Number of Signs:**

Each tenant is allowed nine signs.

##### **B. Tenants 20,000 to 99,999 square feet gross floor area**

###### **i. Maximum Sign Area:**

2 square feet of building sign area for the first 100 linear feet of tenant building frontage up to 100 square feet plus 1 square foot of building sign area for each additional foot of tenant building frontage over 100 linear feet

###### **ii. Maximum Number of signs:**

Each tenant is allowed four signs.

**C. Tenants 12,000 to 19,999 square feet gross floor area**

i. Maximum Sign Area:

2 square feet of building sign area for the first 100 linear feet of tenant building frontage up to 100 square feet plus 1 square foot of building sign area for each additional foot of tenant building frontage over 100 linear feet

ii. Maximum Number of signs:

Each tenant is allowed 2 signs.

**D. Tenants 11,999 square feet gross floor area or less**

i. Maximum Sign Area:

2 square feet of building sign area for the first 100 linear feet of tenant building frontage up to 100 square feet plus 1 square foot of building sign area for each additional foot of tenant building frontage over 100 linear feet

ii. Maximum Number of signs:

Each tenant is allowed 1 sign per tenant frontage.

**E. Building Signs / Eastern Elevation Majors A through F**

No signs shall be permitted on the eastern side of Majors A through F as depicted in Design Review DR-2005-19.

## **Freestanding Signs**

### **F. Freestanding signs oriented to city streets (i.e. Sierra College Blvd.):**

i. Maximum Sign Area

64 Square feet

ii. Maximum Number of Signs

7 signs for project area

iii. Maximum Sign Height

Fifteen feet for freestanding signs oriented to a city street, except that where more than one freestanding sign exists or is proposed on a parcel, only one such sign may have a height greater than 9 feet.

### **G. Freestanding freeway sign**

i. Maximum number of signs:

Two freestanding freeway signs per shopping center.

ii. Height limitations:

Fifty-five feet.

iii. Maximum Sign Area:

Three hundred Square feet.

## **H. PROJECT CONTACT INFORMATION**

The project developer shall provide the Community Development Department with the contact information for the individual who will be assigned to report annually to the city regarding compliance with the provisions contained herein.

## **I. APPROVAL PROCESS**

The following shall be the approval process for projects within the General Development Plan area and shall supersede all other processes

In an effort to protect, incorporate, and implement the Guideline's goals for the overall project, these Guidelines have been developed to assist the developer(s) and the City with the design, review and approval of the development for each individual building (lot). The intent is to have the developer incorporate the Guideline's standards into the building and site design for each lot, and for the City to review each development proposals on individual lots for compliance with the Guidelines as part of the building permit process.

A pre-application meeting with the City's Planning and Building Divisions is required for any building with variations to the approved General Development Plan. It is further recommended that the pre-application meeting occur prior to locking into a precise building and site design. This will expedite the development process by assisting the developer's architect and/or engineers understanding of these Guidelines and other City policies that may affect the project.

Application submittals to the City may need to include a site/grading plan showing existing grades, proposed finish grades, all proposed landscaping, proposed drainage and erosion control measures, driveway location hardscape, exterior architecture and public amenities, as well as the construction drawings for the proposed building. Mitigation measures to protect existing trees from construction impacts shall also be shown on the grading plan, if applicable. Staff will review this information against the requirements contained in these Guidelines and make a final approval if the proposed building and site designs are consistent with the approved Guidelines. The staff decision may be appealed to the Planning Commission and thereafter, to the City Council.



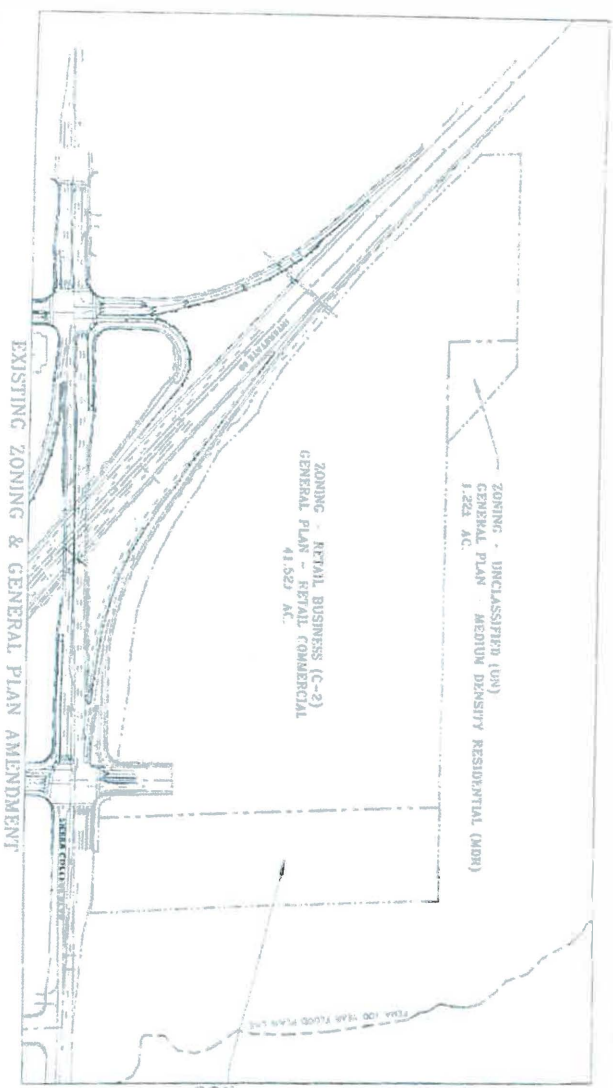
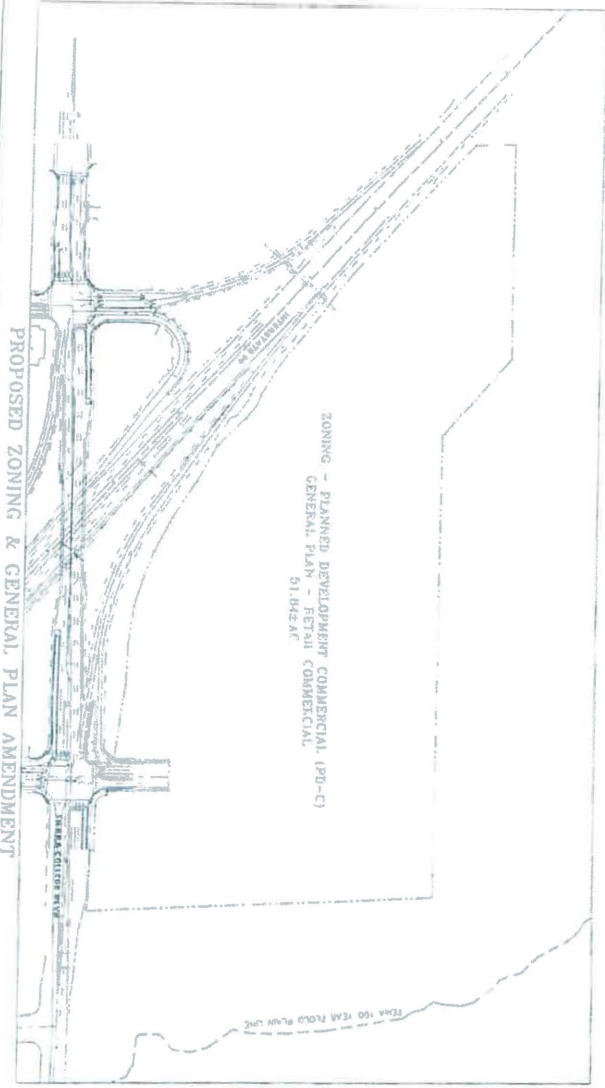


EXHIBIT A

FILE NO. DD6-2005-03

ZONING - PLANNED DEVELOPMENT COMMERCIAL (PD-C)  
GENERAL PLAN - RETAIL COMMERCIAL  
9.119 AC

**Project/Property:**  
 2001 Shera College Blvd, Suite 100  
 Rocklin, CA 95765  
 (916) 226-1111

**Client:**  
 RSC Engineering, Inc.  
 2001 Shera College Blvd, Suite 100  
 Rocklin, CA 95765  
 (916) 226-1111

**Map Scale:**  
 1" = 100'

**Map Date:**  
 03/15/05

**Map By:**  
 RSC Engineering, Inc.

**Map For:**  
 2001 Shera College Blvd, Suite 100  
 Rocklin, CA 95765  
 (916) 226-1111

**Map Title:**  
 ZONING - PLANNED DEVELOPMENT COMMERCIAL (PD-C)  
 GENERAL PLAN - RETAIL COMMERCIAL  
 9.119 AC

LEGEND

Existing Boundary Line

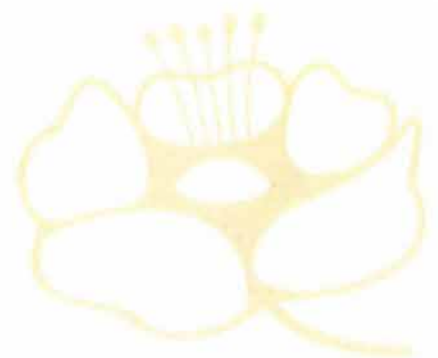
Existing Zoning that is to be removed

Existing adjacent Property lines

|  |  |                               |
|--|--|-------------------------------|
| <p><b>RSC ENGINEERING</b><br/>         2001 Shera College Blvd, Suite 100<br/>         Rocklin, CA 95765<br/>         (916) 226-1111</p> | <p><b>REZONE EXHIBIT &amp; GENERAL PLAN AMENDMENT</b><br/> <b>ROCKLIN CORRIDOR</b></p> <p><b>INTERSTATE 80 AND SHERA COLLEGE BOULEVARD</b><br/> <b>CITY OF ROCKLIN, CA</b></p> | <p><b>DONAHUE SCHRIER</b></p> |
|--|--|-------------------------------|

APPROVED  
 MAR 28 2005





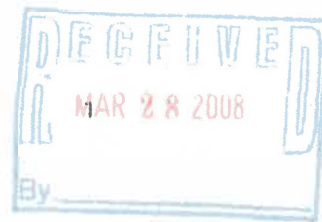
ROCKLIN  
CROSSINGS

ROCKLIN CROSSINGS  
GENERAL DEVELOPMENT PLAN

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EXHIBIT B

FILE NO. PDG-2005-03



Perkowitz+Ruth  
ARCHITECTS

# **ROCKLIN CROSSINGS**

## *General Development Plan*

**SIERRA COLLEGE BOULEVARD AND  
INTERSTATE 80**  
City of Rocklin, California

**MARCH 28, 2008**

**DONAHUE SCHRIBER REALTY GROUP L.P**

# ROCKLIN CROSSINGS

## *General Development Plan*

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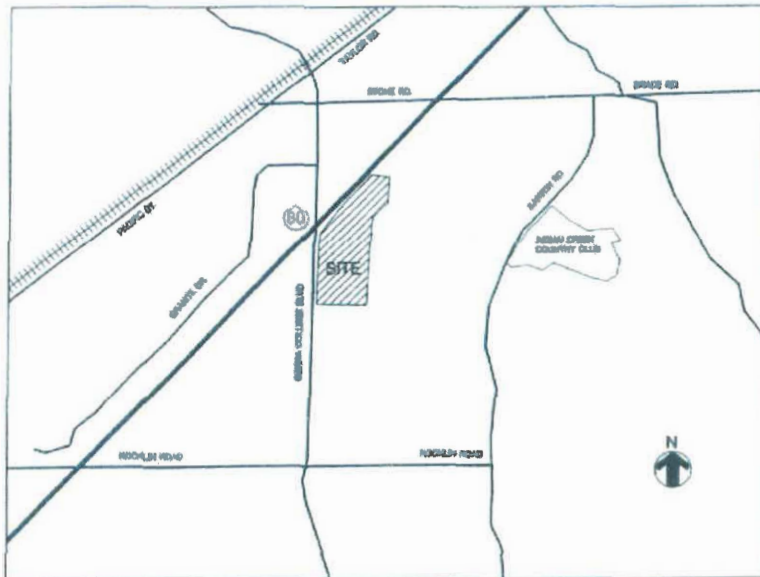
**Signage guidelines have been prepared as a component of these development guidelines and are attached as Appendix A.**

## Introduction

Rocklin Crossings is a master-planned +/-50 acre retail village and shopping center. The project is designed to create a vibrant and pleasant destination providing the citizens of Rocklin with a unique shopping and dining experience the entire family can enjoy. This site is located at the southeast corner of Sierra College Boulevard and Interstate 80.

Rocklin Crossings will offer a variety of shopping choices to meet the sophisticated expectations of today and tomorrow's consumer as well as the requirements of major tenants and specialty retailers. Rocklin Crossings is planned so as to create an active, attractive village environment and to enhance the shopping experience by delivering a streetscape of interesting building facades integrated with landscaped pedestrian pathways and public spaces for dining and strolling.

Rocklin Crossings draws its design inspiration from melding Prairie and Craftsman-style architecture, imbuing the shopping experience with a historical foundation, indigenous references, and an intent to engage the community at large



## General Requirements

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.

All provisions and definitions 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 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

The objective of the site plan is to establish functional, attractive and effective organization of all buildings, circulation corridors, parking and service areas that will enhance the identity and efficiency of the project while relating to adjacent development. The project is designed to allow safe access and movement to, from and within the site for pedestrians and automobiles.

The objective for the landscape design is to create a pleasant and distinctive urban environment that compliments the site plan and building architecture, enhances building frontages, softens parking areas, screens service areas and maintains street continuity at points of ingress and egress to the project. The landscape design is intended to encourage low and medium water use, and xeriscape type plantings.

The architectural design is intended to create distinctive buildings appropriate to the endeavors and activities contemplated and permitted while maintaining an overall character which is largely consistent with forms and materials found in the surrounding area.

The objective of exterior lighting is to create a safe and distinctive nighttime environment while limiting adverse impacts on surrounding development.

The objective for exterior signage is to communicate identity and provide information for tenants and patrons of the site in a coordinated fashion that avoids visual blight or chaos and needless visual competition.



## Building Permit Approval Process

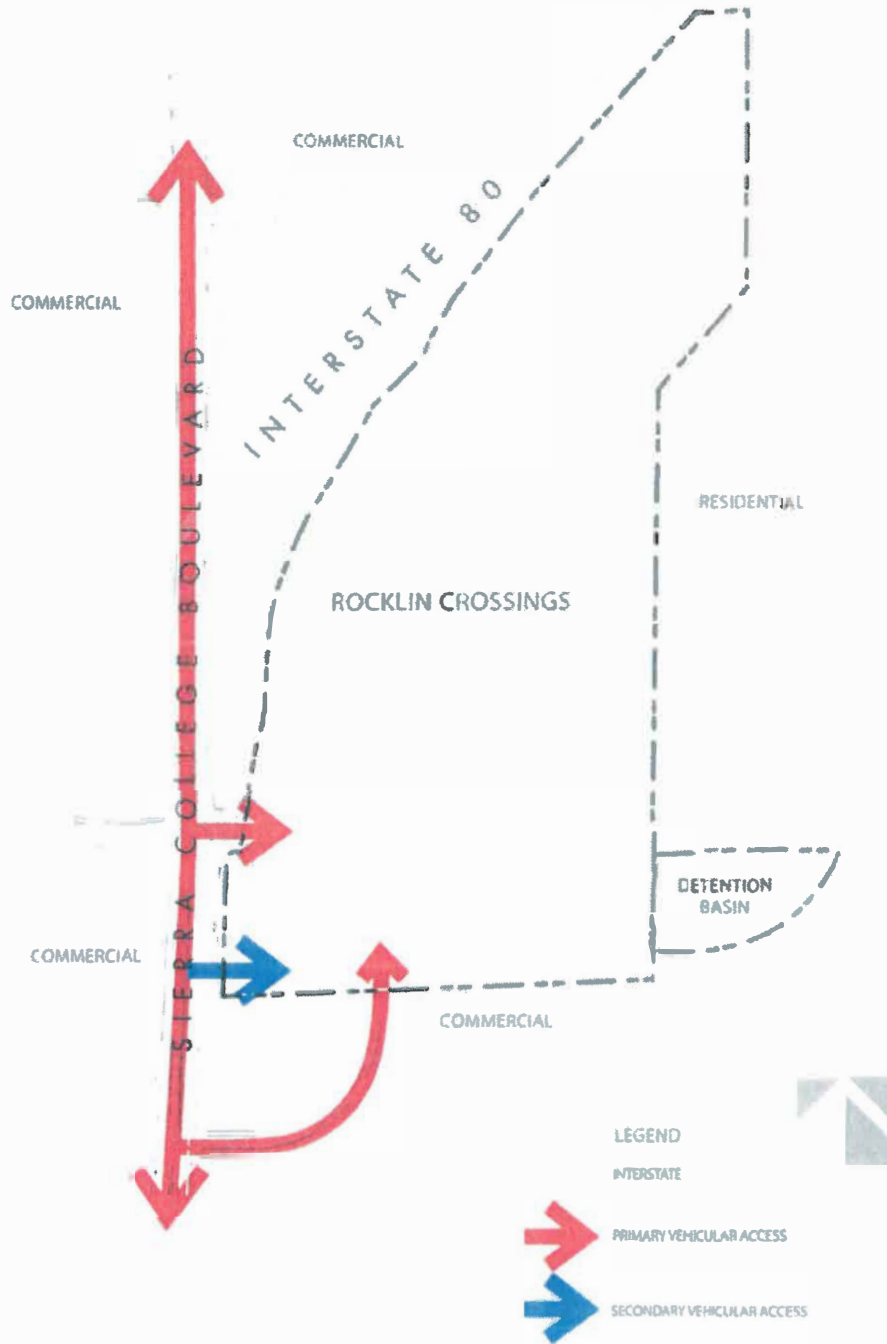
In an effort to protect, incorporate and implement the Guideline's goals for the overall project, these Guidelines have been developed to assist the developer (s) and City staff with the design, review and approval of the development for each individual building (lot). The intent is to have the developer incorporate the Guideline's standards into the building and site design for each lot, and for the City to review each development proposals on individual lots for compliance with the Guidelines as part of the building permit process.

A pre-application meeting with the City's Planning and Building Divisions is strongly encouraged for any building with variations to the approved General Development Plan. It is further recommended that the pre-application meeting occur prior to locking in to a precise building and site design. This will expedite the development process by assisting the developer's architect and/or engineers understanding of these Guidelines and other City policies that may affect the project.

Application submittals to the City may need to include a site/grading plan showing existing grades, proposed finished grades, all proposed landscaping, proposed drainage and erosion control measures, driveway location hardscape, exterior architecture and public amenities, as well as the construction drawings for the proposed building. Mitigation measures to protect existing trees from construction impacts shall also be shown on the grading plan, if applicable. Staff will review this information against the requirements contained in these Guidelines and make a determination as to whether proposed building and site designs are consistent with the approved Guidelines. Staff will consult with the developer and their architect and/or engineer in an effort to resolve any inconsistencies between the proposal and the Guidelines. Final approval is granted by staff, unless appealed to the Planning Commission.

# Site Planning

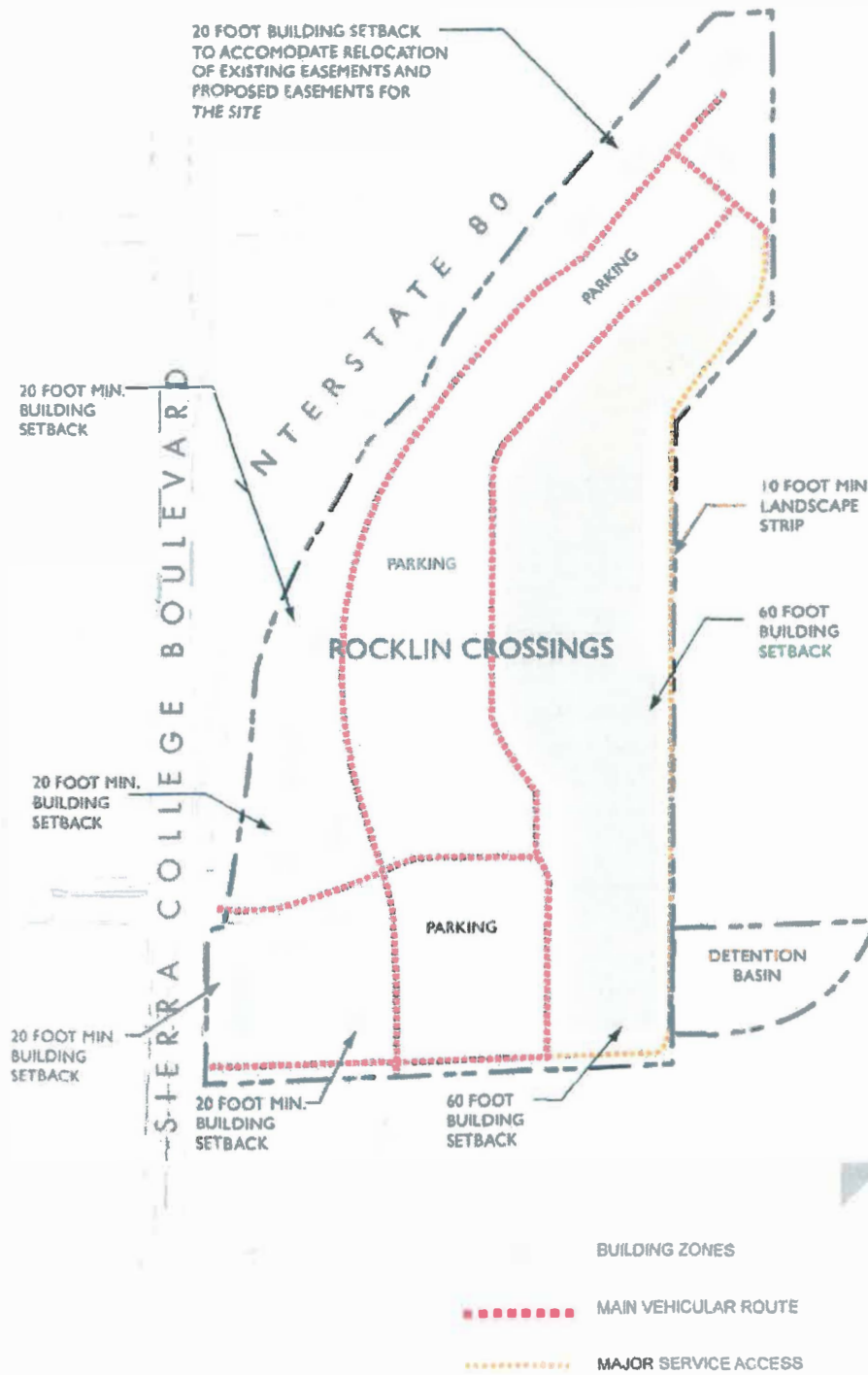
## Contextual Relationships





# Site Planning

Original



# Site Planning

## Parking Design Criteria

### Purpose

To provide a sufficient number of stalls to accommodate the demands of the shopping center and the allowable used throughout the project. Off-street parking shall be provided in accordance with these Development Guidelines.

### Off-Street Parking Requirements

The shopping center will allow for shared parking and cross access.

|   |   |
|---|---|
| Single Tenant Retail Commercial Buildings           | ≥ 60,000 square feet:<br>4:1,000 gross square feet of floor area. |
| Office and Multi-tenant Retail Commercial Buildings | ≥60,000 square feet:<br>5:1,000 gross square feet of floor area.  |
| Retail Commercial, Restaurant, and Office Buildings | < 60,000 square feet:<br>5:1,000 gross square feet of floor area. |

Uncovered sales areas shall provide 10 parking spaces for the first 5,000 square feet of unconditioned sales area plus 1 additional space for each additional 1,000 square feet up to a maximum of 20 spaces per building.

### Compact Parking

No more than 30% of the required parking shall be compact stalls.

### Handicap Parking

Parking design and requirements for handicapped parking shall follow the CBC and ADA standards.

### Employee Parking

Where employee parking is required by an employer it shall be identified as employee parking.

The size and location of parking shall follow Typical Off-Street Parking Drawing No. 3-32 found in the Engineering Division Design Standards for the City of Rocklin.

### Landscaped Areas

Landscape guidelines for the parking lot area are set forth in the landscape section of the GDP (General Development Plan).

### Truck Loading and Unloading Area

All uses which receive large amounts of goods shall provide a loading and unloading area to handle the goods. The minimum size is 10' wide by 35' in length with 14' clear in height. No materials shall be stored outside of any building (except for areas designated specifically for outside storage of materials) for more than 24 hours.

### Passenger Loading Area

Primary Major Tenants over 100,000 square feet shall provide a passenger loading area. The area shall be located adjacent to the building and shall be designed in a way not to impede vehicular circulation. The minimum size is 10' wide by 49' in length.

# Site Planning

## Principally Permitted Uses

### RETAIL

Antique Shop  
Apparel Store  
Appliance Sales & Repair  
Art Supply Store  
Audio Visual Equipment  
Auto Supply Store  
Banks & Financial Institutions  
Barber Shop  
Bicycle Sales & Repair  
Book and Stationary Store  
Clothing and Costume  
Dry Cleaning  
Electronic Appliances  
Fast Food with Drive thru (in designated locations only)  
Florist  
Furniture Store  
Garden Supply Store  
General Merchandise  
Gifts and Notions  
Grocery Store  
Hardware Store  
Hobby, Crafts Stamps, and Coin  
Home Improvement  
Hunting / Fishing Supply  
Interior Decorating Supply  
Jewelry and Metal Craft  
Leather Goods and Luggage  
Lock and Key Shop  
Lumber Yard  
Mail Order Catalog Store  
Medical / Dental Clinic  
Medical / Dental Appliances  
Music Sales & Repair  
Office  
Office Supply and Equipment  
Optician  
Package Liquor Store

Paint & Wallpaper Store  
Pet Shop & Supplies  
Photo Equipment & Supplies  
Plant Nursery  
Plumbing Shop  
Radio / Television Sales  
Retail Store Over 100,000 SF  
Restaurant  
Shoe Sales and Repair  
Sporting Good Store  
Tailor Shop  
Travel Agency  
Variety Store  
24 hour operation

### ACCESSORY USES

Alcoholic Beverage Sales For Off-Premise Consumption  
Food Sales -- Indoor and Outdoor  
Exterior Staging and Temporary Storage of Materials where shown on the plan  
Outdoor Display Sales from Designated Display Areas only Including Christmas Trees  
24 Hour Convenience Market when part of Retail Store over 100,000 sf

### CONDITIONAL USES

Exterior Storage & Materials other than shown in approved designated areas  
Outdoor display sales in other than shown in the designated display areas  
24 Hour Convenience Market  
Hotel / Motel  
Fuel / Service Station  
Animal Hospital  
Theater  
Fast Food with Drive thru other than shown on the plan

# Landscape

## GENERAL

### Landscape Concept:

Create a distinctive landscape through the use of 10 different zones to create a sense of place.

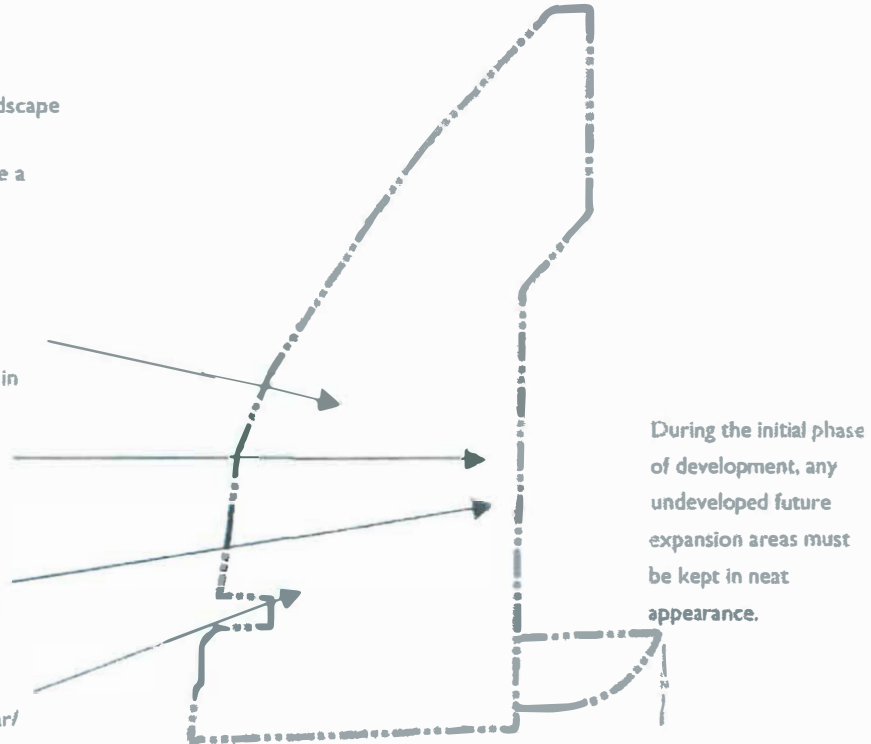
### Landscape Objectives:

Provide for human scale and visual organizations in parking lots.

Screen loading areas, service yards and utility equipment.

Buffer residential east of property.

Reinforce major vehicular/ pedestrian systems.



During the initial phase of development, any undeveloped future expansion areas must be kept in neat appearance.

These Guidelines recognize that the landscape plan is of primary importance to the design character of Rocklin Crossings. The Development Guidelines are intended to promote the establishment of compatible and continuous landscape design to enhance, unify, and articulate the development.

The Guidelines are intended to provide for a neat and well maintained landscape appearance in all areas not covered by buildings or parking, to enhance the existing character of the site, and to minimize the adverse visual and environmental impacts of large paved areas as well as to promote water conservation.

Selection of shrub, ground cover and tree species shall be in accordance with the Development Guidelines and be appropriate for the local climate. The landscape concept shall encourage and frame the views of the project from the freeway and Sierra College Boulevard, allowing visibility of tenant signage and storefronts and shall buffer the project visually from the residential contemplated to the east of the project.

# Landscape

## General

### Landscape Concept:

Parking fields shall be landscaped to comply with the Development Guidelines, which consist of one tree for every 5 parking stalls.

Primary vehicular drives and major pedestrian circulation routes shall be articulated different from the parking field in order to reinforce the design theme, identify the circulation system as a way-finding element and to reduce the scale of the parking field.

Landscape enhancements at internal streets and pedestrian circulation routes may include any of the following:

- Ornamental tree and accent plantings
- Vertical tree plantings
- Trellis, Benches, and other site amenities, enhanced pavement

### Landscape Guidelines:

In some areas within Zones A through J, landscape might be enhanced to meet any of the following goals:

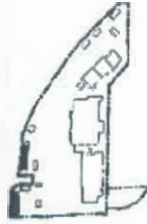
1. Screening of parking areas, service zones, trash enclosures and / or mechanical equipment.
2. Meeting parking lot shade requirements as previously noted under "Landscape Concept".
3. Accenting main entry monuments or pole signage or walkways
4. Framing views of building entrance or signage.
5. Re-routing traffic.
6. Specify plant material for erosion control.
7. Decomposed granite may be placed in non-turf planter areas.
8. A combination of bark, ground cover and/or jute netting may be placed along slopes that exceed 3:1.
9. Specify shrubs and perennials hardy enough to survive the pedestrian and vehicular traffic and to soften the geometric design of the parking lot.
10. Weeds and brush will be removed twice a year, once in the spring and once in the fall. If wildflower and other seeding mixes are used during the time the sites are undeveloped, the sites shall be maintained in a neat appearance.
11. Turf may be used subject to City staff approval.

# Landscape

## Landscape Zones

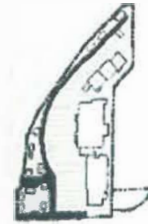
### Zone A

Sierra College Boulevard  
Frontage Enhancements



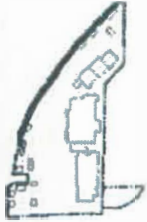
### Zone F

Major Drives



### Zone B

Freeway I-80  
Frontage Enhancements



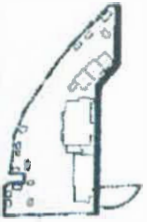
### Zone G

Parking Fields



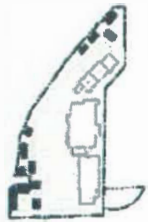
### Zone C

East Property Line



### Zone H

Freestanding  
Buildings



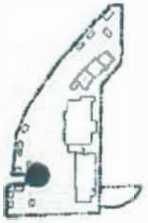
### Zone D

Pedestrian Walkways



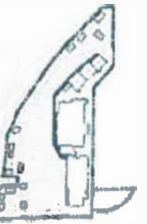
### Zone I

Roundabout



### Zone E

Retail Promenade



### Zone J

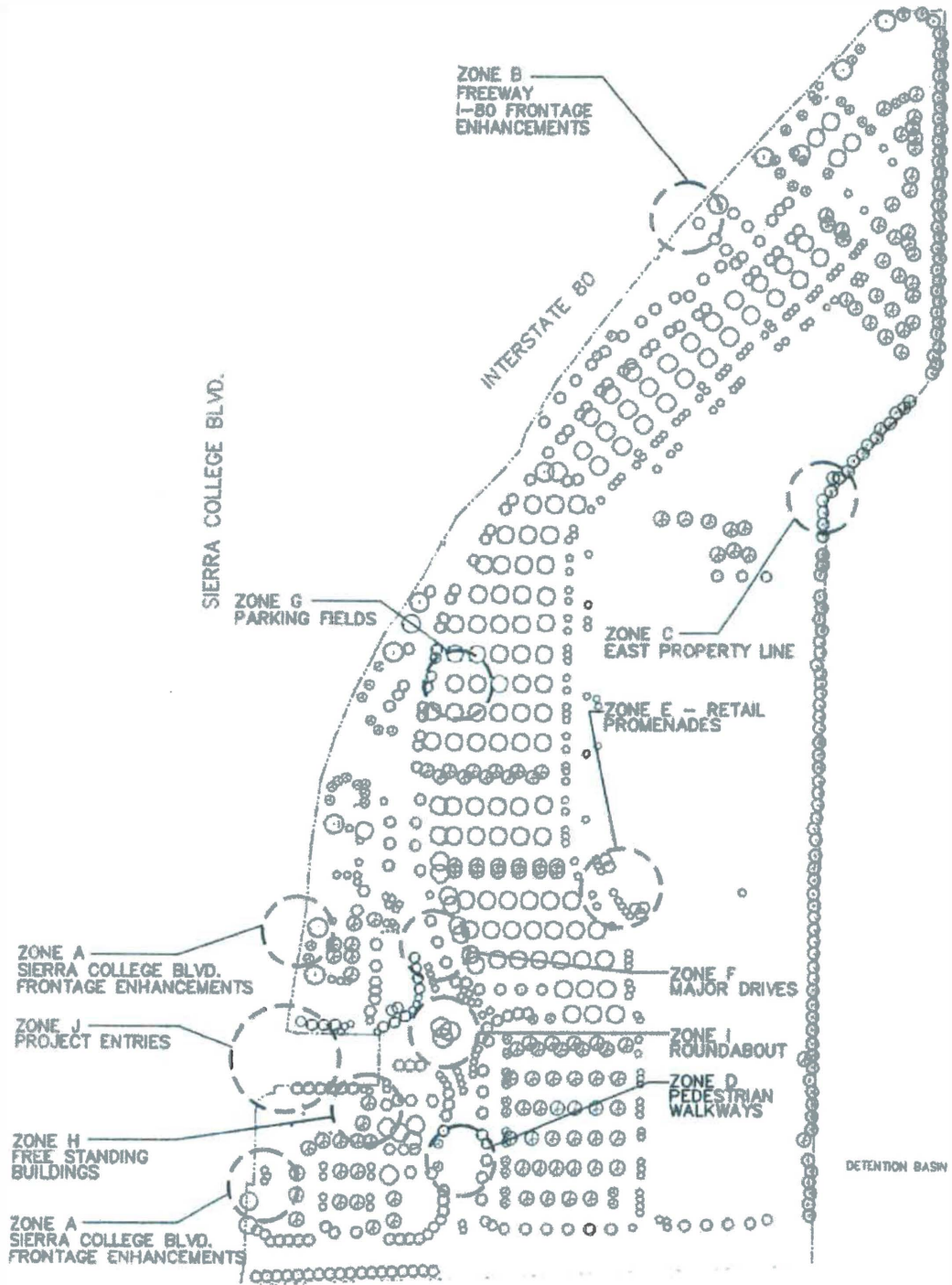
Project Entries





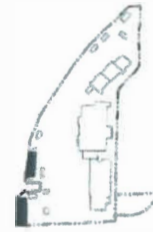
# Landscape

Landscape Plan for Rocklin Crossings



# Landscape

## Zone A – Sierra College Boulevard Frontage Enhancement



**Location** Project frontage east of Sierra College Boulevard and south of Interstate 80

**Purpose** To soften and create a visual transition between passing vehicular traffic and the project.

|              |   |  |
|--------------|---|--|
| <b>Trees</b> | <u>Botanical</u>  | <u>Common</u>  |
|              | Quercus Wislizenii<br>Quercus Lobata<br>Quercus Douglasii<br>Malus f. 'Indian Magic'<br>Pyrus Calleryana<br>Platanus Acerifolia | Interior Live Oak<br>Valley Oak<br>Blue Oak<br>Pink Crabapple<br>Ornamental Pear<br>London Plane |

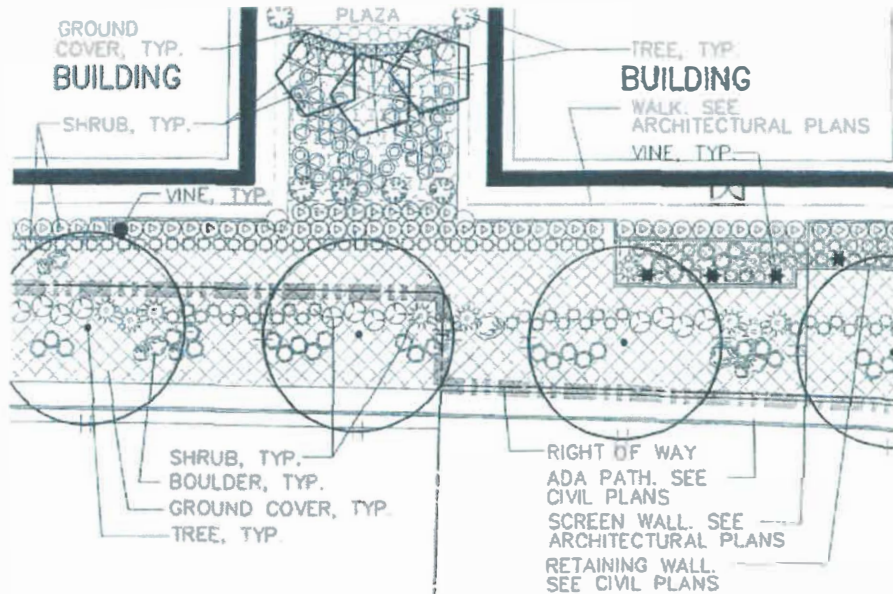
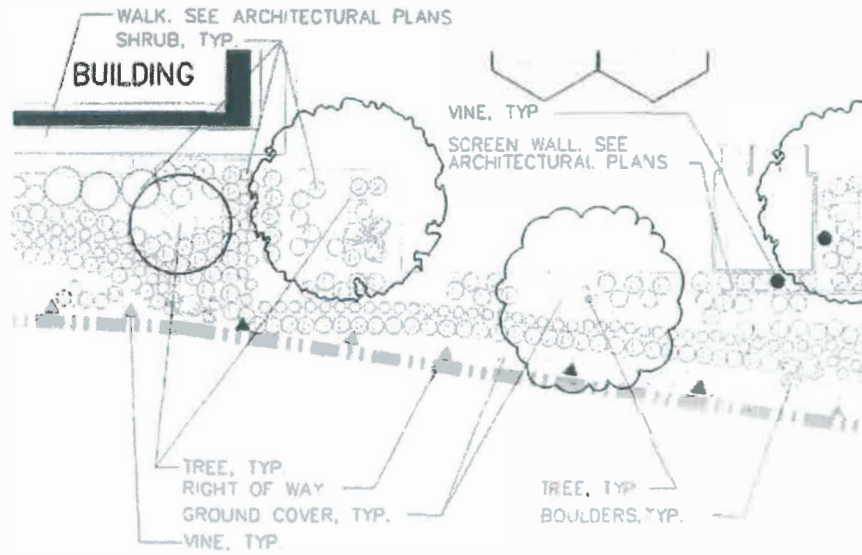
|               |  |   |
|---------------|--|---|
| <b>Shrubs</b> | Agapanthus africanus<br>Arbutus unedo spp<br>Berberis thunbergii spp<br>Buxus microphylla spp<br>Cercis occidentalis<br>Cistus spp<br>Dietes bicolor<br>Dietes vegeta<br>Juniperus chinensis 'San Jose'<br>Lavandula angustifolia spp<br>Mahonia aquifolium spp<br>Pittosporum tobira<br>Raphiolepis indica<br>Viburnum tinus spp<br>Xylosma congestum spp.<br>Phormum tenax spp | Lily-of-the-Nile<br>Drawf Strawberry<br>Red-Leaf Barberry<br>Boxwood<br>Western Redbud<br>Rockrose<br>Fortnight Lily<br>Fortnight Lily<br>San Jose Juniper<br>Lavendar<br>Oregon Grape<br>Pittosporum<br>Indian Hawthorne<br>ncn<br>Xylosma<br>Flax |
|---------------|--|---|

|                          |   |   |
|--------------------------|---|---|
| <b>Ground<br/>Covers</b> | Arctostaphylos spp.<br>Cotoneaster spp.<br>Rosmarinus officinalis<br>Trachelospermum jasminoides<br>Nandina domestica ' Gulf Stream'<br>Mynoporum Parvifolium | Manzanita<br>Cotoneaster<br>Rosemary<br>Star Jasmine<br>Heavenly Bamboo<br>Myoporum |
|--------------------------|---|---|



# Landscape

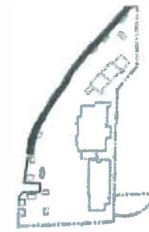
## View A – Sierra College Boulevard Frontage Enhancements



### SAMPLE LANDSCAPE PLAN DETAILS

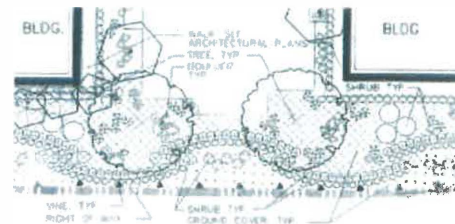
# Landscape

## Figure 15 - Freeway Interstate 80 Frontage Enhancements



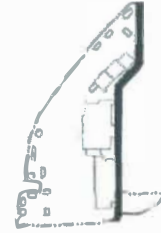
|                     |  |   |
|---------------------|--|---|
| <b>Location</b>     | Adjacent to Interstate 80  |   |
| <b>Purpose</b>      | The treatment of this area creates the foreground for the project from Interstate 80. The landscaping in this zone shall be designed to create view corridors into the site from the freeway, adjacent primary vehicular drives and Sierra College Boulevard.  |   |
| <b>Trees</b>        | <u>Botanical</u><br>Quercus Wislizenii<br>Pyrus c. 'Chanticleer'<br>Malus f. 'Indian Magic'<br>Quercus Douglasii<br>Quercus lobata<br>Acer rubrum 'Autumn Blaze'<br>Cercis canadensis  | <u>Common</u><br>Interior Live Oak<br>Flowering Pear<br>Pink Crabapple<br>Blue Oak<br>Valley Oak<br>Red Maple<br>Eastern Redbud   |
| <b>Shrubs</b>       | Arctostaphylos spp.<br>Pennisetum setaceum<br>Cercis occidentalis<br>Muhlenbergia rigens<br>Miscanthus sinensis 'Gracillimus'<br>Cortaderia selloana spp<br>Juniperus chinensis spp<br>Rhamphiolepis indica<br>Pittosporum spp<br>Arbutus unedo spp<br>Berberis thunbergii spp<br>Cistus spp<br>Viburnum tinus spp | Manzanita<br>Fountain Grass<br>Western Redbud<br>Deer Grass<br>Maiden Grass<br>Pampas Grass<br>Juniper<br>Indian Hawthorne<br>ncn<br>Dwarf Strawberry Tree<br>Barberry<br>Rockrose<br>ncn |
| <b>Ground Cover</b> | Arctostaphylos spp. Manzanita<br>Ceanothus spp<br>Cotoneaster spp<br>Festuca rubra<br>Festuca ovina 'Driscula'<br>Juniperus spp<br>Osteospermum fruticosum   | ncn<br>Cotoneaster<br>Red Fescue<br>Hard Fescue<br>Juniper<br>African Daisy   |
| <b>Vines</b>        | Parthenocissus tricuspidata<br>Ficus pumila  | Boston Ivy<br>Creeping Fig  |

### Sample of Landscape Design Intent



# Landscape

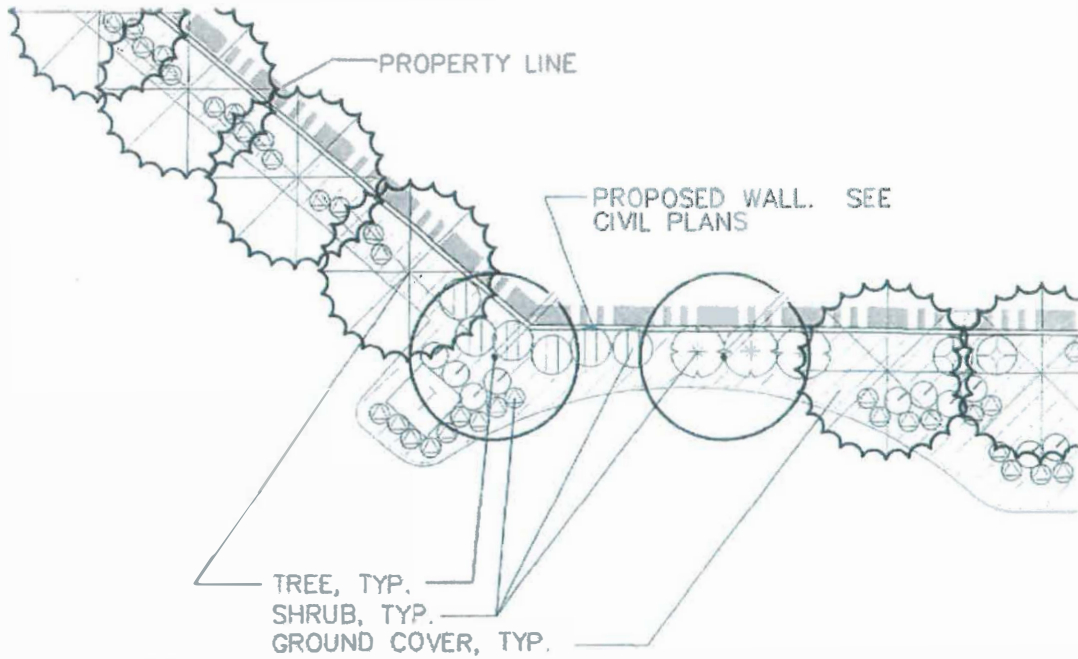
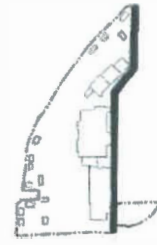
## Zone C – East Property Line



|                     |   |   |
|---------------------|---|---|
| <b>Location</b>     | The area directly adjacent to the east boundary of the property.  |   |
| <b>Purpose</b>      | The landscape along the east property line shall be designed to provide a buffer from the adjacent proposed residential use. This zone shall be densely planted with evergreen trees to provide an appropriate screen between the properties.               |   |
| <b>Trees</b>        | <u>Botanical</u><br>Sequoia sempervirens 'Aptos Blue'<br>Pinus halepensis<br>Quercus wislizenii   | <u>Common</u><br>Coast Redwood<br>Aleppo Pine<br>Interior Live Oak  |
| <b>Shrubs</b>       | Ceanothus spp.<br>Dodonaea viscosa 'Purpurea'<br>Elaeagnus pungens<br>Euonymus alata<br>Feijoa sellowiana<br>Berberis thunbergii<br>Grevillea spp.<br>Xylosma congestum<br>Prunus caroliniana 'Bright n' Tight'<br>Pittosporum tobira<br>Photinia X fraseri | Ceanothus<br>Purple Hopseed Bush<br>Silverberry<br>Burning Bush<br>Pineapple Guava<br>Barberry<br>Grevillea<br>Shiny Xylosma<br>Carolina Cherry<br>Mock Orange<br>Red-Leaf Photinia |
| <b>Ground Cover</b> | Arctostaphylos spp.<br>Baccharis pilularis<br>Rosmarinus officinalis<br>Cotoneaster horizontalis<br>Myoporum parvifolium  | Manzanita<br>Dwarf<br>Rosemary<br>Rock Cotoneaster<br>Myoporum  |
| <b>Vines</b>        | Parthenocissus tricuspidata<br>Ficus pumila   | Boston Ivy<br>Creeping Fig  |

# Landscape

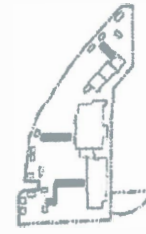
Zone C - East Property Line



Typical Plan

# Landscape

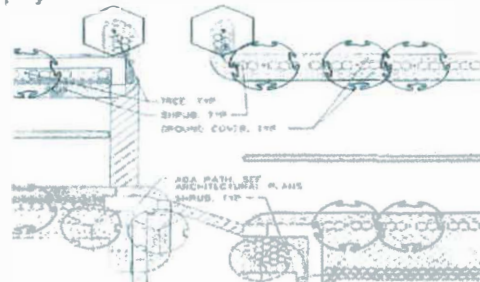
## Zone D – Pedestrian Walkways



**Location** The area between the proposed Retail Promenade and Village Clusters.

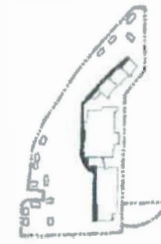
**Purpose** Major pedestrian walkways shall be clearly defined by the use of formal rows of small flowering upright accent trees. These walkways shall have a minimum 4' wide clearance from any obstructions, such as vehicle overhangs. Pedestrian access throughout the site should be distinguished from driving surfaces.

|                      | <u>Botanical</u>  | <u>Common</u>  |
|----------------------|---|--|
| <b>Trees</b>         | Acer rubrum 'Autumn Blaze'<br>Lagerstroemia indica<br>Prunus serrulata<br>Prunus cerasifera spp<br>Pyrus spp<br>Celtis Sinensis   | Red Maple<br>Crape Myrtle<br>Flowering Cherry<br>Flowering Plum<br>Flowering Pear<br>Chinese Hackberry   |
| <b>Shrubs</b>        | Agapanthus africanus<br>Ligustrum spp<br>Raphiolepis indica<br>Berberis thunbergii<br>Diets vegeta<br>Myrsine africana<br>Euryops pectinatus<br>Pittosporum spp<br>Myrtus communis spp<br>Phormium spp<br>Raphiolepis spp | Lily-of-the-Nile<br>Privet<br>Indian Hawthorne<br>Barberry<br>Fort-Night-Lily<br>African Boxwood<br>Shrub Daisy<br>ncn<br>Dwarf Myrtle<br>Flax<br>India Hawthorn |
| <b>Ground Covers</b> | Hemerocallis hybrids<br>Trachelospermum jasminoides<br>Arctostaphylos spp.<br>Rosmarinus officinalis<br>Nandina domestica 'Fire Power'  | Daylily<br>Star Jasmine<br>Manzanita<br>Rosemary<br>Heavenly Bamboo  |
| <b>Vines</b>         | Wisteria Sinensis<br>Distictis buccinatoria<br>Jasminum polyanthum  | Chinese Wisteria<br>Blood Trumpet Vine<br>Pink Jasmine   |



# Landscape

## Zone 1 - Retail Promenade

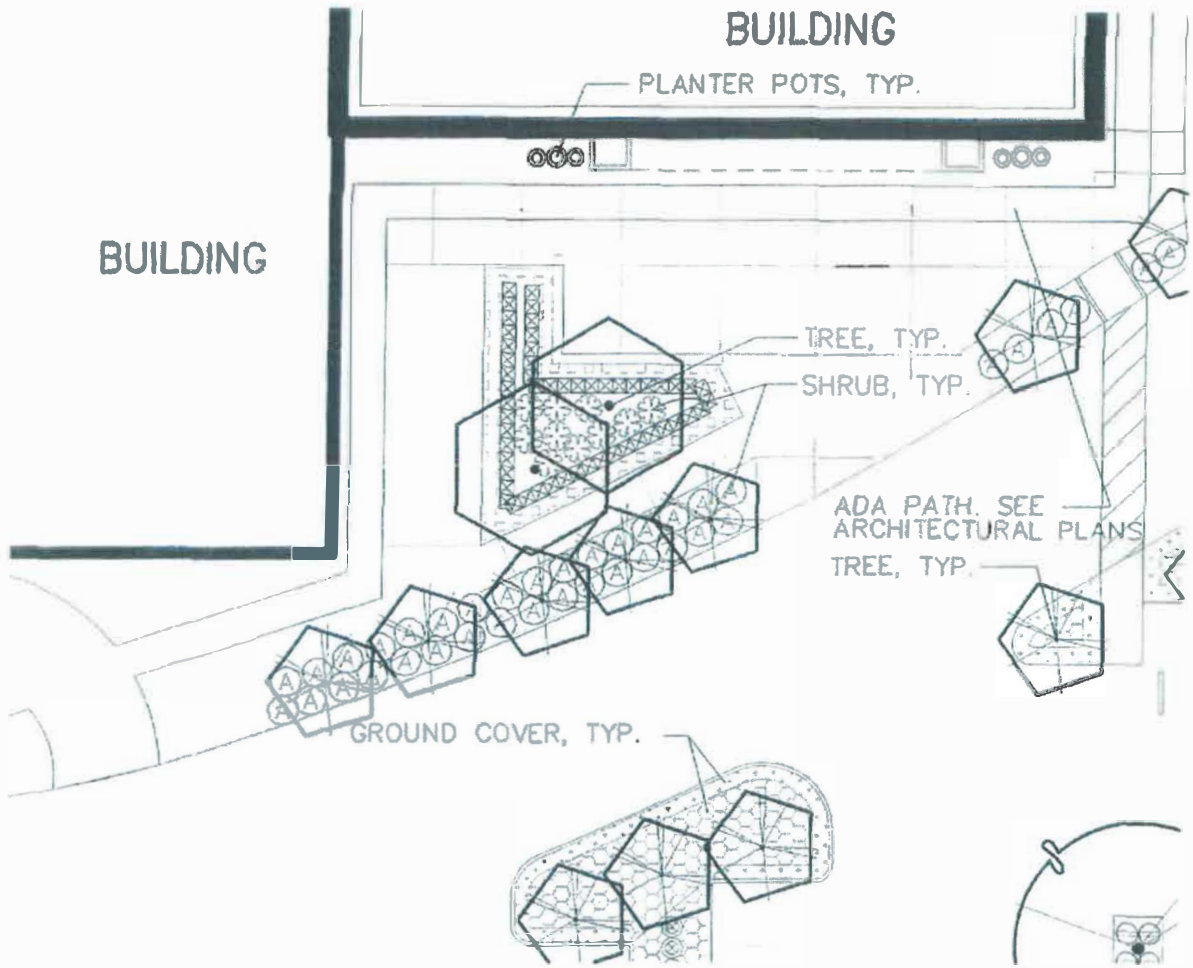
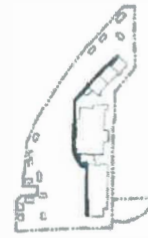


|                 |  |   |
|-----------------|--|---|
| <b>Location</b> | The area between the main parking field and the Retail Promenades  |   |
| <b>Purpose</b>  | The Retail Promenade serves to connect the Tenant Entries and shall be designed to accommodate substantial pedestrian traffic. Rest areas along the route may include benches, trash receptacles and varied plantings. Planting shall allow views of all signage, provide scale, color, texture and soften the impact of the built environment. Trees may be placed in groupings to avoid blocking tenant entries and signage and to differentiate the circulation pattern from the parking field. |   |
| <b>Trees</b>    | <u>Botanical</u><br>Lagerstroemia indica<br>Pyrus spp<br>Laurus nobilis<br>Cercis canadensis   | <u>Common</u><br>Crape Myrtle<br>Flowering Pear<br>Grecian Laurel<br>Eastern  |
| <b>Redbud</b>   | Prunus serrulata<br>Prunus cerasifera spp<br>Cupressus sempervirens<br>Arbutus unedo spp   | Flowering Cherry<br>Flowering Plum<br>Italian Cypress<br>Strawberry Tree  |
| <b>Shrubs</b>   | Abelia grandiflora spp<br>Buxus m. japonica spp<br>Euryops pectinatus<br>Escallonia spp<br>Nandina domestica spp<br>Rosa spp.<br>Salvia gregii<br>Rhamphiolepis indica spp<br>Salvia leucantha<br>Pittosporum spp<br>Lavandula spp.<br>Arbutus unedo spp<br>Spiraea spp.<br>Viburnum tinus<br>Phormium tenax spp   | Abelia<br>Japanese Boxwood<br>Shrub Daisy<br>Escallonia<br>Heavenly Bamboo<br>Rose<br>Sage<br>India Hawthorn<br>Mexican Bush Sage<br>ncn<br>Lavender<br>Dwarf Strawberry Tree<br>ncn<br>ncn<br>Flax |
| <b>Ground</b>   | Verbena peruviana<br>Hemerocallis hybrids<br>Trachelospermum spp<br>Vinca minor<br>Annuals<br>Myoporum   | Verbena<br>Daylily<br>Jasmine<br>Periwinkle<br>Annuals<br>Myoporum  |

See plan detail on following page



**Landscape**  
Zone 1 - Retail Promenade



**PLAN DETAIL**

# Landscape

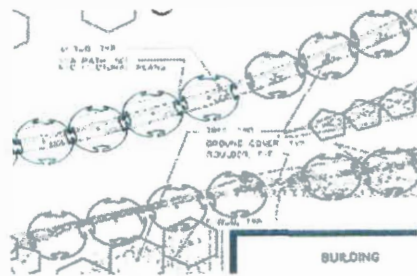


## Zone I – Major Drives

**Location** The main arterial entry points and major drive aisles that will carry most of the vehicular traffic throughout the project.

**Purpose** Trees and low, colorful shrubs, ground cover and/or boulders may be used along the major drives to provide vertical emphasis and clearly delineate major circulation patterns. Enhanced landscaping will be provided along public right of ways consisting of either a berm or hedge with a minimum height of 3' from the adjacent parking lot to assure that vehicle undercarriages will be shielded from view.

|                      |   |  |         |
|----------------------|---|--|---------|
| <b>Trees</b>         | <p><u>Botanical</u></p> <p>Pyrus spp<br/>         Acer rubrum 'Autumn Blaze'<br/>         Laurus nobilis<br/>         Prunus cerasifera spp<br/>         Lagerstroemia indica spp<br/>         Quercus lobata<br/>         Quercus Douglasii<br/>         Cercis canadensis</p>   | <p><u>Common</u></p> <p>Flowering Pear<br/>         Red Maple<br/>         Gracian Laurel<br/>         Flowering Plum<br/>         Crape Myrtle<br/>         Valley Oak<br/>         Blue Oak</p>  | Eastern |
| <b>Redbud</b>        |   |  |         |
| <b>Shrubs</b>        | <p>Quercus Wislizenii<br/>         Buxus japonica<br/>         Ligustrum spp<br/>         Berberis spp<br/>         Dietes spp<br/>         Rhapsiolepis indica spp<br/>         Myrtus communis 'compacta'<br/>         Phormium tenax<br/>         Gardenia jasminoides 'Little Gem'<br/>         Pittosporum spp<br/>         Eriogonum fasciculatum<br/>         Rosmarinus officinalis 'Tuscan Blue'<br/>         Viburnum tinus spp</p> | <p>Interior Live Oak<br/>         Japanese Boxwood<br/>         Ligustrum<br/>         Barberry<br/>         Fort-Night-Lily<br/>         Indian Hawthorne<br/>         Dwarf Myrtle<br/>         Flax<br/>         Gardenia<br/>         ncn<br/>         California Buckwheat<br/>         Tuscan Blue Rosemary<br/>         ncn</p> |         |
| <b>Ground Covers</b> | <p>Hemerocallis hybrids<br/>         Arctostaphylos spp.<br/>         Rosmarinus officinalis<br/>         Trachelospermum jasminoides<br/>         Nandina domestica 'Fire Power'<br/>         Myoporum</p>   | <p>Daylily<br/>         Manzanita<br/>         Rosemary<br/>         Star Jasmine<br/>         Heavenly Bamboo<br/>         Myoporum</p>   |         |





# Landscape

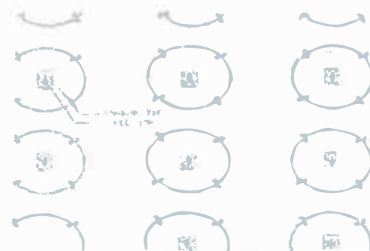
## Zone G – Parking Fields



**Location** Parking lot areas as identified on the site plan.

**Purpose** The selection of trees may create an "orchard like" appearance to reduce the visual impact of the parking fields and create shade per these guidelines. Canopy or aisle delineator trees may frame each field. See illustration below.

| Trees                 | Botanical   | Common   |
|-----------------------|---|--|
|                       | Celtis sinensis   | Chinese Hackberry  |
|                       | Ulmus parvifolia 'Drake'  | Chinese Elm  |
|                       | Zelkova serrata   | Sawleaf Zelkova  |
|                       | Quercus wislizenii  | Interior Live Oak  |
|                       | Quercus lobata  | Valley Oak   |
|                       | Quercus douglasii   | Blue Oak   |
|                       | Pyrus spp   | Flowering Pear   |
|                       | Acer rubrum 'Autumn Blaze'  | Red Maple  |
|                       | Laurus nobilis  | Gracian Laurel   |
|                       | Lagerstroemia indica  | Crape Myrtle   |
|                       | Prunus cerasifera   | Flowering Plum   |
|                       | Pinus halepensis  | Aleppo Pine  |
|                       | Aptos Blue  | Coast Redwood  |
|                       | Pistacia chinensis  | Chinese Pistache   |
|                       | Cercis canadensis   | Eastern Redbud   |
| Redbud                | Quercus rubra   | Red Oak  |
| Shrubs                | Rhaphiolepis indica spp<br>Dietes vegeta  | India Hawthorn<br>Fortnight Lily   |
| Ground Covers         | Gazania spp.<br>Rosmarinus officinalis<br>Fragaria chiloensis                           | Gazania<br>Rosemary  |
| Ornamental Strawberry | Arctostaphylos spp.<br>Hedera helix spp<br>Trachelospermum spp<br>Myoporum              | Manzanita<br>English Ivy<br>Jasmine<br>Myoporum                              |
| Vines                 | Wisteria sinensis<br>Distictis buccinatoria<br>Jasminum polyanthum<br>Lonicera japonica | Chinese Wisteria<br>Blood Trumpet Vine<br>Pink Jasmine<br>Hall's Honeysuckle |

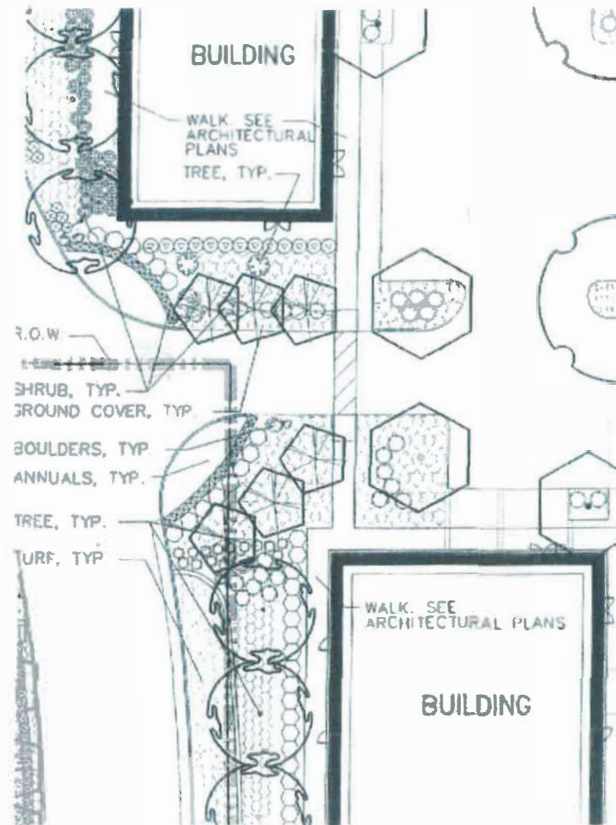


# Landscape

## Zone H – Freestanding Buildings

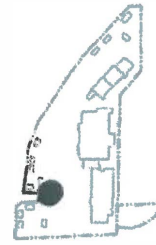


- Location** Individual pads as permitted per the Development Guidelines.
- Purpose** To require each pad to meet the Development Guidelines' shade requirements within the parcel lines and use planting materials permitted coordinated with those used throughout the rest of the project. Enhanced landscaping in addition to berming and/or screening wall shall be provided at drive-thru locations where appropriate to screen vehicle headlights. Building sites that are not built upon or improved shall be maintained in a clean and neat appearance. The entire site will comply with the City of Rocklin's water conservation ordinance.
- Shading** Each tenant and pad must meet the Development Guidelines' shade requirements within the parcel lines and use planting materials permissible under the Guidelines and compatible with those used throughout the rest of the center. Enhanced landscaping shall be provided at drive-thru locations on top of a berm or adjacent to a screening wall adjacent to the drive-thru aisle.
- Trees  
Shrubs  
And  
Ground  
Covers** See plant list for plant species pages 27 to 31.



# Landscape

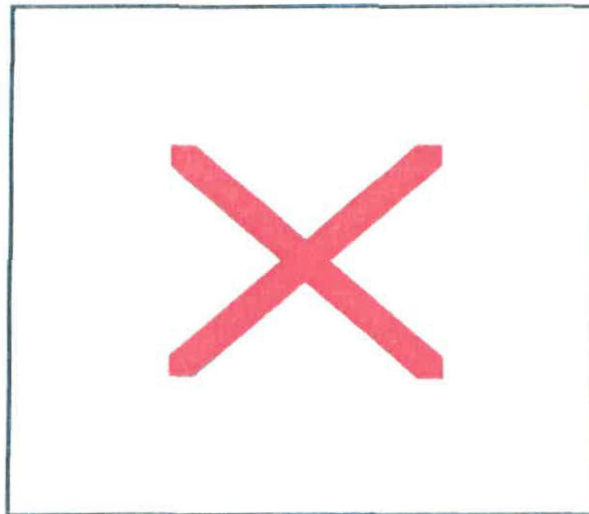
## Zone 1 – Roundabout



**Location** The roundabout is located just inside the main access drive aisle entering the property directly from Interstate 80 and Sierra College Boulevard, as per the site plan.

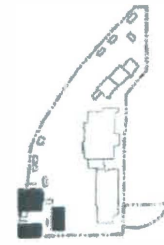
**Concept** To create a colorful, visually attractive landscape feature as a focal point for the project. Boulders may be placed in clusters to enhance the natural theme.

|               |  |   |
|---------------|--|---|
| <b>Trees</b>  | <u>Botanical</u>   | <u>Common</u>   |
|               | Quercus wislizenii<br>Quercus lobata<br>Quercus douglasii  | Interior Live Oak<br>Valley Oak<br>Blue Oak   |
| <b>Shrubs</b> | Pennisetum setaceum<br>Muhlenbergia rigens<br>Agapanthus orientalis 'Peter Pan'<br>Berberis thunbergii 'Crimson Pygmy'<br>Limonium perezii<br>Tulbaghia violacea<br>Rosa | Fountain Grass<br>Deer Grass<br>Agapanthus<br>Crimson Pygmy Barberry<br>Statice<br>Society Garlic<br>Rose |
|               | <b>Ground Covers</b>   | Hemerocallis hybrids<br>Annuals<br>Verbena<br>Arctostaphylos spp<br>Rosmarinus officinalis                |



# Landscape

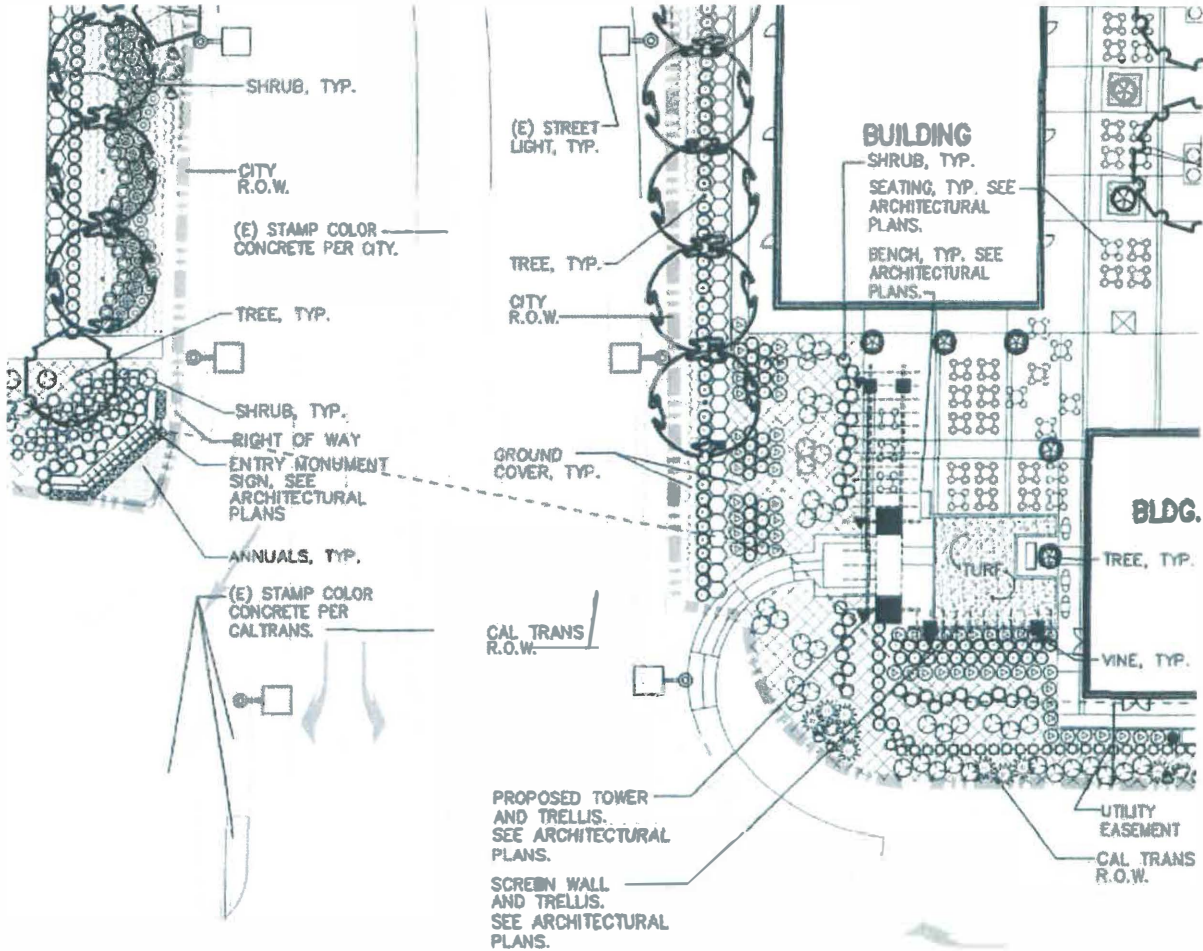
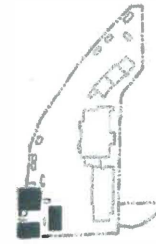
## 7.1.1.1 – Project Entries



|                      |   |  |
|----------------------|---|--|
| <b>Location</b>      | All entries to the site   |  |
| <b>Purpose</b>       | All vehicular entries to the site may be clearly defined by the use of formal rows of accent flowering trees, evergreen hedges and colorful annuals. Taller backdrop trees may also be incorporated.  |  |
| <b>Trees</b>         | <u>Botanical</u><br>Lagerstroemia indica<br>Pyrus spp<br>Acer rubrum 'Autumn Blaze'<br>Prunus cerasifera<br>Cercis canadensis   | <u>Common</u><br>Crape Myrtle<br>Flowering Pear<br>Red Maple<br>Flowering Plum   |
| <b>Redbud</b>        |   | Eastern  |
| <b>Shrubs</b>        | Cupressus Sempervirens<br>Nandina domestica spp<br>Dietes vegeta<br>Buxus m. japonica 'Winter Gem'<br>Xylosma c. 'Compacta'<br>Dietes spp<br>Berberis thunbergii 'Atropurpurea'<br>Escallonia spp<br>Rhamphiolepis indica spp<br>Miscanthus sinensis<br>Muhlenbergia rigens<br>Ligustrum spp<br>Ilex crenata<br>Pittosporum spp<br>Lavandula spp<br>Phormium tenax spp. | Italian Cypress<br>Heavenly Bamboo<br>Fortnight Lily<br>Japanese Boxwood<br>Xylosma<br>Fort-Night-Lily<br>Red-leaf Barberry<br>Escallonia<br>India Hawthorn<br>Maiden Grass<br>Deer Grass<br>Privet<br>Japanese Holly<br>ncn<br>Lavendar<br>New Zealand Flax |
| <b>Ground Covers</b> | Arctostaphylos spp.<br>Hemerocallis hybrids<br>Annuals<br>Rosemarinus officinalis<br>Rosa spp<br>Trachelospermum jasminoides<br>Nandina domestica 'Fire Power'  | Manzanita<br>Daylily<br>Annuals<br>Rosemary<br>Carpet Rose<br>Star Jasmine<br>Heavenly Bamboo  |
| <b>Vines</b>         | <u>Annuals Turf</u><br>Wisteria sinensis<br>Rosa baksiae<br>Jasminum polyanthum<br>Lonicera jap. 'Purpurea'   | <u>Annuals Turf</u><br>Chinese Wisteria<br>Bank's Rose<br>Pink Jessamine<br>Purple Honeysuckle   |

# Landscape

## Zone J - Project Entries



**ZONE J**



# Site Lighting

Exterior Lighting Concept

METER BOXES, ABOVE GROUND TRANSFORMERS AND OTHER UTILITIES SHOULD NOT BE HIGHLIGHTED WITH LIGHTING

PARKING LOT LIGHTING SHALL BE 27'-6" FOOT MOUNTING HT. WITH 400 WATT METAL HALIDE LAMPS WITH 1-3 FIXTURES

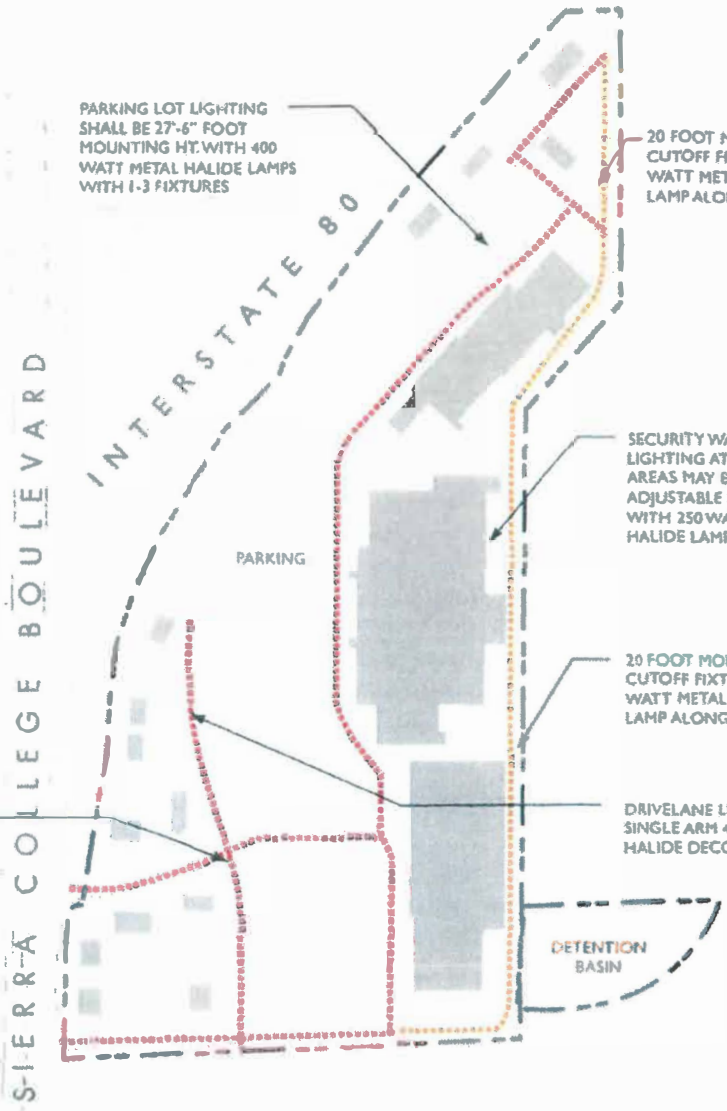
20 FOOT MOUNTING HT. CUTOFF FIXTURES WITH 250 WATT METAL HALIDE LAMP ALONG PROPERTY LINE

MAJOR DRIVE LIGHTS SHALL BE 27'-6" FOOT MAX MOUNTING HT WITH 400 WATT METAL HALIDE LAMPS

SECURITY WALL MOUNTED LIGHTING AT SERVICE AREAS MAY BE ADJUSTABLE FIXTURES WITH 250 WATT METAL HALIDE LAMPS

20 FOOT MOUNTING HT. CUTOFF FIXTURES WITH 250 WATT METAL HALIDE LAMP ALONG PROPERTY LINE

DRIVELANE LIGHTS TO HAVE SINGLE ARM 400 WATT METAL HALIDE DECO SINGLE



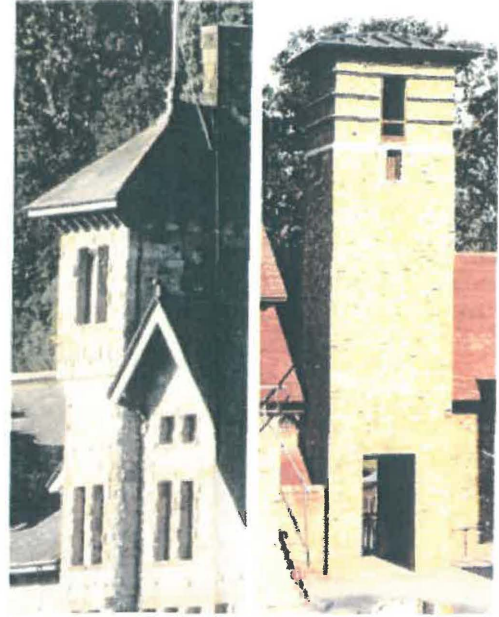
ORNAMENTAL WALL WASHING FIXTURES MAY BE USED TO HIGHLIGHT FEATURE WALL AREAS

SECURITY LIGHTING AT SERVICE AREAS SHALL BE DOWNWARD FACING. NO SECURITY LIGHTING FIXTURES ALLOWED ABOVE WALL FACIA. ALL EXTERIOR LIGHTING SHALL BE SHIELDED TO PREVENT OFF SITE GLARE

# Architecture

## Concepts

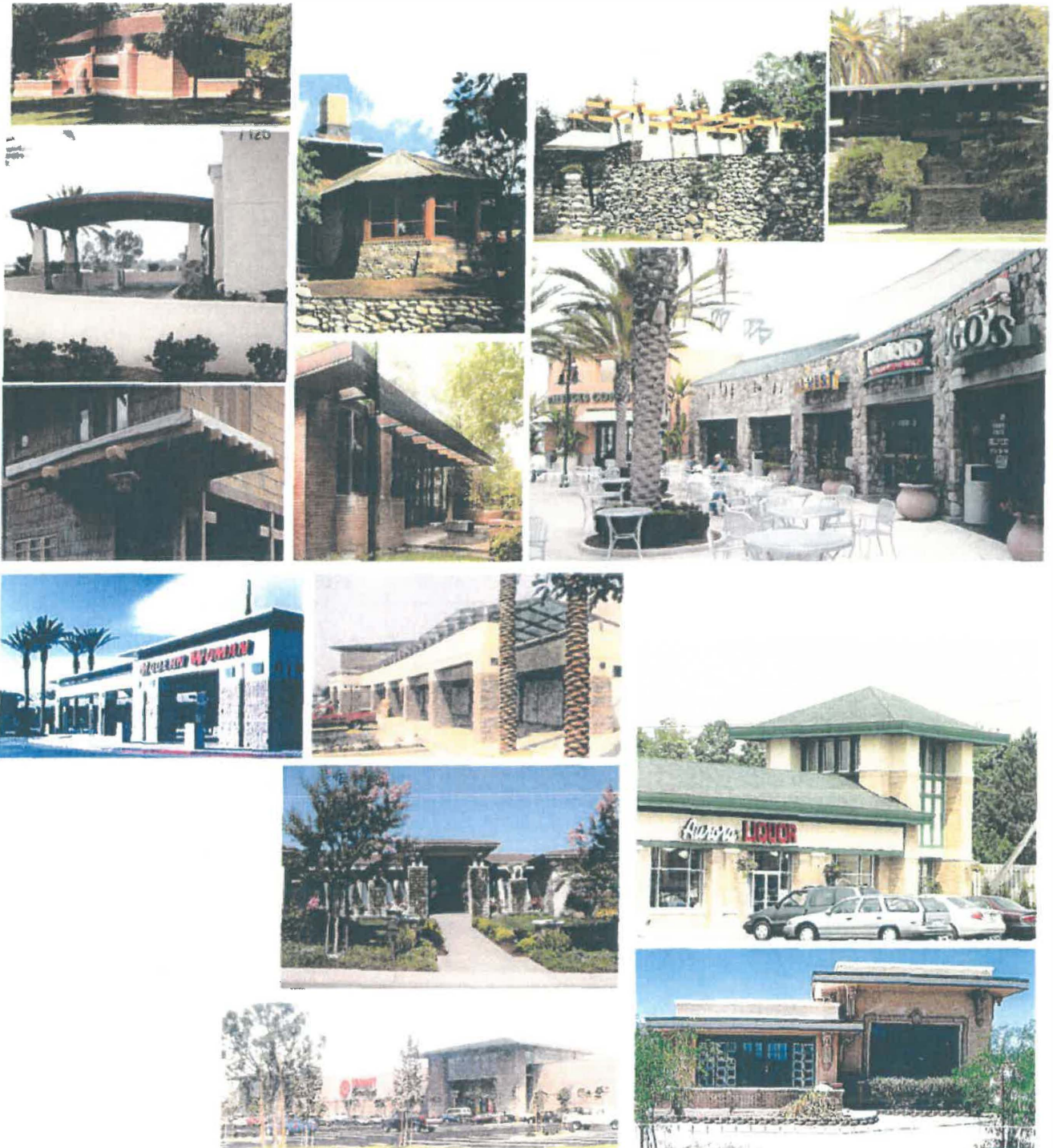
The forms and articulation for this project have been derived from the flavors of "Prairie Style" buildings located throughout the west as well as being influenced by the "Craftsman Style" also found throughout the area.





# Architecture

## Concepts



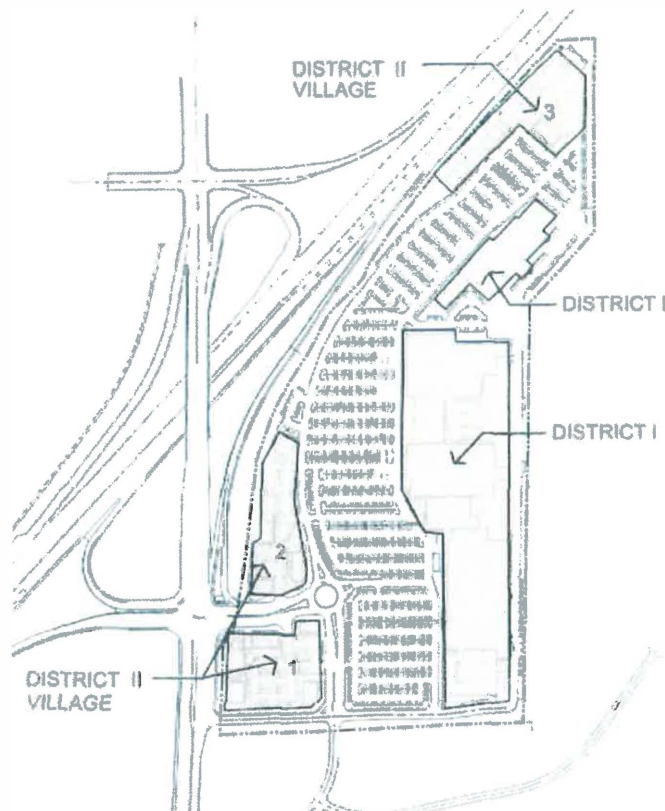
# Architecture

## Building Districts

*Individual buildings shall be grouped into two distinct districts.*

**District I: Retail Promenade :** Located adjacent to the east property line, this District contains the largest retail spaces and components of the project. The architecture of buildings within this District shall accommodate a hierarchy of retailers to reflect the promotional value of these tenants. Primary Major Tenants (tenants occupying in excess of 80,000) shall command the largest presence in terms of wall height, sign height, aggregate sign area, and size of entry statement. Buildings for Secondary Tenants (tenants occupying less than 80,000 SF but more than 10,000 SF) shall have significant architectural massing and presence, second only to the Primary Major Tenants.

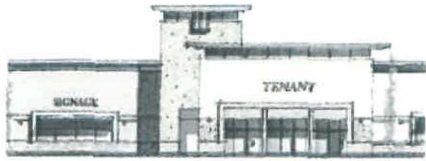
**District II: Retail Village Clusters:** These areas are immediately adjacent to the freeway and/or at the primary entrance to the project. These Village Clusters are integral to the project and central to the shopping experience. They will have a significant impact on the public perception of the project. The architecture of buildings within this District shall reflect the characteristics of its primary components (specialty retail and food) while still adhering to the overall themes of the site architecture. The planned multi-tenant building clusters will result in unique opportunities of varied massing and tenant identification while relating to the consumer on a pedestrian scale.



Pedestrian oriented tenants are encouraged to be located along pedestrian spines.

# Architecture

Elements: All Building Districts



### Cornices:

Cornice elements are encouraged to articulate the building form and provide variety to differentiate each Primary Tenant.



### Building Corners:

A change of material and parapet height shall accentuate Primary Major Tenant building corners.



### Wall Transition Zone:

A uniform wall height may occur at each building along pedestrian walkways. Where individual tenant walls meet, there may be a transition. An expansion joint cover shall be provided, painted to match the building color.



### Canopies and Awnings:

A variety of canopy forms are encouraged along the pedestrian walkways. These forms include suspended canopies, trellises and canopies supported by columns. Awnings are encouraged to provide shade.



## Architecture

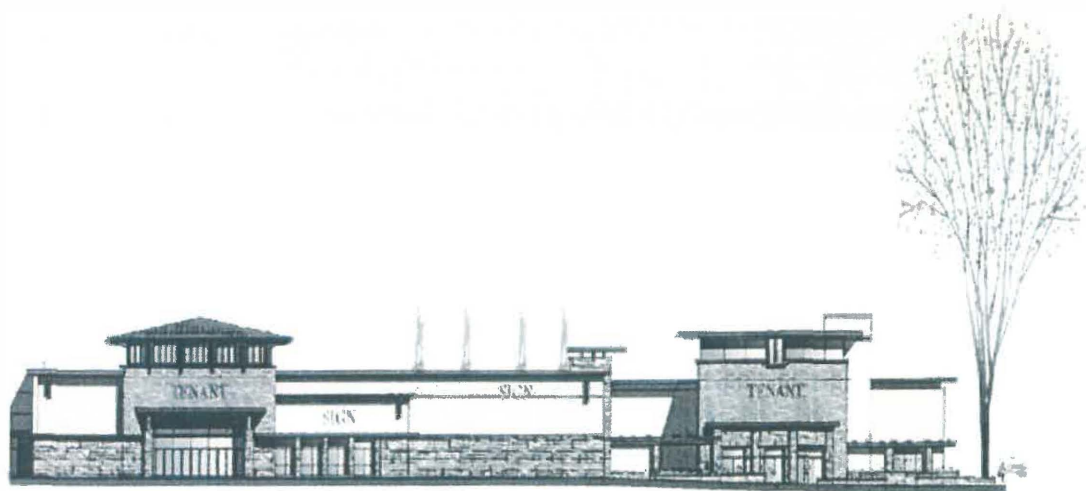
### Building Walls: All Building Districts

**Parapets:** Parapet heights are intended to screen roof-mounted equipment from adjacent roadways and properties to the extent reasonably possible given the grade differentials unique to this site. Changes in parapet height shall be used to enhance tenant entries, provide tenant identity, and articulated building elements.

**Materials:** All colors and materials shall be selected from the approved material legend. Wall finish materials may consist of concrete, masonry, cement plaster, or stone. Rustic building materials such as natural stone, veneer systems, or textured stucco are permitted. Glass shall be clear, light gray tinted, or spandrel glass.

**Building Colors:** Colors, materials, and finishes shall be coordinated on the exterior elevations of all buildings to maintain and promote continuity of the design themes while allowing for unique tenant presentations. Concrete, and plaster surfaces shall be painted. Metal surfaces shall be painted.

**Accent Colors:** Accent colors may be used to identify and differentiate each tenant's entry area. These colors may be used for signage, signage backdrops, metal wall systems, canopies, building corners as well as for the modular articulation of the building.



# Architecture

## Articulation All Building Districts

**Buildings in all districts shall be articulated with three components.**

**Building Base Component:** The lower area of the building façade shall be pedestrian scaled and consistent in thematic detail throughout the project. The height of this component shall be generally consistent within each District.

**Wall Articulation Component:** This area above the building base shall have articulation generally consistent for each building in each District. Color and material variations may provide each tenant with unique identities.

**Tenant Entry Component:** This component shall focus on each individual tenant's identity and will incorporate each tenant's brand and style while maintaining the architectural integrity of the project.

**Hardscape:** To enhance the architecture, the hardscape in front of the buildings may utilize both natural grey and colored concrete with a broom finish.

### Building Materials

Exterior Cement Plaster – Light Dash or sand finish  
Exterior Cement Plaster  
    With Smooth Steel Trowel Finish  
E.P.S. Molding/ Cornice/ Trim  
    With Smooth Plaster Finish  
Precast Concrete Columns/ Bases  
Concrete Curbs  
Natural Stone Veneer  
Manufactured Stone Veneer  
Brick Veneer  
Flagstone  
Metal Reveal  
Wood  
E.I.F.S  
Vinyl Coated Mesh (For Perimeter Fencing)  
Pre-Coat Concrete Wall Panels/Tilt-up Panels

Precision Concrete Masonry Units (CMU or Veneer)  
Split Face Concrete Masonry Units (CMU or Veneer)  
Kynar Painted Steel  
Aluminum Storefront System  
Clear Tempered Float Glass  
Spandrel Glass  
Light Gray Tinted Glass  
Architectural Metal Canopy / Trim  
Canvas Fabric Awning  
Decorative Metal Grille/ railing  
Standing Seam Metal Roof  
Slate Roof Tile  
Concrete Roof Tile  
Copper Accents  
James Hardie Siding and Shingles

# Architecture

## Building Colors & Materials All Building Districts

### MATERIALS

- [A] Exterior Cement Plaster - Light Dash Finish
- [B] Exterior Cement Plaster - Smooth Steel Towel Finish
- [C] E.P.S. Molding/ Cornice/ Trim w/ Exterior Cement Plaster Smooth Finish
- [D] Precast Trim
- [E] Concrete Masonry Unit
- [F] Manufactured Stone Veneer
- [G] Brick Veneer
- [H] Siding
- [J] V-Cut Reveal w/ Chamfered Edge
- [K] 1 1/2" X 1 1/2" Architectural Reveal
- [L] Vinyl Coated Wire Mesh
- [M] Fabric Awning
- [N] Storefront System
- [P] Decorative Metal Grille/ Railing
- [Q] "Custom Built Metals"
- [R] Concrete Roofing Tiles
- [S] Exterior Light Fixture
- [T] Signage - By Tenant
- [U] Wood Trim/ Trellis/ Lattice
- [V] Metal Canopy / Trim / Loggia Frame
- [W] Limestone Surround - Concrete Wall Panel
- [X] Concrete Wall Panel
- [Y] Stamped Concrete
- [Z] Colored Concrete

### FINISHES

- [P] Paints
- [P-01] SW7005 Pure White
- [P-02] SW6680 Friendly Yellow
- [P-03] SW6674 Jonquil
- [P-04] SW6668 Sunrise
- [P-05] SW0039 Portrait Tone
- [P-06] SW6341 Red Cent
- [P-07] SW2802 Rookwood Red
- [P-08] SW6067 Mocha
- [P-09] SW7520 Plantation Brown
- [P-10] SW7560 Impressive Ivory
- [P-11] SW2858 Harvest Gold
- [P-12] SW7707 Copper Wire
- [P-13] SW7522 Meadowlark
- [P-14] SW0014 Sheraton Sage
- [P-15] SW6181 Secret Garden
- [P-16] SW0010 Wickerwork
- [P-17] SW2835 Craftsman Brown
- [P-18] SW7525 Tree Branch
- [P-19] SW6675 Afternoon

- [W] Hardplank Select Cedarmill Siding - 8" Exposure  
Stain Provided by Duckback Products
- [W-01] Olivewood
- [W-02] Redwood
- [W-03] Maple
- [W-04] Cedar
- [W-05] Olympic Stain #716 "Cedar Natural Tone"
- [W-06] Olympic Stain #705 "Russet"

- [B] Beldin Brick
- [B-01] Rosewood Clear
- [C] Masonry - Basalite CMU
- [C-01] D101 Split Face
- [C-02] D219 Smooth Face
- [C-03] D375 Split Face
- [C-04] D693 Split Face 4 Score

- [PC] Precast Concrete - Concrete Designs, Inc.
- [PC-1] WC "White"
- [PC-2] WW34 "Wheat"
- [PC-3] WW60 "Country Cream"

- [S] Veneer Stone
- [S-01] Cultured Stone - Cobblefield - Brown
- [S-02] Cultured Stone - Chardonnay
- [S-03] El Dorado Stone - Mountain Ledge - Copper

- [F] Awnings - Sunbrella
- [F-01] Black Cherry
- [F-02] Cocoa
- [F-03] Fern
- [F-04] Linen Tweed
- [F-05] Parchment
- [F-06] True Brown
- [F-07] Wheat

- [M] Metals
- [M-01] Cool Zactique II - AEP SPAN
- [M-02] Cool Zinc Grey - AEP SPAN
- [M-03] Copper Penny - AEP SPAN
- [M-04] Metallic Champagne - AEP SPAN
- [M-05] Cool Weathered Copper - AEP SPAN
- [M-06] Cool Marine Green - AEP SPAN
- [M-07] "Naturelink" 3/8" x 3/8" x 11 Gauge  
Black Vinyl Coated Mesh Fence System

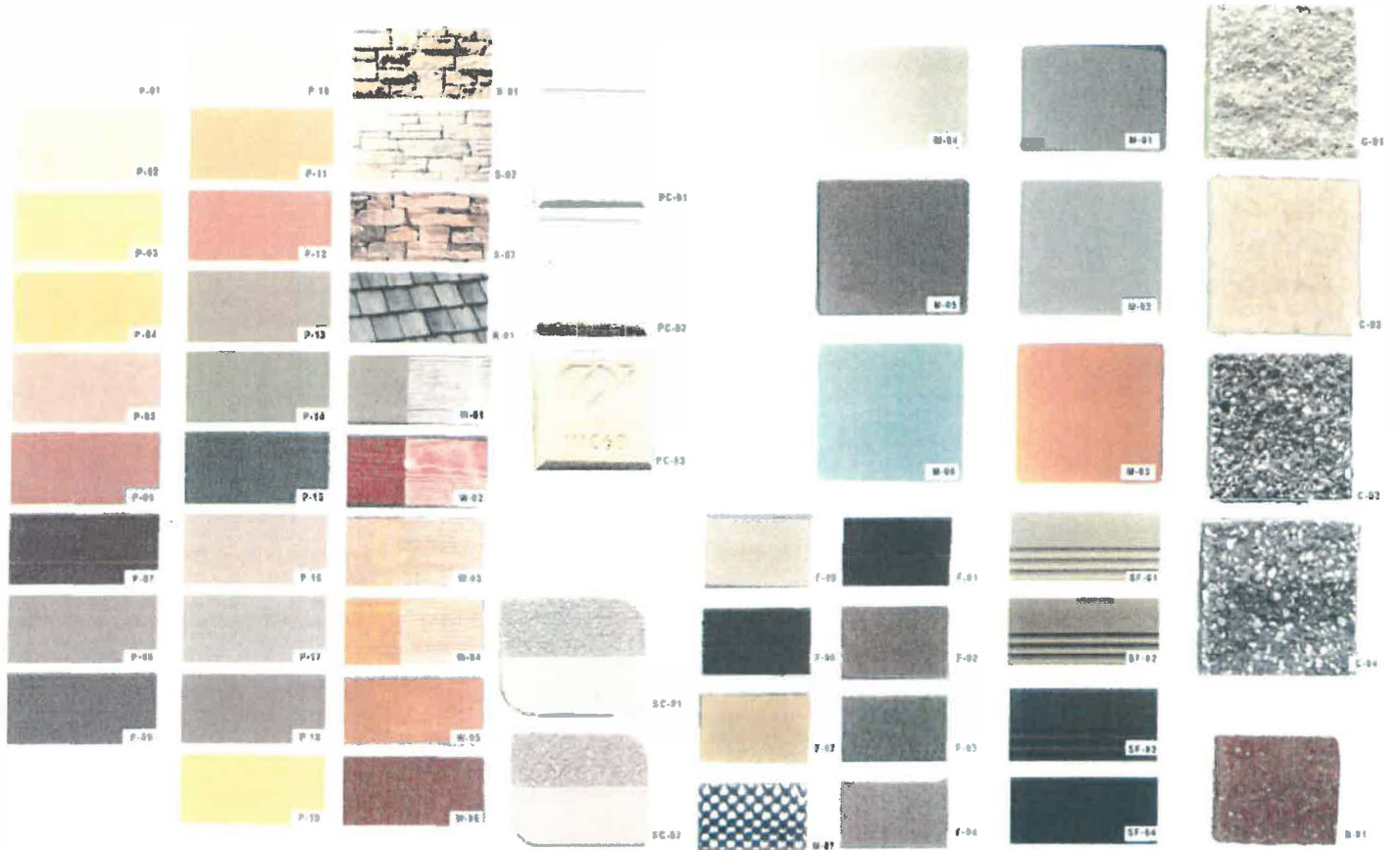
- [R] Roof Tile - Eagle Roofing
- [R-01] Concord Blend - Bel Air

- [SF] Storefront - Arcadia
- [SF-01] Light Champagne
- [SF-02] Light Bronze
- [SF-03] Standard Medium Bronze
- [SF-04] Standard Dark Bronze

- [SC] Concrete - Scofield
- [SC-01] #5130 w/ Lithochrome Colorwax "Spring Biege"
- [SC-02] #C-29 w/ Lithochrome Colorwax "Dusty Muave"

# Architecture

## Building Colors & Materials: All Building Districts



CITY OF ROCKLIN - PLANNING REVIEW SUBMITTAL



**ROCKLIN CROSSINGS**  
A COMMUNITY DEVELOPMENT PROJECT

**Materials and Finishes**

MARCH 20, 2008



**City of Rocklin**



**P&J**



**DONAHUE SCHIRMER**



# Architecture

## Building District | Retail Promenade Mass Articulation



### Building Mass:

Where possible, building mass in this District shall be stepped at each Primary Major Tenant and Secondary Tenant Entry. Special treatments at corner and parapet elements, tenant entries, and a series of tower structures shall provide vertical articulation for the project. Strong horizontal elements consistent with the Craftsman Style Architecture are encouraged to tie together the vertical elements.

### Approximate Building Heights

|                                       |         |
|---------------------------------------|---------|
| Towers:                               | 45' max |
| Parapets at Primary Tenant entries:   | 45' max |
| Parapets at secondary tenant entries: | 42' max |
| Maximum parapet height:               | 32' max |
| Corner accent elements:               | 45' max |

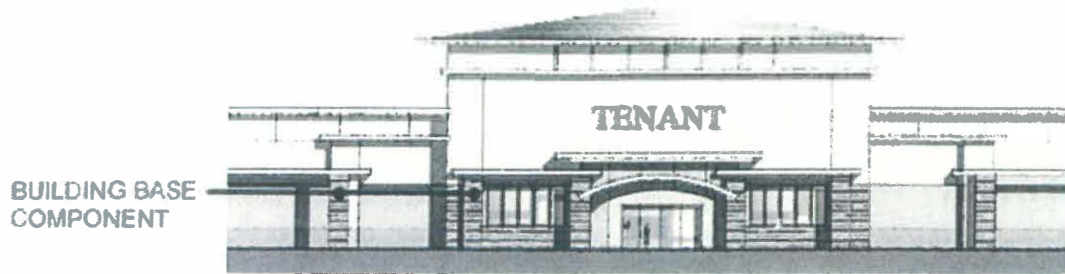


### Wall Articulation:

The building base should generally be a consistent height and may vary at transition zones or entry elements with offset wall planes.

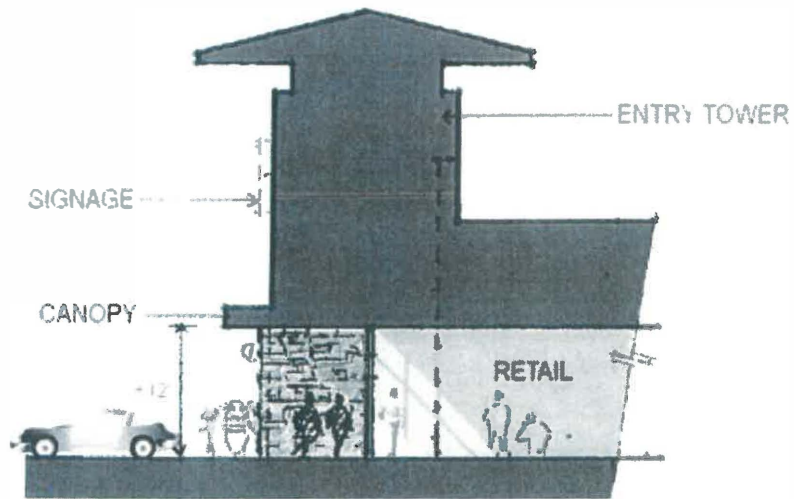
# Architecture

## Building District I Retail Promenade Primary Major Tenant Entries



### Elevation:

Primary Major Tenant entries may be defined by single or multiple building masses and may be partially or fully clad in stone, with greater articulated detail at the entry. 4'-6' minimum roof overhangs are encouraged. A strong horizontal element (in a form of canopy or molding) is encouraged to connect with the entry element.



### Section:

The signage backdrop shall be located above the main entry or could be integrated into the canopy. The height of the canopy may vary. Variety is encouraged for the tenant canopies and signage backdrop.

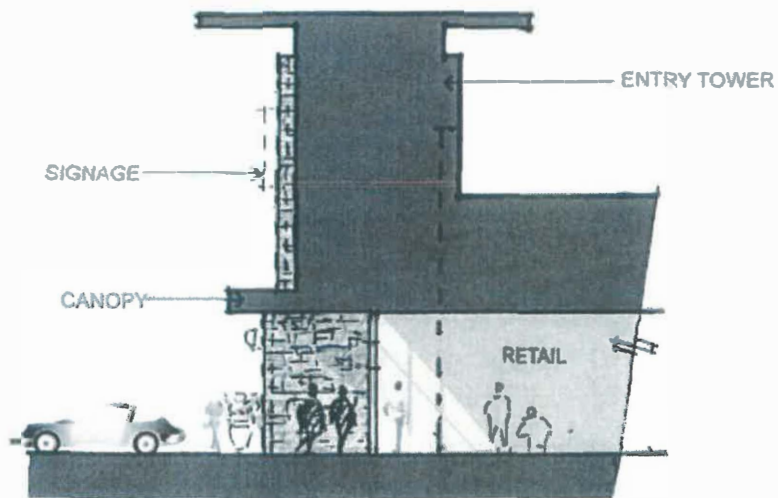
# Architecture

## Building District / Retail Promenade Secondary Tenant Entries



**Elevation:**

These tenant entries are similar in detail to those for the Primary Major Tenant entries. The difference is in the entry canopy width, height, and text size for graphics. (See signage guidelines)



**Section:**

Variety is encouraged for tenant canopies and signage backdrop.

# Architecture

## Building District 1, Retail Promenade Secondary Entries and Covered Walkways



Shed Canopy

Suspended Canopy

Suspended Trellis

### Elevation:

Secondary entrances along the pedestrian walkway shall be covered by a canopy. A variety of forms are encouraged. Each secondary entry is entitled to signage pursuant to this General Development Plan.



Shed Canopy

Suspended Canopy

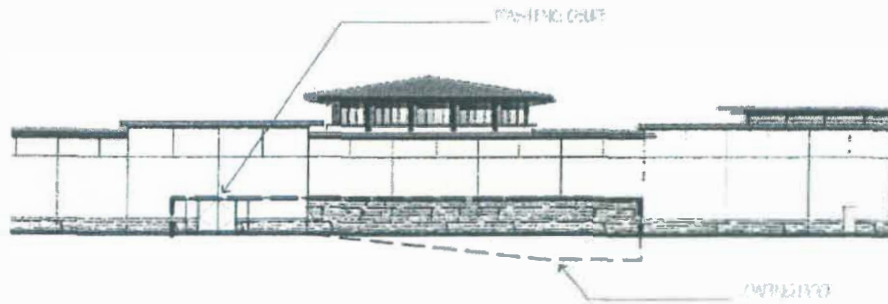
Suspended Trellis

### Section:

A variety of canopy forms are encouraged.

## Architecture

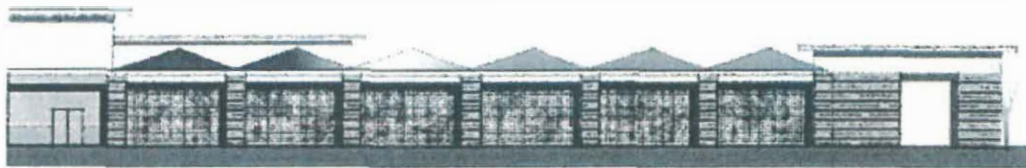
### Building District 1 Retail Promenade Service Areas and Garden Centers



**Service Areas:** Building walls at service areas and away from pedestrian walkways and view corridors shall be compatible with the architectural vocabulary of the Retail Promenade.

**Building Base Component:** Shall match color and height of wall base along the Retail Promenade. Wall texture and articulation may be simplified.

**Articulation:** Wall materials, color, and articulation may be simplified to be compatible with the wall base articulation. Parapet heights are intended to screen roof-mounted equipment from adjacent roadways and properties. Trash, recycling, and other equipment enclosures shall be of split faced CMU block on the visible side. Minimum height of enclosures shall be 8'-0". Loading docks shall have a solid wall.



**Garden Centers:** Garden Center enclosures shall be integrated into the architectural vocabulary of the District and of the tenant.

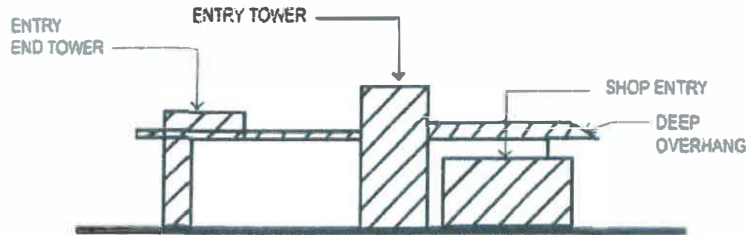
**Articulation:** The painted steel structure shall continue the modular articulation of the tenant's building to a height necessary to screen material beyond.

**Materials:** Fencing may be painted ornamental metal or vinyl coated metal grilles with a continuous stone/brick veneer base. Indoor plant enclosures within garden centers, if visible, shall be compatible with the architectural theme of the Retail Promenade.



# Architecture

## Building District II Lifestyle Village Cluster Massing and Articulation



### Building Mass:

This District shall be developed as a cluster of building masses. The roof line shall be the primary feature extending beyond the walls. Asymmetrical building mass is arranged outward rather than upward. Tenant entries shall be defined by a canopy, covered walkway or tower element. A variety of roof forms are encouraged. The dominant forms shall be the entry towers which are encouraged to be visible from all directions. Specialty treatments at the building corners, parapet elements and the tenant entries shall provide additional vertical articulation.

### Approximate Building Heights:

- Parapets at Main Building: 24'
- Tower Elements
- (With or Without Roof Elements): 36'



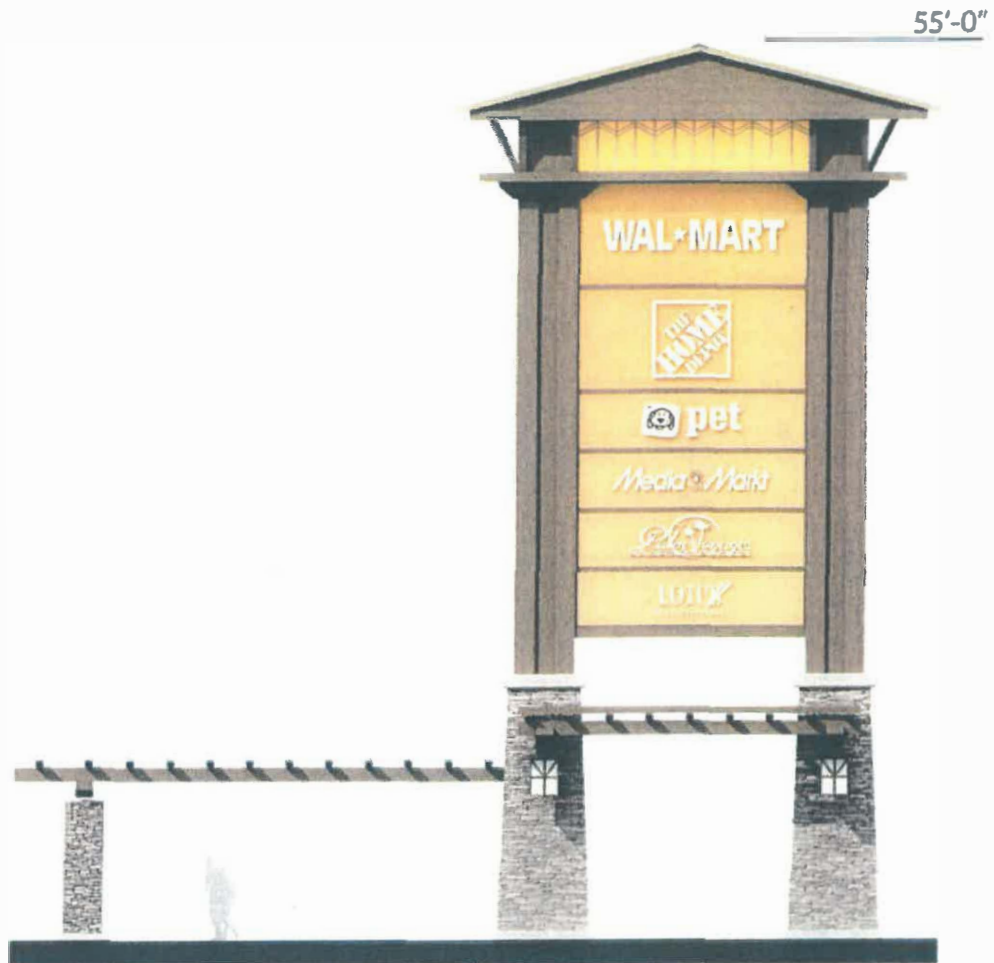
### Articulation:

Building base component and wall articulation criteria shall be similar to the Retail Promenade. A building shall incorporate a combination of elements consistent with the overall project. Elements may include canopies, awning, low pitch roof and deep roof overhang, cornices, building accent colors, towers and planter base.

## Architecture

### Thematic Tower

The signature tower element provides a signature icon for Rocklin Crossings. Signage for the major tenants will be incorporated on the element as shown on the images below:



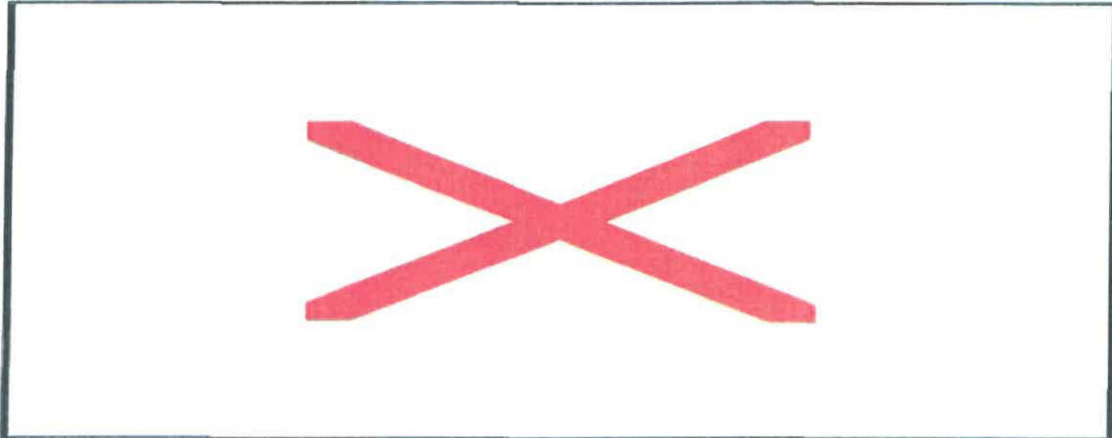
Thematic Tower



## Architecture

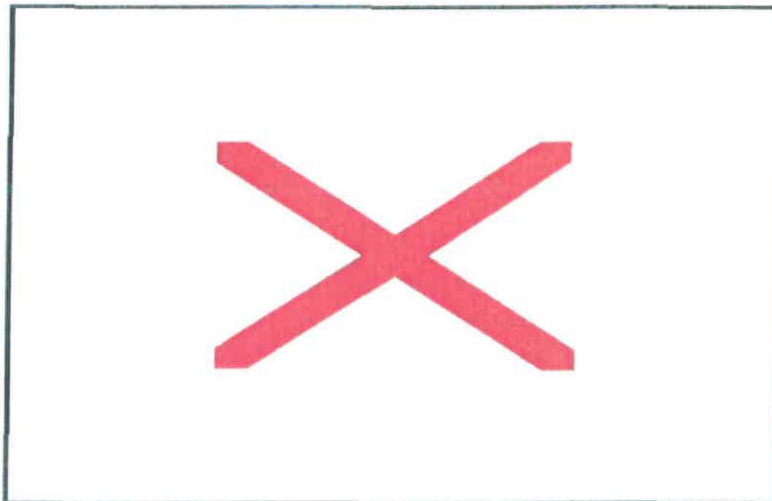
### 3. Wall Types

Fences and walls not otherwise described in these guidelines shall be compatible with the architectural vocabulary of the project. Please see construction requirements for each specific wall type as noted below.



#### Rear Perimeter Walls:

Walls located along the rear property line providing a sound barrier for the residential development to the east may be constructed from either 8" CMU (with split-faced finish on the residential side and precision finish on the commercial side at the service drive) or alternatively, pre-cast concrete panels may be used in lieu of CMU. A pre-cast decorative cap shall be provided in either instance and pilasters spaced as shown on the plan. Walls that are visible to the general public shall be split faced finish on both sides. Fences and walls not otherwise described in these guidelines shall be compatible with the architectural vocabulary of the project and shall be approved to the satisfaction of the Community Development director.

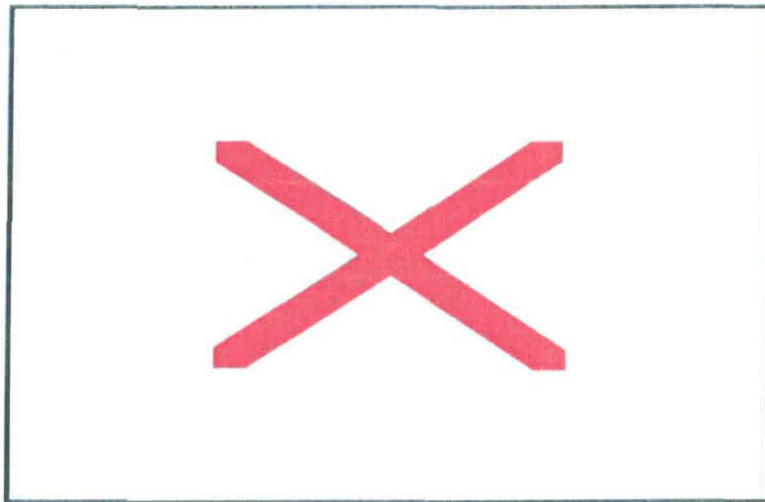
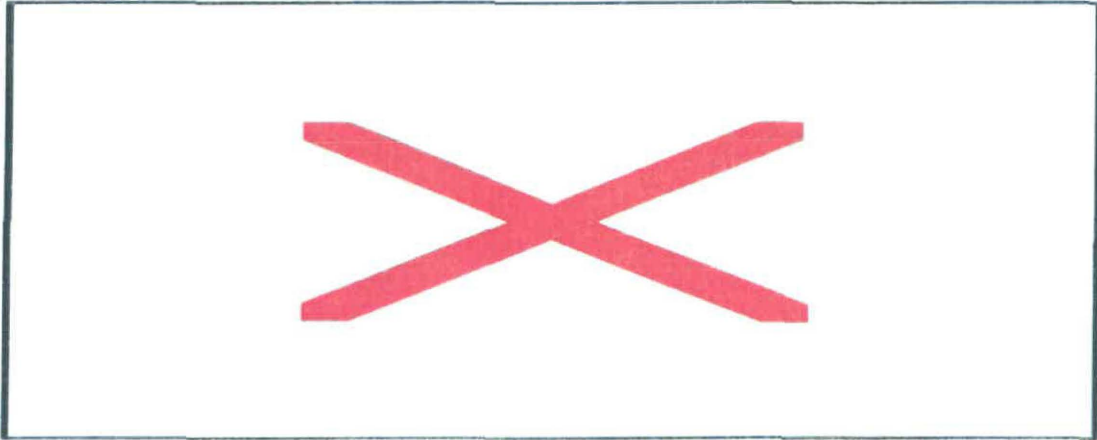


## Architecture

### 3 Wall Types

#### Trash Compactor Enclosure and Loading Dock Screen Walls:

Walls constructed for the purpose of shielding trash compactors shall be constructed 8" single-sided split faced CMU with the side interior to the compactor being of precision finish. (8'-0" high minimum)

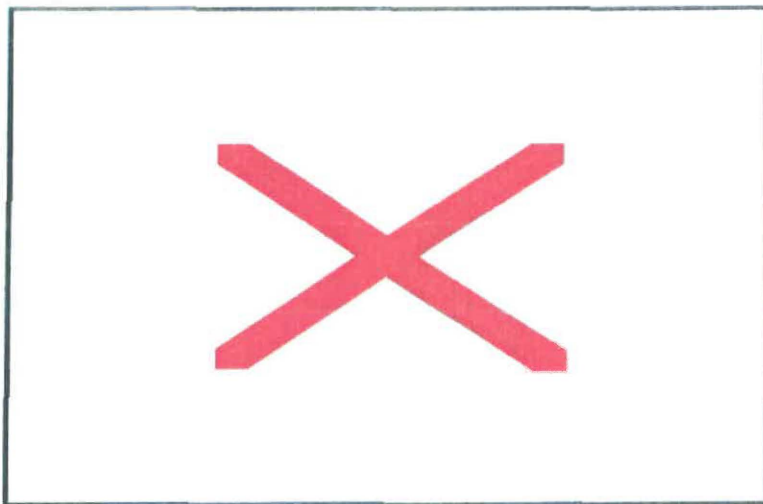
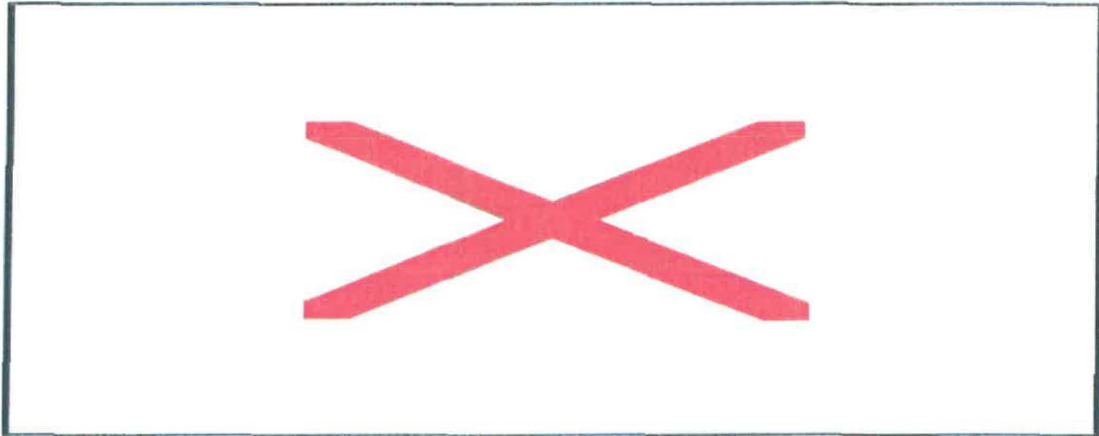


## Architecture

### 3 Wall Types

#### Bale and Pallet Storage Walls:

Bale and Pallet Storage walls shall be constructed similar to the trash compactor enclosure and loading dock screen walls. Single trash enclosure walls to be 6'-0".





# ROCKLIN CROSSINGS

Sierra College Boulevard & Interstate 80  
City of Rocklin, California

SIGN PROGRAM GUIDELINES  
April 10, 2008



Submitted To  
THE PLANNING DEPARTMENT IN THE CITY OF ROCKLIN CALIFORNIA

Prepared by  
DONAHUE SCHRIBER REALTY GROUP LP, and  
ROMERO THORSEN DESIGN

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## INTRODUCTION

This document establishes guidelines intended to control the design, implementation, and regulation of project and tenant signage as well as site signage and thematic graphics and design at Rocklin Crossings, Rocklin, California.

All criteria contained within this Sign Program are considered to be a supplemental addition to the City of Rocklin Sign Ordinance.

The Developer may implement any or all of the sign types outlined herein in accordance with these criteria and subject to the approval of the City of Rocklin, California.

### Purpose and Intent

The signage and graphics described in this section have been designed to enhance the image of Rocklin Crossings as a regional shopping center. The design of all graphics has been carefully considered in relation to the site architecture and landscaping, as well as to the specific context of the location of the project. On a functional level, signage is provided for the identification of the center and its major tenants along freeway and street frontages, as well as to meet the wayfinding and identification needs of patrons once they have entered the site. Design details have been introduced in the Sign Program which are intended to establish brand identity and add value to the guest experience.

### Objectives

The objectives of this Sign Program are:

- To generate creative and tasteful signage that establishes the shopping center's image and that compliments architectural and landscape elements.
- To provide signage that is functional and effectively serves the identification and wayfinding needs of the tenants and customers.
- To facilitate the review and approval process for signage by providing guidelines and criteria that constitute standards of acceptability for signs within the project.
- To generate signage that is compatible with adjacent properties.

### Enforcement

Conformity with these guidelines will be enforced by the Developer and the City of Rocklin. Any non-conforming or unapproved sign will be brought into conformity at the expense of the Tenant.

## **PROJECT DIRECTORY**

### **Developer**

Donahue Schriber Realty Group LP  
200 East Baker Street  
Costa Mesa, CA 92626  
(714) 545-1400 Tel  
(714) 850-1420 Fax  
Jan Petersen (Vice President)  
Email: jpetersen@dsrg.com  
Alina McFarlane (Project Manager)  
Email: amcfarlane@dsrg.com

### **City of Rocklin Planning Department**

City of Rocklin  
3970 Rocklin Road  
Rocklin, CA 95677-2720  
(916) 625-5160 Tel  
Sherri Abbas  
email: sherri@ci.rocklin.ca.us

### **Signage and Graphics Consultant**

ROMERO THORSEN DESIGN  
1524-B Cloverfield Blvd.  
Santa Monica, CA 90404  
(310) 315-3577 Tel  
(310) 315-3579 Fax  
Marc Romero (Principal)  
email: marc@rtd-la.com



- All signs should fit comfortably into their storefront architecture, leaving sufficient margins and negative space on all sides. Thickness, height, and colors of sign lettering and graphics should be visually balanced and in proportion to other signs on the building. Signs shall be centered over tenant's entry whenever possible.
- Location of sign placement shall be approved by Developer.
- All illuminated signs must be controlled by Developer house panel and time clock, illuminated during general operating hours as defined by the Owner/Developer unless otherwise agreed.
- All signs shall be presented to the Developer for approval prior to commencement of fabrication.
- All signage should be placed out of reach.
- All signage lighting should be baffled or concealed. Light leaks will not be permitted.
- Exposed signage lamps and fixtures are subject to approval by the Developer.
- Tenant signs that incorporate logos, business identities and /or images denoting the type of business shall be encouraged. Logo design and color to be approved by Developer.
- Wall signs shall be pegged from wall 1/4" minimum to allow for drainage.
- Signs shall be mounted without visible means of attachment, unless attachments make an intentional statement.
- All logo images and type-styles shall be accurately reproduced. Lettering which approximates type-styles will not be accepted. The Developer reserves the right to reject any fabrication work deemed to be sub standard.

## **Sign construction and maintenance**

- All signs and their installation shall comply with all applicable City building and electrical codes, and bear the UL label.
- Tenant's sign contractor shall completely install and connect sign display and primary wiring at sign location per Landlord's approval, unless otherwise directed. Signs are to be connected to the junction box provided by the Landlord.
- All penetrations of exterior fascia are to be sealed water tight, and finished to match adjacent material.

- All signs shall be kept in good condition, free of corrosion, be legible, adequately repaired, maintained, and painted by the Tenant thereof at all times. All repairs shall be equal in quality and design to the original signs. The standards for maintenance and repair of signs shall be that which will assure the highest visual quality.

### Acceptable Sign Approaches & Types

The following list is a broad suggestion of sign design solutions. ALL sign designs are subject to the approval of Owner/Developer.

- Reverse channel lettering (halo lit).
- Individual channel letters with push through acrylic faces internal illumination.
- Dimensional letter forms with seamless edge treatments.
- Etched metal or glass, sandblasted glass.
- Dimensional shapes and forms of metal, hardwood, glass, sign foam, or other material with a permanent appearance.
- Glazed ceramic tile work forming patterns and/or fields, subject to height and area restrictions.
- Front lighting subject to Developer's approval.



## Discouraged Sign Approaches & Types

The following types of signs are discouraged:

- Internally illuminated boxed or cabinet type signs. Cabinet signs will not be considered unless they are less than 10% of the total sign area, and one part of tenant's logo only.
- Animated signs: signs consisting of anything swinging, rotating, flashing, blinking, strobing, including any moving electronic message boards or centers, or temporary lighting, such as but not limited to search, flood, or fluorescent gel lights.
- Cloth, paper, cardboard, foam core, gatorboard, stickers, or decals.
- Temporary signs such as but not limited to banners, streamers and inflatable advertising devices or balloons (except for special sale events and grand opening signs as permitted by the City of Rocklin).
- Permanent advertising devices such as attraction boards, banners and flags, except where specifically approved by the Developer and the City.
- Exposed junction boxes, transformers, lamps, tubing, conduit, raceways or neon crossovers of any type.
- Signs mounted directly to a raceway.
- Luminous- vacuum formed acrylic signs and letters including pre-manufactured and franchise signs, with the exception of directional signage as approved by the City.





## SIGN AREA MEASUREMENT

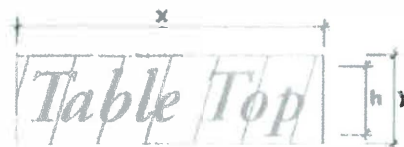
The following exhibits illustrate the methods of determining maximum square footages for letterform/logo area allowances. Sign area is calculated by multiplying (x) times (y), or by outlining the sign with straight lines and calculating the area contained within. More specific methods depending on individual circumstances are described below. Overall letterform/logo height is always represented by (h).

**EXHIBIT A**



Area of sign is calculated by overall length of sign (x) times average letter height (y)

**EXHIBIT E**



Signs with backgrounds integral with their identity shall be included in total sign area

**EXHIBIT B**



If any part of letterform exceeds 50% of (y) [the average letter height], total area shall be determined by outlining sign with straight lines and calculating area contained within

**EXHIBIT F**



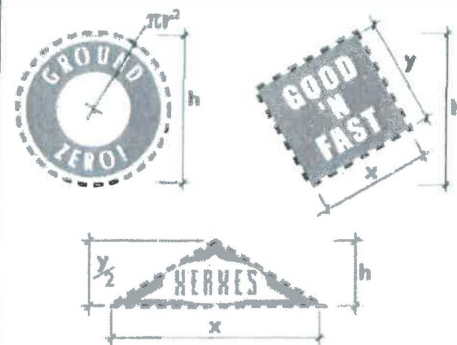
Area of signs with curving text and varied shapes shall be measured by outlining all of sign with straight lines and calculating area contained within

**EXHIBIT C**



Area of signs with two lines of text shall be measured by outlining all of sign with straight lines and calculating area contained within

**EXHIBIT G**



Areas of odd shaped logos are to be measured by their defining geometry

**EXHIBIT D**



Area of signs with straight text and varied shapes shall be measured by outlining all of sign with straight lines and calculating area contained within

## PRIMARY MAJOR TENANTS FROM +100,000 sq.ft.

### Purpose:

To identify the Tenant in a manner that is legible and appropriate to the architectural theme of Rocklin Crossings.

### Configuration:

Fabricated painted aluminum letterforms and logotype applied to storefront.

### Lighting:

Internally illuminated.

### Allowable Sign Area:

- (2) square feet for each linear foot of the first 100 feet of storefront. If a tenant's building frontage exceeds 100 linear feet in length (1) additional square foot of sign area for each additional linear foot thereafter is allowed.
- (1) primary & up to (8) secondary signs will be allowed on the primary elevation providing the total combined square footage does not exceed the established maximum sign area for that elevation.

- Tenants will be allowed to sign their sub trade name identifying specialized services or operations (i.e.: "Garden Center", "Tire & Lube Express", "Pharmacy", "1Hr Photo", "Optical", and "Bakery/Deli"). Up to (8) secondary signs total will be allowed on the tenants primary elevation providing the total combined square footage does not exceed the established maximum sign area for that elevation.
- Letter/Logo height (h) shall not exceed 6'-0" on primary and 3'-0" on secondary signs.
- Tenants will also be allowed one or more window graphics providing they do not exceed 10% of the total window area.



West Elevation



North Elevation

## MAJOR TENANTS FROM 20,000 TO 99,999 sq.ft

### Purpose:

To identify the Tenant in a manner that is legible and appropriate to the architectural theme of Rocklin Crossings.

### Configuration:

Fabricated painted aluminum letterforms and or logo applied to storefront.

### Lighting:

Internally illuminated.

### Allowable Sign Area:

- (2) square feet for each linear foot of the first 100 feet of storefront. If a tenant's building frontage exceeds 100 linear feet in length (1) additional square foot of sign area for each additional linear foot thereafter is allowed.
- (1) Primary sign will be allowed on the primary elevation & up to three secondary signs
- Letter/Logo height (h) shall not exceed 5'-0" for primary sign and maximum 3'-0" for secondary signs. Total combined sq. footage shall not exceed maximum for that elevation.
- Tenants will also be allowed one or more window graphics providing they do not exceed 10% of the total window area.





## MAJOR TENANTS FROM 12,000 TO 19,999sq.ft

### Purpose:

To identify the Tenant in a manner that is legible and appropriate to the architectural theme of Rocklin Crossings.

### Configuration:

Fabricated painted aluminum letterforms and or logo applied to storefront.

### Lighting:

Internally illuminated.

### Allowable Sign Area:

- (2) square feet for each linear foot of the first 100 feet of storefront. If a tenant's building frontage exceeds 100 linear feet in length (1) additional square foot of sign area for each additional linear foot thereafter is allowed.
- (1) Primary sign will be allowed on the primary elevation and (1) Secondary sign.
- Total Combined sq. footage shall not exceed maximum allowed for that Elevation.
- Letter/Logo height (h) shall not exceed 4'-0" for the primary sign and 2'-0" for the secondary sign.
- Tenants will also be allowed one or more window graphics providing they do not exceed 10% of the total window area.



## MULTI TENANT PAD BUILDINGS & INLINE TENANTS

### Purpose:

To identify the Tenant in a manner that is legible and appropriate to the theme of Rocklin Crossings.

### Configuration:

Fabricated painted aluminum letterforms and or logo applied to storefront.

### Lighting:

Internally illuminated.

### Allowable Sign Area:

- (2) square feet for each linear foot of the first 100 feet of storefront. If a tenant's building frontage exceeds 100 linear feet in length (1) additional square foot of sign area for each additional linear foot thereafter is allowed.
- (1) Primary sign. End cap tenants and tenant spacing of public right of way will be allowed additional signage on each frontage provided the maximum allowed does not exceed the Primary sign size and area.
- Letter/Logo height (h) shall not exceed 3'-0".
- Tenants will also be allowed one or more window graphics providing they do not exceed 10% of the total window area.



## SINGLE USER PAD & FAST FOOD DRIVE-THRU

### Purpose:

To identify the Tenant in a manner that is legible and appropriate to the architectural theme of Rocklin Crossings.

### Configuration:

Fabricated painted aluminum letterforms and or logo applied to storefront.

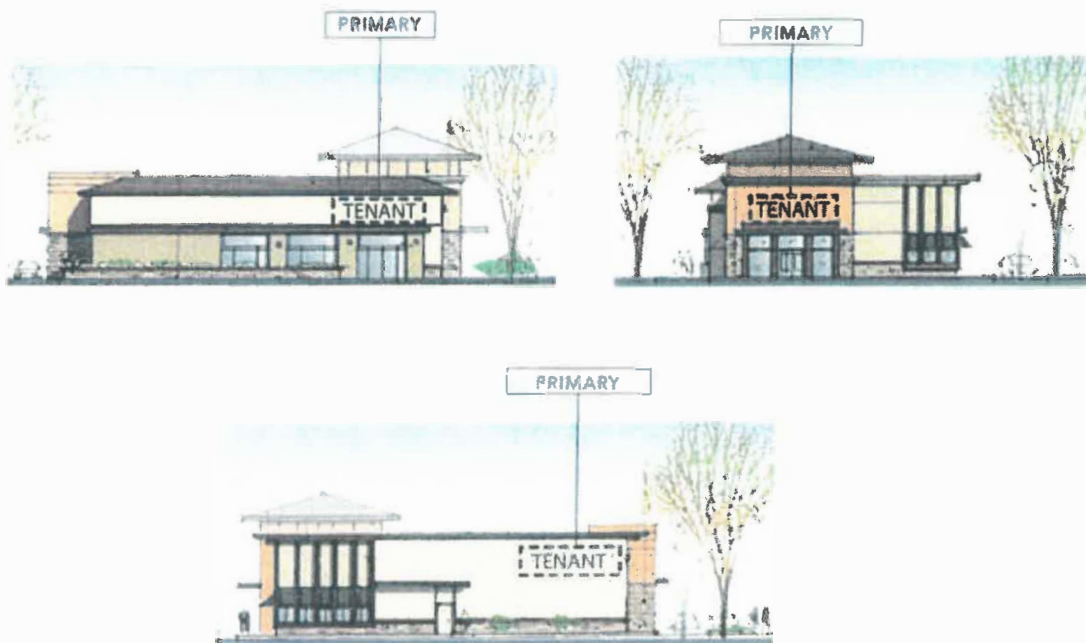
### Lighting:

Internally illuminated.

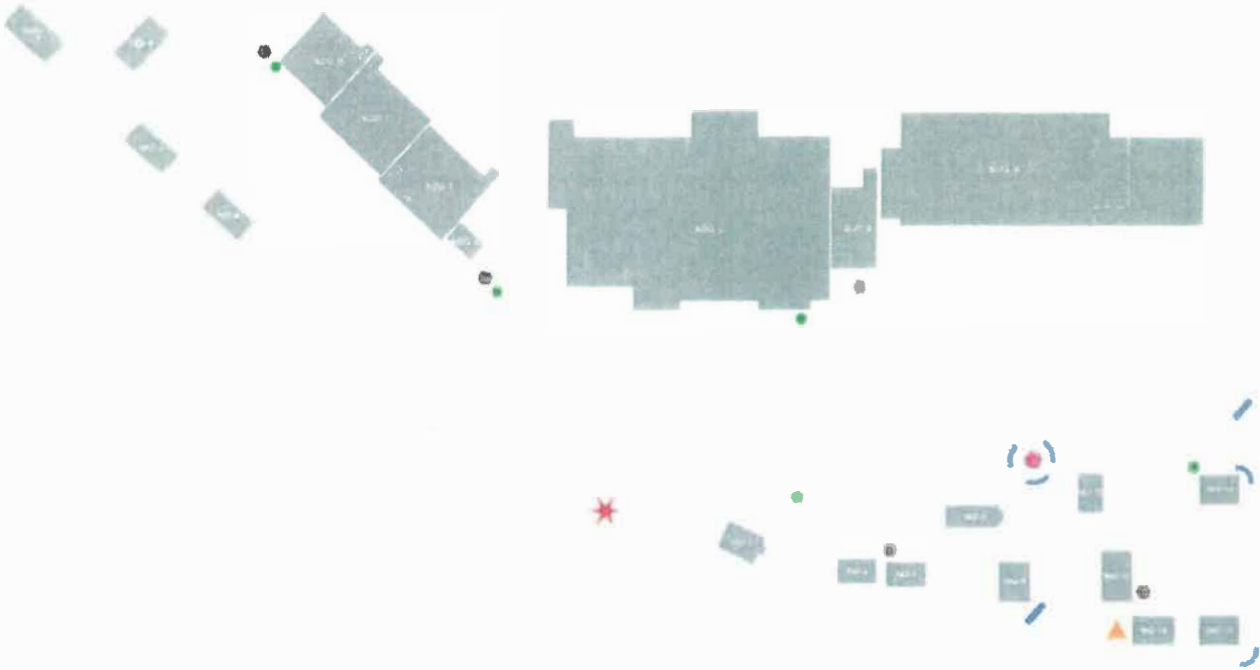
### Allowable Sign Area:

- (2) square feet for each linear foot of the first 100 feet of storefront. If a tenant's building frontage exceeds 100 linear feet in length (1) additional square foot of sign area for each additional linear foot thereafter is allowed.
- (1) Primary sign per Elevation up to (3) elevations total. Provided the maximum allowed does not exceed the Primary sign size and area.









- Fast Food Drive-thru tenants will be allowed (2) freestanding operational signs and (1) freestanding menu sign which shall conform to exhibit (sign type) 9, page 36.
- Letter/Logo height (h) shall not exceed 3'-0".
- Tenants will also be allowed one or more window graphics providing they do not exceed 10% of the total window area.



## SITE PLAN - FREESTANDING SIGNS



### KEY PLAN

-  1 FREEWAY PYLON
-  2 MULTI-TENANT ENTRY TOWER/TRELLIS
-  3 CENTER IDENTIFICATION MONUMENT SIGN
-  4 TENANT IDENTIFICATION MONUMENT SIGN
-  5 PEDESTRIAN WAYFINDING
-  6 PLANTER BRANDING FEATURE
-  7 DIRECTORY
-  8 DRIVE THRU DIRECTIONAL AND MENU BOARD (LOCATIONS TO BE DETERMINED AT A LATER DATE)

## ★ SIGN TYPE 1 DOUBLE-FACED FREEWAY PYLON

### Purpose:

To identify the Tenant from Interstate 80 in a legible manner and style appropriate to the theme of Rocklin Crossings.

### Configuration:

Double face fabricated painted aluminum & granite pylon with lantern feature and illuminated dimensional tenant names (see page 19 for materials and finishes).

### Lighting:

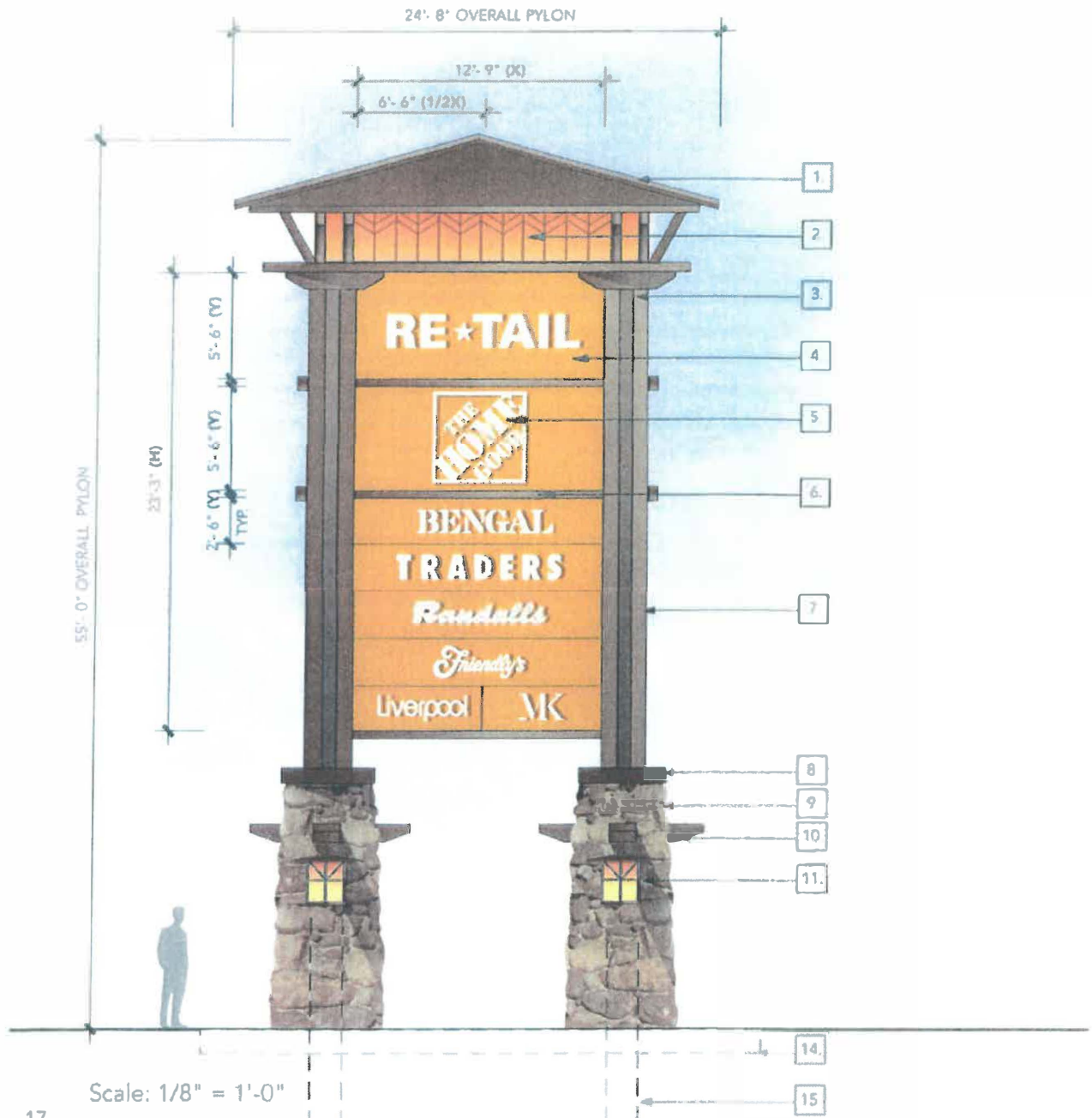
Internally illuminated.

### Location:

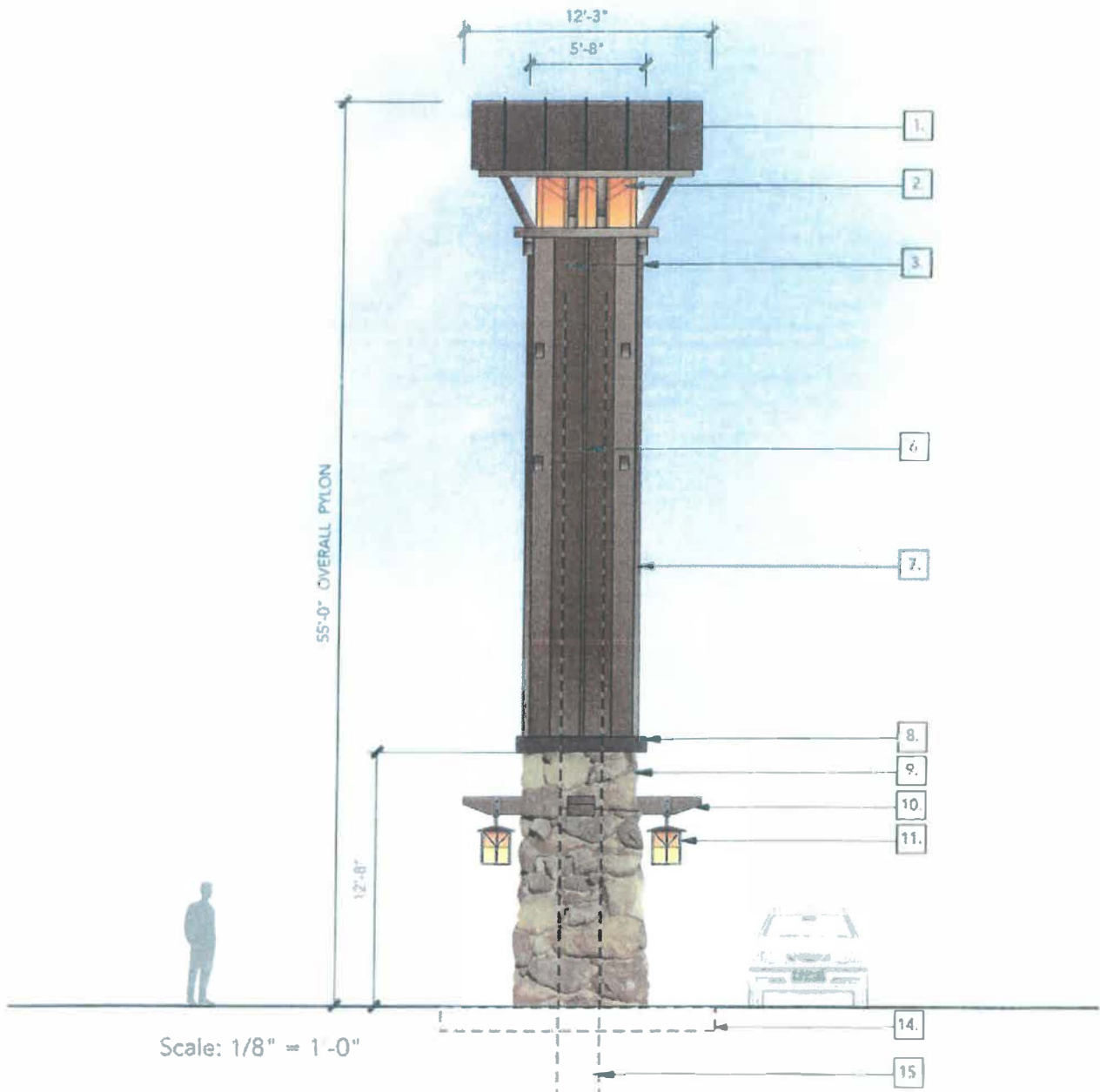
Interstate 80 adjacent.

### Allowable Sign Area:

300 square feet per side of double-faced sign.



**★ SIGN TYPE 1 FREEWAY PYLON**





## SIGN TYPE 1 FREEWAY PYLON

### GENERAL NOTES:

- [1.] METAL HOOP TOP WITH 2" HIGH STANDING SEAM PAINTED TO APPEAR AS WEATHERED COPPER
- [2.] INTERNALLY ILLUMINATED UPPER CABINET TO BE "3-FORM" ALABASTER FACES WITH WATER-JET CUT 1/4" THICK ALUMINUM GRAPHIC ACCENTS AND INTERNAL FRAMING AS REQUIRED. LIGHTING INTENSITY TO BE ADJUSTABLE  
3-FORM: (800) 726-0126
- [3.] POLE COVER WITH INTERNAL FRAMING AS REQUIRED. POLE COVER TO BE HARDIE OR APPROVED EQUAL
- [4.] ALUMINUM TENANT PANELS WITH "STO" LIMESTONE FINISH WITH INTEGRAL COLOR. COLOR TBD  
STO CORP: (800) 221-2387 OR EQUAL
- [5.] TENANT COPY TO BE PUSH-THRU CLEAR ACRYLIC, BACKED-UP WITH IVORY ACRYLIC DIFFUSER. LETTER TO PROJECT MINIMUM 1" FROM FACE. LETTER EDGES AND FACE TO BE MEDIUM FROSTED.
- [6.] REVEAL TO BE MINIMUM 2" DEEP
- [7.] VERTICAL RIB TO BE SYNTHETIC WOOD.
- [8.] COLUMN CAP TO BE ALUMINUM CLADDED WITH SYNTHETIC WOOD.
- [9.] COLUMN BASES TO BE CLADDED WITH STONE VENEER TO MATCH AREA ARCHITECTURE.
- [10.] WOOD BEAM TO BE SIMULATED WOOD.
- [11.] CUSTOM FABRICATED LANTERNS TO HAVE "3-FORM" ALABASTER LENSES AND WATER-JET CUT GRAPHIC ACCENTS.
- [12.] PRECAST CONCRETE CAP WITH INTEGRAL COLOR. COLOR TBD.
- [13.] STONE BASE TO BE CMU BLOCK WITH STONE VENEER CLADDING TO MATCH AREA ARCHITECTURE
- [14.] INTEGRAL COLORED CONCRETE PLATFORM FLUSH TO FINISHED GRADE AND EXTENDS 2'-0" ALL AROUND FROM STONE BASE.
- [15.] FOOTING AND STRUCTURAL COLUMNS TO BE DETERMINED BY STRUCTURAL ENGINEERING CALCULATIONS

## ▲ SIGN TYPE 2 MULTI-TENANT ENTRY TOWER & TRELLIS

### Purpose:

Signature piece to establish principal entry portal and provide tenant recognition to majors

### Configuration:

Aluminum, plaster, and granite tower element with lantern feature and integrated trellis. All tenant and project identity to be illuminated. Dimensional graphics. See page 22 for materials and finishes.

### Lighting:

Internally illuminated.

### Location:

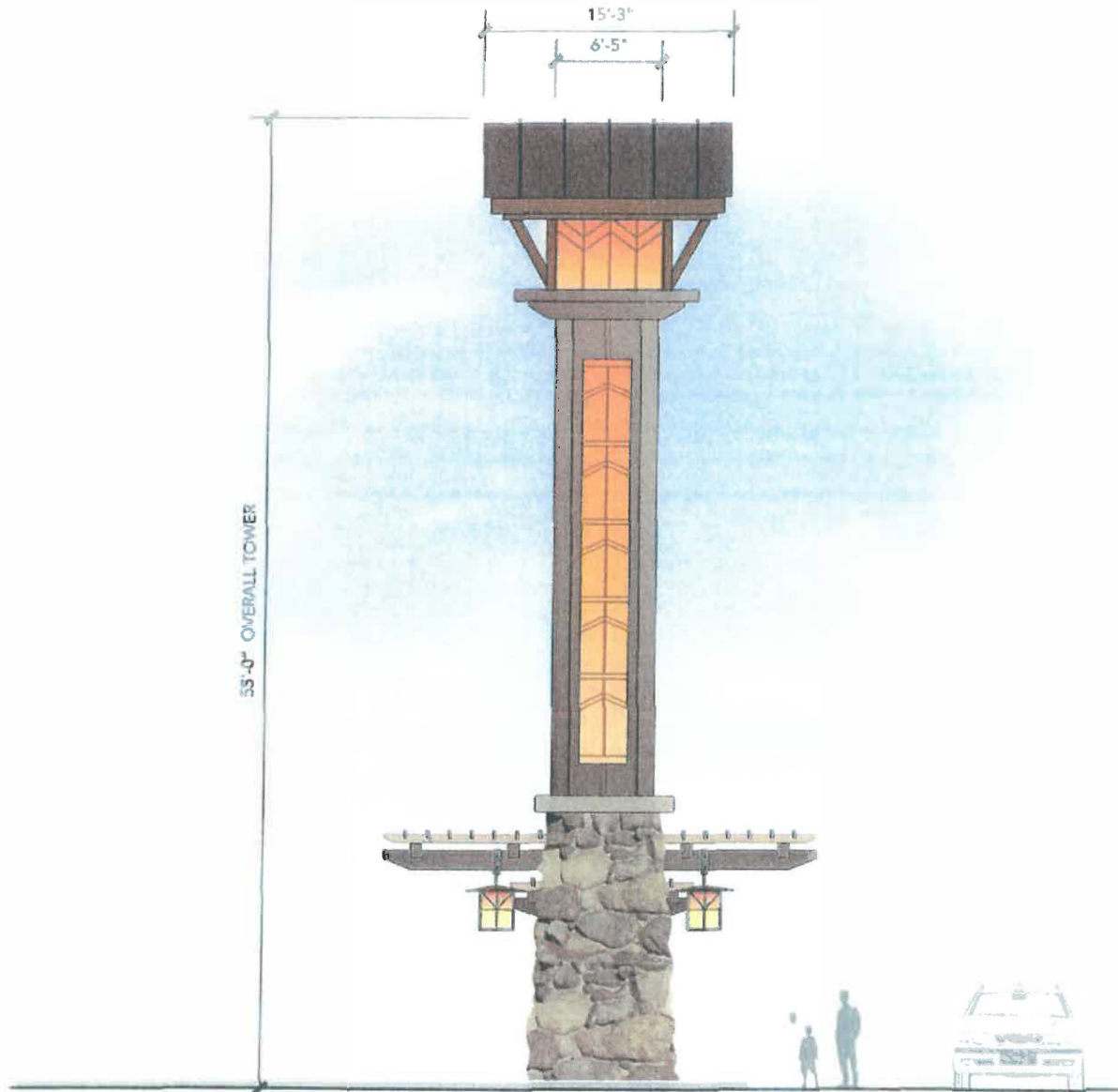
Project front door Interstate 80 off ramp at Sierra College Blvd.

### Allowable Sign Area:

• 300 square feet of double-faced sign



▲ SIGN TYPE 2 MULTI-TENANT ENTRY TOWER & TRELLIS



SIDE VIEW Scale: 3/32" = 1'-0"

## ▲ SIGN TYPE 2 MULTI-TENANT ENTRY TOWER & TRELLIS

### GENERAL NOTES:

1. METAL ROOFTOP WITH 2" HIGH STANDING SEAM. PAINTED TO APPEAR AS WEATHERED COPPER.
2. INTERNALLY ILLUMINATED UPPER CABINET TO BE "3-FORM" ALABASTER FACES WITH WATER-JET CUT 1/4" THICK ALUMINUM GRAPHIC ACCENTS AND INTERNAL FRAMING AS REQUIRED. LIGHTING INTENSITY TO BE ADJUSTABLE.  
3-FORM: (800) 726-0126
3. SIMULATED WOOD GRAIN POLE COVER WITH INTERNAL FRAMING AS REQUIRED. SIMULATED WOOD TO BE HARDIE OR APPROVED EQUAL.  
HARDIE CORP...
4. ALUMINUM TENANT PANELS WITH "STO" LIMESTONE FINISH WITH INTEGRAL COLOR. COLOR TBD.  
STO CORP: (800) 221-2397
5. TENANT COPY TO BE PUSH-THRU CLEAR ACRYLIC, BACKED-UP WITH IVORY ACRYLIC DIFFUSER. LETTER TO PROJECT MINIMUM 1" FROM FACE. LETTER EDGES AND FACE TO BE MEDIUM FROSTED.
6. REVEAL TO BE MINIMUM 2" DEEP.
7. VERTICAL RIB TO BE SYNTHETIC WOOD.
8. COLUMN CAP TO BE ALUMINUM CLADDED WITH SYNTHETIC WOOD.
9. COLUMN BASES TO BE CLADDED WITH STONE VENEER TO MATCH AREA ARCHITECTURE.
10. WOOD BEAM TO BE SIMULATED WOOD.
11. CUSTOM FABRICATED LANTERNS TO HAVE "3-FORM" ALABASTER LENSES AND WATER-JET CUT GRAPHIC ACCENTS. LIGHTING INTENSITY TO BE ADJUSTABLE. (QTY. 4)
12. PRECAST CONCRETE CAP WITH INTEGRAL COLOR. COLOR TBD.
13. STONE BASE TO BE CMU BLOCK WITH STONE VENEER CLADDING TO MATCH AREA ARCHITECTURE.
14. INTEGRAL COLORED CONCRETE PLATFORM FLUSH TO FINISHED GRADE AND EXTENDS 2'-0" ALL AROUND FROM STONE BASE.
15. FOOTING AND STRUCTURAL COLUMNS TO BE DETERMINED BY STRUCTURAL ENGINEERING CALCULATIONS.
16. TRELLIS TO BE CONSTRUCTED OUT OF ALUMINUM OR SYNTHETIC WOOD.

## SIGN TYPE 3 CENTER IDENTIFICATION MONUMENT SIGN

**Purpose:**

To identify the project at the principal entries to the project.

**Lighting:**

Internally illuminated.

**Configuration:**

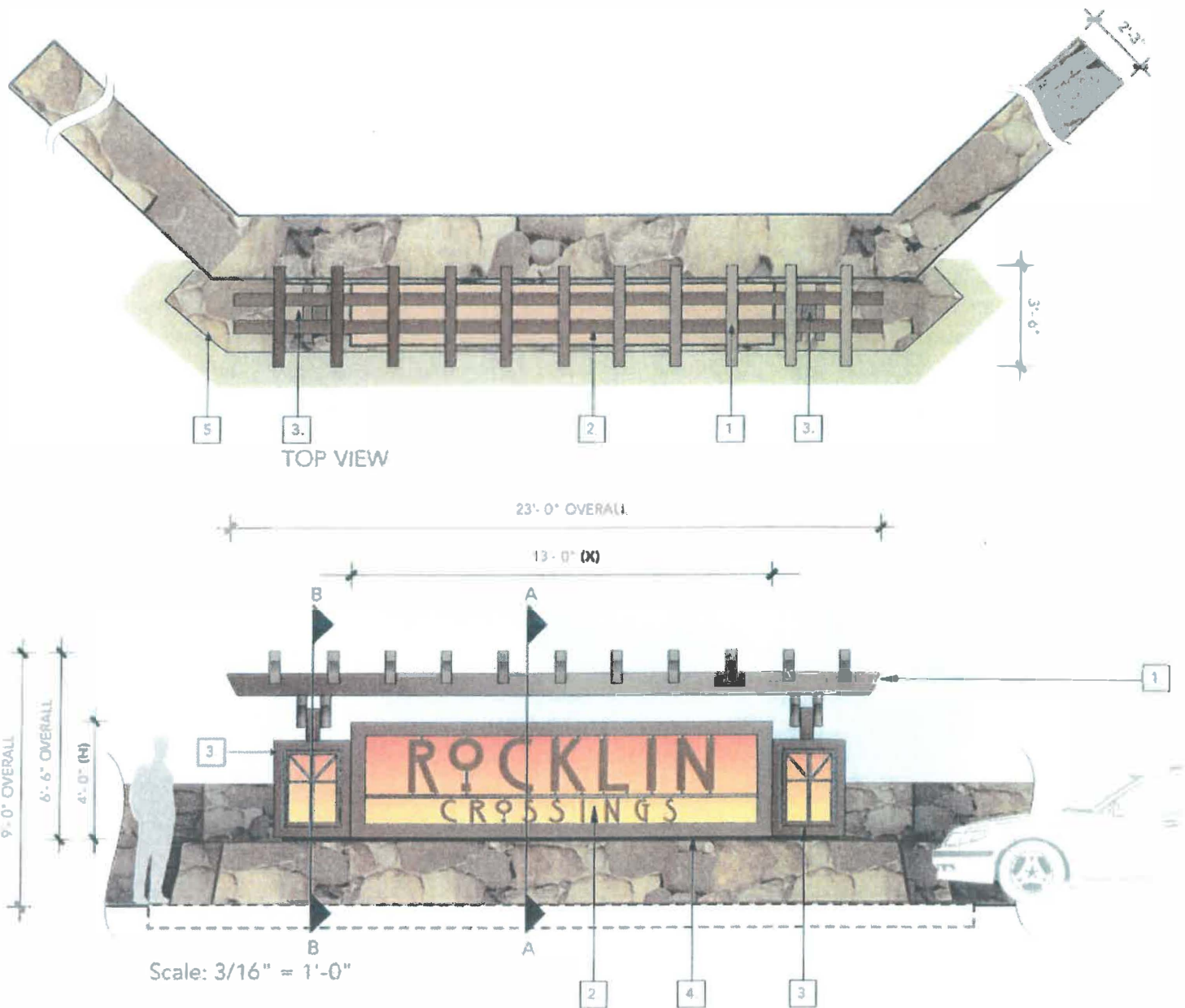
Fabricated aluminum with lantern and trellis features. See page 24 for materials and finishes.

**Location:**

Maximum of 4 locations  
See site plan on page 16.

**Allowable Sign Area Per Sign:**

80 square feet not including trellis area or lighting. Project Identification area 60 square feet.

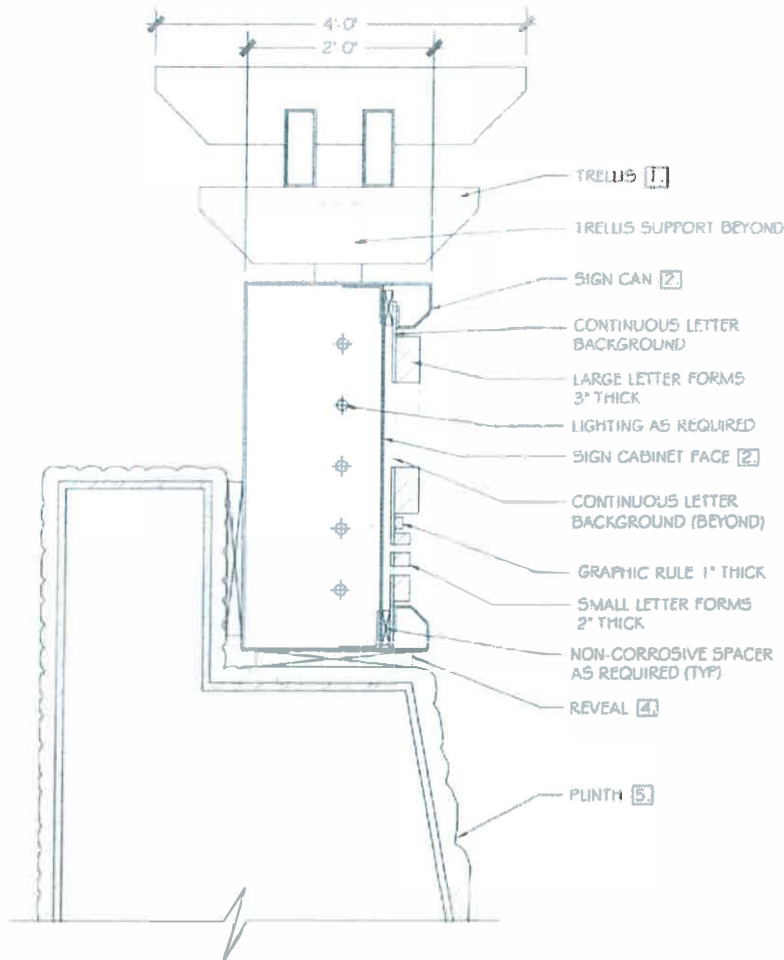




## SIGN TYPE 3 CENTER IDENTIFICATION MONUMENT SIGN

### GENERAL NOTES:

1. TRELLIS TO BE ALUMINUM CONSTRUCTION AND PAINTED TO MATCH PROJECT WOOD COLOR.
2. MAIN SIGN CAN TO BE INTERNALLY ILLUMINATED WITH 3-FORM ALABASTER FACE. "ROCKLIN" LETTERS TO BE 3 INCH THICK, "CROSSINGS" LETTERS TO BE 2 INCH THICK. LETTERS TO BE MOUNTED WITH BLIND STUDS TO 1/2" THICK WATER-JET CUT BACKGROUND IN A TAMPERPROOF MANNER.
3. SECONDARY SIGN CANS (QTY 2) TO BE INTERNALLY ILLUMINATED WITH ALABASTER FACES AND WATER-JET CUT GRAPHIC ACCENTS.
4. 2" X 2" REVEAL
5. STONE VENEER CLADDING TO MATCH AREA ARCHITECTURE.
6. TENANT PANELS TO BE ALUMINUM WITH PUSH-THRU ACRYLIC LETTERS. LETTERS TO PROJECT MINIMUM 1" FROM PANEL FACE AND HAVE FROSTED RETURNS AND FACES. TENANT PANELS TO BE FINISHED WITH "STO" LIMESTONE FINISH.  
STO CORP: (800) 221-2397



SECTION DETAIL "A" MAIN SIGN CAN  
SCALE: 1"=1'-0"

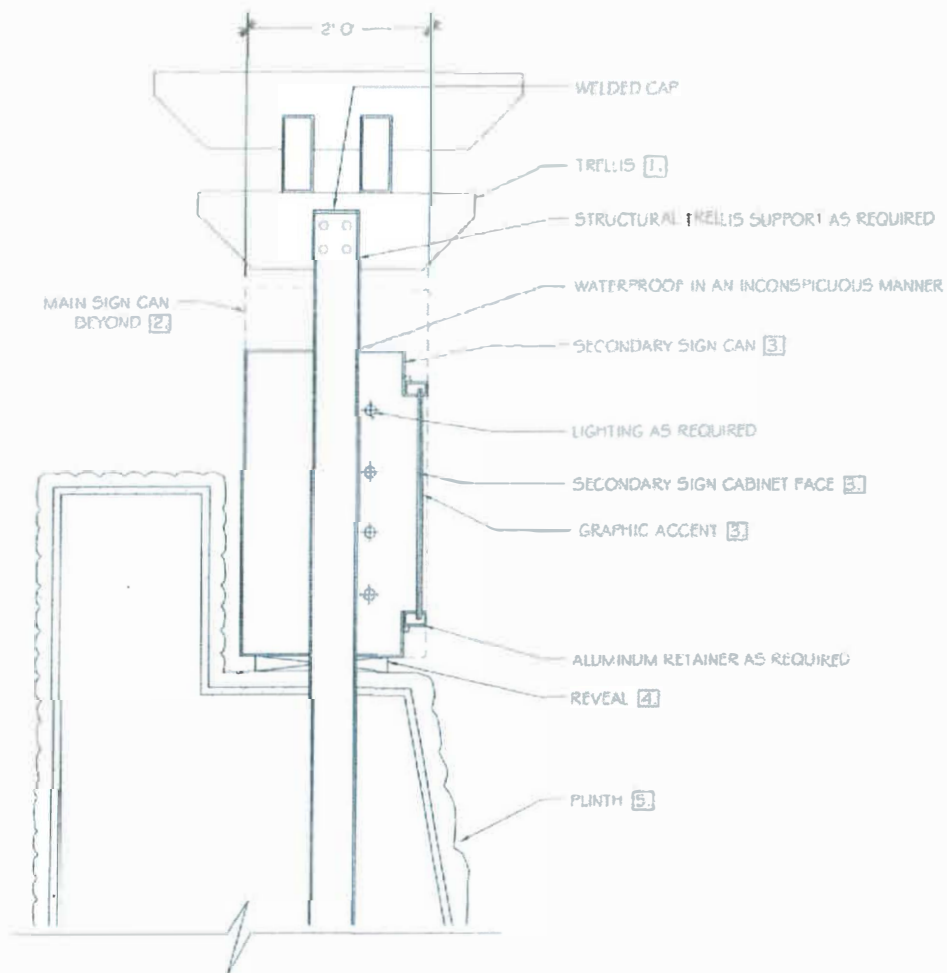




## ■ SIGN TYPE 4 INTEGRATED ENTRY WALL PROJECT MONUMENT SIGN

### GENERAL NOTES:

1. TRELLIS TO BE ALUMINUM CONSTRUCTION OR SYNTHETIC WOOD WITH STRUCTURAL INTEGRITY AND PAINTED TO MATCH PROJECT WOOD COLOR.
2. MAIN SIGN CAN TO BE INTERNALLY ILLUMINATED WITH 3-FORM ALABASTER FACE. TENANT LETTERS TO BE 2 INCH THICK.
3. SECONDARY SIGN CANS (QTY 2) TO BE INTERNALLY ILLUMINATED WITH ALABASTER FACES AND WATER-JET CUT GRAPHIC ACCENTS.
4. 2" X 2" REVEAL
5. STONE VENEER CLADDING TO MATCH AREA ARCHITECTURE.



SECTION DETAIL "B" SECONDARY SIGN CAN  
SCALE: 1" = 1'-0"

## ● SIGN TYPE 5 PEDESTRIAN WAYFINDING (OPTIONAL)

### Purpose:

To facilitate pedestrian circulation and provide clear direction for tenant location on property.

### Lighting:

Ambient.

### Configuration:

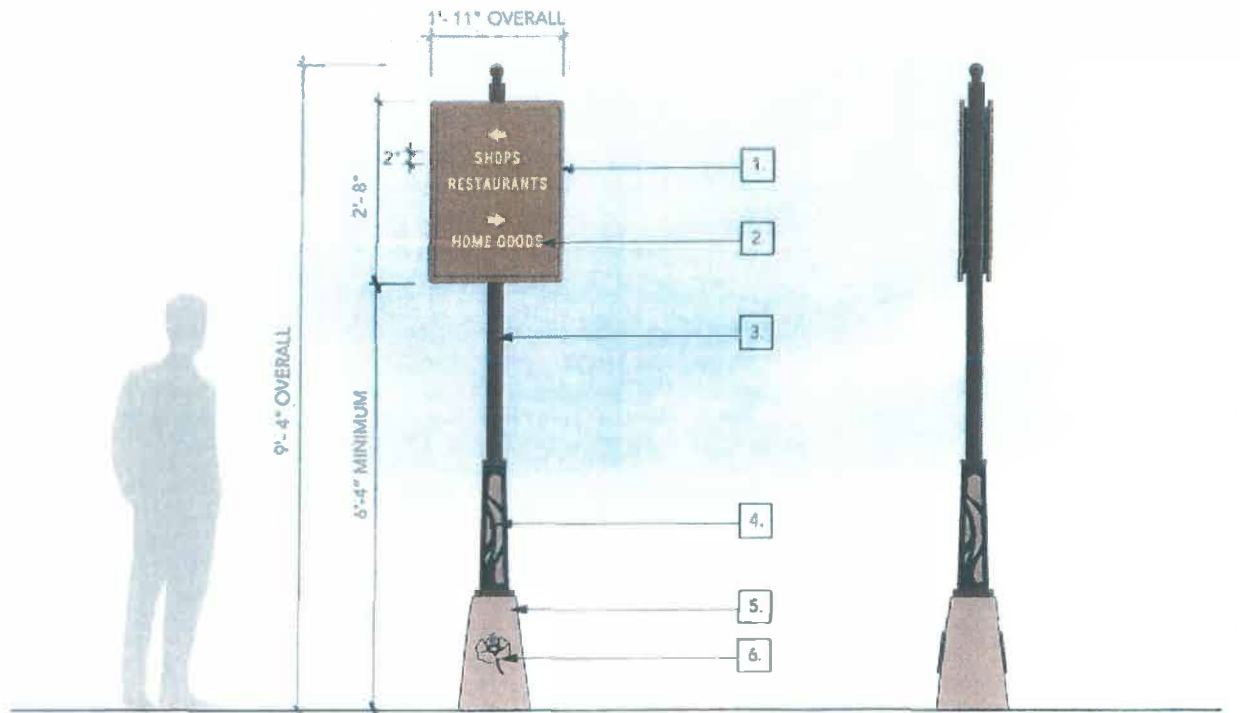
(5) five freestanding fabricated painted aluminum with pole and base assembly and vinyl die-cut copy. See page 28 for materials and finishes.

### Location:

Refer to site plan.

### Allowable Sign Area:

N/A



Scale: 3/8" = 1'-0"

## ● SIGN TYPE 5 PEDESTRIAN WAYFINDING

### GENERAL NOTES:

- [1.] SIGNS TO BE CONSTRUCTED OUT OF ALUMINUM UNLESS OTHERWISE NOTED.
- [2.] COPY TO BE SCREEN PRINTED AND CLEAR COATED.
- [3.] ALUMINUM POST TO BE ANCHORED TO FINISHED GRADE IN A TAMPERPROOF MANNER WITH HIDDEN FASTENERS.
- [4.] POST COVER TO BE CAST ALUMINUM OR APPROVED EQUAL.
- [5.] POST BASE TO BE PRE-CAST CONCRETE WITH INTEGRAL COLOR.
- [6.] LOGO TO BE F.C.O. 1/4" THICK ALUMINUM PIN MOUNTED TO CONCRETE BASE IN A TAMPERPROOF MANNER.

 SIGN TYPE 6 PLANTER BRANDING FEATURE (OPTIONAL)

**Purpose:**

To brand the project in the principal roundabout.

**Lighting:**

Internally illuminated.

**Configuration:**

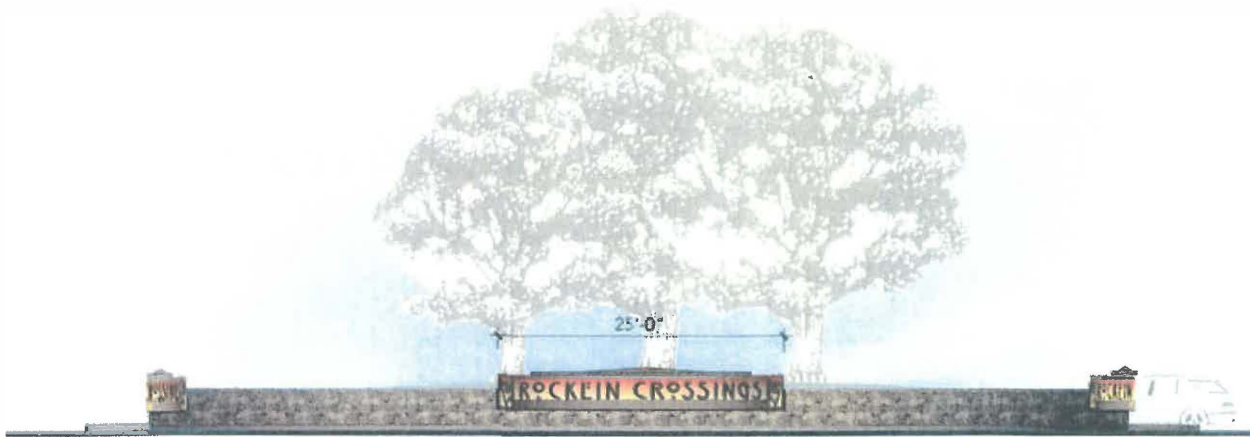
(3) three fabricated painted aluminum with dimensional lettering and lantern feature. See page 30 for materials and finishes.

**Location:**

Refer to site plan.

**Allowable Sign Area:**

N/A



Scale: 1/16" = 1'-0"

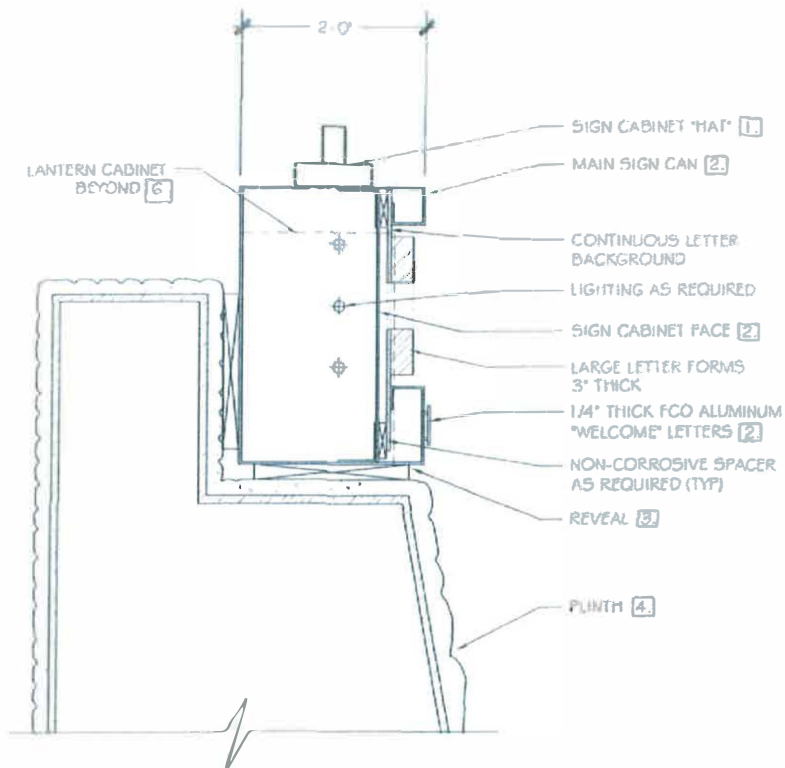


Scale: 1/4" = 1'-0"

## SIGN TYPE 6 PLANTER BRANDING FEATURE

### GENERAL NOTES:

1. SIGN CABINET "HAT" TO BE ALUMINUM CONSTRUCTION AND PAINTED TO MATCH PROJECT WOOD COLOR.
2. MAIN SIGN CAN TO BE INTERNALLY ILLUMINATED WITH 3-FORM ALABASTER FACE. LETTERS TO BE 3 INCH THICK, MOUNTED WITH BLIND STUDS TO 1/2" THICK WATER-JET CUT BACKGROUND IN A TAMPERPROOF MANNER. "WELCOME" LETTERS TO BE 1/4" THICK FCO ALUMINUM PIN MOUNTED WITH 1/2" SPACE TO CABINET FACE IN A TAMPERPROOF MANNER..
3. 2" X 2" REVEAL
4. PLINTH TO BE FIBERBOARD OVER STRUCTURAL FRAMING WITH STONE VENEER CLADDING TO MATCH AREA ARCHITECTURE.
5. RADIUS OF SIGN CABINET TO FOLLOW RADIUS OF WALL (BY OTHERS)
6. LANTERN CABINETS (QTY 2) TO BE INTERNALLY ILLUMINATED WITH 3-FORM ALABASTER FACE. GRAPHIC ACCENTS TO BE WATER-JET CUT ALUMINUM.



SECTION DETAIL "C"  
SCALE: 1" = 1'-0"



## ◆ SIGN TYPE 7 DOUBLE SIDED DIRECTORY

### Purpose:

To direct and inform guests on property. Directories may incorporate advertising elements.

### Lighting:

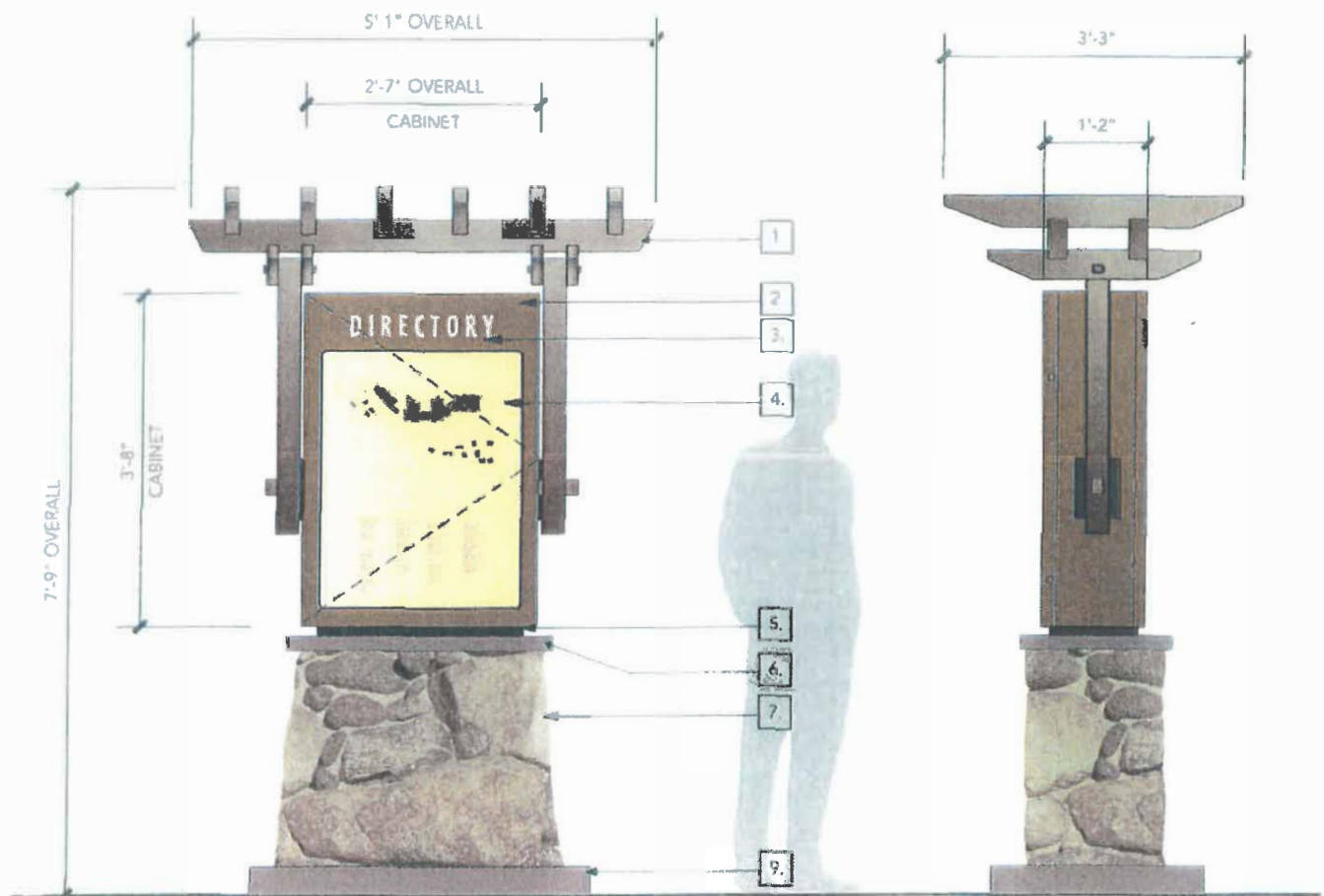
Internally illuminated.

### Location:

Refer to site plan on page 16.

### Configuration:

(5) Five double sided fabricated freestanding aluminum directories with tenant names, map graphics, trellis top and stone base. See page 34 for materials and finishes.



Scale: 1/2" = 1'-0"

## ◎ SIGN TYPE 7 DIRECTORY

### GENERAL NOTES:

1. TRELLIS TO BE ALUMINUM CONSTRUCTION (WITH STRUCTURAL INTEGRITY AS REQUIRED) AND PAINTED TO MATCH PROJECT WOOD COLOR.
2. INTERNALLY ILLUMINATED WEATHERPROOF CABINET TO BE CONSTRUCTED OUT OF ALUMINUM. CABINET DOOR TO BE TEMPERED GLASS WITH RIGID FRAME AND TWO LOCKS KEYED ALIKE. CABINET TO HAVE ADEQUATE VENTILATION WITH BUG SCREENS LOCATED IN INCONSPICUOUS AREAS AS REQUIRED.
3. "DIRECTORY" LETTERS TO BE BACK-LIT PUSH-THRU ACRYLIC LETTERS WITH MINIMUM 1/4" PROJECTION FROM CABINET FACE. FACE AND RETURNS OF LETTERS TO BE FROSTED WITH MILKY WHITE DIFFUSER LAMINATED TO BACKS OF LETTERS.
4. MAP TO BE BACK-LIT WITH EVEN ILLUMINATION. INTENSITY OF ILLUMINATION TO BE ADJUSTABLE.
5. REVEAL TO BE 2" X 2"
6. PRECAST STONE CAP WITH INTEGRAL COLOR
7. DIRECTORY BASE TO BE FIBERBOARD OVER STRUCTURAL FRAMING WITH STONE VENEER CLADDING TO MATCH AREA ARCHITECTURE.
8. LOGO TO BE 1/4" THICK F.C.O. ALUMINUM PIN MOUNTED IN A TAMPERPROOF MANNER 1/2" FROM DIRECTORY BASE SURFACE.
9. DIRECTORY PLATFORM TO BE PRECAST CONCRETE WITH INTEGRAL COLOR.

## ■ SIGN TYPE 8 DRIVE-THRU DIRECTIONAL AND MENU BOARD

### Purpose:

To direct prospective customers to the Fast-Food Pad Tenant's drive-through queue, and inform customers the price of available food.

### Configuration:

Double-sided, internally illuminated plex face sign cabinet, set into stone to match building and stucco wall. Speakers for menus must point away from immediately adjacent residential areas.

### Lighting:

Internally illuminated.

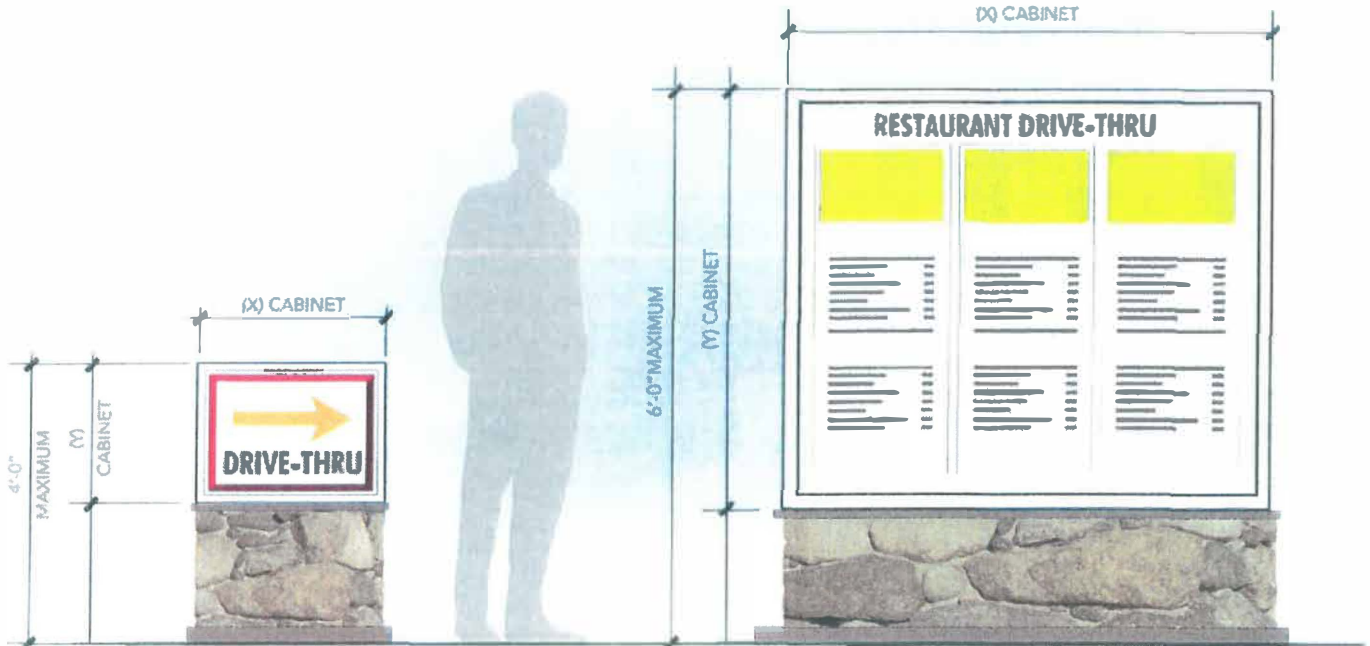
### Location:

Directional signs are to be located at strategic locations on the center's property to effectively direct customers to the Pad's queue.

### Allowable Sign Area:

Tenant will be allowed two (2) double sided freestanding internally illuminated vehicular directional signs on the shopping center's property. Each sign area not to exceed 4 square feet.

Tenant will be allowed one (1) single sided freestanding internally illuminated menuboard adjacent to the vehicular queue. Sign area not to exceed 32 square feet.



Scale: 1/2" = 1'-0"