

**ORDINANCE NO. 1048**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN REPEALING ORDINANCE 791  
AND REENACTING THE ROCKLIN RANCH INDUSTRIAL PARK GENERAL DEVELOPMENT PLAN  
TO UPDATE AND CLARIFY USES AND DEVELOPMENT STANDARDS**

**(Rocklin Ranch Industrial Park General Development Plan Amendment / PDG2015-0003)**

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. A Notice of Exemption has been approved for this project via City Council Resolution No. 2015-295.

B. The proposed amendment to the Rocklin Ranch General Development Plan originally approved as PDG-98-02 (Ordinance 791) would update and clarify uses and development standards within the zone.

C. The area is physically suited to the uses authorized in the proposed general development plan amendment and rezoning.

D. The proposed general development plan amendment and rezoning is compatible with the existing Light Industrial land use designation applicable to the site.

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

F. The City Council has considered the effect of the proposed general development plan amendment and rezoning 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 repeals Ordinance 791, the original Rocklin Ranch Industrial Park General Development Plan, and approves the revised Rocklin Ranch General Development Plan as set forth in Exhibits A and B, attached hereto and Incorporated herein.

**Section 3.** Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City Clerk, if so directed by the City Attorney and within

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

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on November 10, 2015, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on December 8, 2015, by the following roll call vote:

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



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Greg Janda, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading:	11/10/15
Second Reading:	12/8/15
Effective Date:	1/7/16

**EXHIBIT A**

**Map of General Development Plan Area and Zoning**



***Rocklin Ranch Industrial Park General Development Plan Area (PD-LI)***

## **EXHIBIT B**

### **ROCKLIN RANCH INDUSTRIAL PARK General Development Plan Standards (PDG2015-0003)**

#### **I. PLANNED DEVELOPMENT ZONE**

The purpose of the Rocklin Ranch Industrial Park General Development Plan is to:

- A. Regulate the use of buildings, structures and land relative to light industrial development;
- B. Regulate the location, height, bulk, number of stories, and size of buildings and structures;
- C. Regulate the size and use of lots, setbacks and other open spaces;
- D. Regulate the percentage of lot which may be occupied by a building or structure;
- E. Regulate the intensity of land use;
- F. Establish permitted and conditionally permitted uses;
- G. Establish requirements for off-street parking.
- H. Provide for administration of design review guidelines by the Economic and Community Development Director or his designee.

#### **II. INTERPRETATION**

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

#### **III. ZONING CATEGORIES**

The zoning category in the Rocklin Ranch Industrial Park Planned Development shall be Light Industrial.

#### **IV. ZONE BOUNDARIES**

The boundaries of zones described in this plan shall be as shown on the General Development Plan Map as shown on the attached Exhibit A, and Zoning Map.

#### **V. ZONING DEFINITIONS**

The definitions contained in Chapter 17.04 Rocklin Municipal Code shall apply to this plan.

#### **VI. STANDARDS**

##### **A. Purpose**

1. Encourage a creative and more efficient approach to the use of land and accommodate a variety of technical and employment generating uses.
2. Provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety and comfort of the residents of the City.

##### **B. Design Review**

1. The City's adopted Design Review Guidelines applicable to this area are to be a reference framework to assist the developer in understanding the City's goals and objectives for high quality development within the Rocklin Ranch Industrial Park. The guidelines shall complement the mandatory site development regulations contained within this General Development Plan.
2. The Economic and Community Development Director, or his or her designee, shall determine if a proposed development complies with the adopted Design Review Guidelines. Upon a determination of compliance by the Economic and Community Development Director, or his or her designee, a specific plan use permit or equivalent approval shall be issued for the project.
3. If staff determines that an application does not comply with the Design Review Guidelines the applicant may either modify the plans to comply or apply to the Planning Commission for consideration of the plans as originally submitted.
4. If an applicant wishes to make an application for review to the Planning Commission, a public hearing shall be held at a regularly scheduled meeting of the Planning Commission. All property owners affected by this specific plan use permit or equivalent as well as those within a standard public hearing mailing radius shall be notified of the meeting date and the nature of the application.

5. An appeal may be taken from the decisions of the Planning Commission to the City Council.

**C. PD-Light Industrial**

**1. Permitted (P) and Conditionally Permitted Uses (U)**

All permitted uses shall be allowed provided there is no appreciable offensive or objectionable odor, dust, noise, bright light, vibration or other nuisance factor, and further provided that the use is conducted within a building or where the activity is outside, it is wholly surrounded by a solid fence of wood, masonry, or other material approved by the Economic and Community Development Director. Appurtenant uses shall generally occupy no more than 25% of the floor area of the primary use.

USES	PERMITTED	CONDITIONALLY PERMITTED
Auto and Vehicle Decal Application	P	
Auto body and paint shop		U
Automobile and Marine repair shop (heavy)		U
Automobile and Marine repair shop (light)		U
Bio-tech laboratories, non-hazardous	P	
Blacksmith shop	P	
Boat building	P	
Book binding	P	
Bottling plant	P	
Building material sales, including carpet and flooring sales (indoor only)	P	
Building material sales, including carpet and flooring sales (with outdoor storage or display)		U
Business Incubator (research, technology, manufacturing)	P	
Cabinet shop	P	
Coffee Roasting	P	
Cold storage	P	
Contractor's yard	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Delicatessen/Restaurant (where deli/rest. occupies no more than 25% of the floor area of any single building)	P	
Delicatessen/Restaurant (where deli/rest. occupies more than 25% of the floor area of any single building)		U
Drafting, blueprint, photostat services	P	
Electric motor rebuilding	P	
Electronics, appliance and computer repair shops	P	
Emergency Shelter	P	
Equipment & vehicle rental & storage	P	
Feed and fuel yard	P	
Food and beverage processing	P	
Garden and landscape installation and maintenance services	P	
General wholesale of supplies, including but not limited to, vehicle parts, medical supplies, machine parts, and electronic components	P	
Grinding and sharpening services	P	
Innovation Center	P	
Janitorial services	P	
Lawn maintenance equipment sales	P	
Light manufacturing, fabrication, assembly, component manufacturing, small parts processing	P	
Lumber yard	P	
Machine and tool shops, metal fabrication	P	
Mailing and sorting services	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Microbrewery, manufacturing and bottling, for wholesale distribution only	P	
Mini-storage	P	
Mobile pushcart vending		U
Moving and storage services	P	
Offices appurtenant to primary uses	P	
Outdoor storage and sales (Fully screened)	P	
Outside storage and sales (Not fully screened)		U
Pest control	P	
Pipe Manufacturing	P	
Places of Assembly (i.e., churches, fraternal organizations, lodges)		U
Printing shops, lithography, publishing	P	
Public utility service yard	P	
Research and Development	P	
Retail sales appurtenant to primary uses	P	
Sheet metal shops	P	
Taxidermy	P	
Telemarketing and data processing		U
Textiles Manufacturing	P	
Trailer Sales	P	
Truck Driving schools		U
Upholstery Service /Shop	P	
Warehousing and Distribution	P	
Welding shops	P	
Window Tinting	P	
Wine making, bottling and wholesale distribution	P	

Any use sufficiently similar to one of the above listed uses, in character, operation, environmental impact and neighborhood compatibility, may be deemed a permitted or a conditional use in the discretion of the Economic and Community Development Director.

## 2. Height Regulations



The maximum height for principal buildings and structures shall be 30 feet, and the maximum number of stories shall be two, with the following exception:

With a conditional use permit, the maximum allowable height may be increased up to 50 feet, and the maximum number of stories may be increased up to four.

**3. Setback Regulations**

- A. Front. There shall be a front setback of not less than 25 feet.
- B. Rear. There shall be a rear setback of not less than ten feet.
- C. Interior Side. There shall be an interior side setback of not less than ten feet.
- D. Street Side. There shall be a street side setback of not less than ten feet.
- E. Parking lots and vehicle display areas shall be set back a minimum of 15 feet from all public rights-of-way and five feet from interior property lines.

**4. Lot Coverage Regulations**

The maximum lot coverage shall be 60% of the proposed overall lot size.

**5. Lot Area and Width**

The minimum lot area shall be 19,500 square feet. The minimum lot width shall be 110 feet.

**6. Off-Street Parking**

Off-street parking shall be as regulated in Sec. 17.66 of the Rocklin Municipal Code. Parking shall be calculated according to assigned, retail, office, and storage areas within all proposed buildings.

ORDINANCE NO. 791

ORDINANCE OF THE CITY COUNCIL OF  
THE CITY OF ROCKLIN APPROVING AN AMENDMENT  
TO THE GENERAL DEVELOPMENT PLAN FOR  
ROCKLIN RANCH INDUSTRIAL PARK  
(General Development Plan, PDG-98-02)

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

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

- A. A negative declaration of environmental impacts for this project has been approved.
- B. The proposed general development plan amendment is consistent with the City of Rocklin's General Plan land use element which designates the site as Light Industrial.
- C. The proposed general development plan amendment is consistent with and implements the policies of the City of Rocklin's General Plan, including the Housing Element.
- D. The proposed area is physically suited to the uses authorized by the general development plan amendment.
- E. The general development plan amendment is 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 by the proposed general development plan amendment 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 general development plan amendment 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 amendment to the general development plan, as shown on Exhibit A, attached hereto and incorporated by reference herein.


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

PASSED AND ADOPTED this 22nd day September, 1998, by the following roll call vote:

AYES: Councilmembers: Yorde, Magnuson, Hill, Cullivan, Lund  
NOES: Councilmembers: None  
ABSENT: Councilmembers: None  
ABSTAIN: Councilmembers: None

  
Kathy E. Lund, Mayor

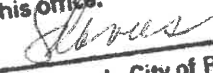
ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading: 9-8-98  
Second Reading: 9-22-98  
Effective Date: 10-22-98

e/clerk/ord/pdg9802A

The foregoing instrument is a correct copy of the original document on file in this office.

Attest:   
\_\_\_\_\_  
City Clerk, City of Rocklin

# **EXHIBIT A**

## **ROCKLIN RANCH INDUSTRIAL PARK General Development Plan Standards (PDG-98-02)**

### **I. PLANNED DEVELOPMENT ZONE**

The purpose of the Rocklin Ranch Industrial Park General Development Plan is to:

- A. Regulate the use of buildings, structures and land relative to light industrial development;
- B. Regulate the location, height, bulk, number of stories, and size of buildings and structures;
- C. Regulate the size and use of lots, setbacks and other open spaces;
- D. Regulate the percentage of lot which may be occupied by a building or structure;
- E. Regulate the intensity of land use;
- F. Establish permitted and conditionally permitted uses;
- G. Establish requirements for off-street parking.
- H. Provide for establishment of design review guidelines to be administered by the Community Development Director or his designee.

### **II. INTERPRETATION**

All provisions of the Rocklin Municipal Code Title 17 (Zoning Ordinance) shall apply to this project unless otherwise specified in this General Development Plan, the provisions of the General Development Plan shall apply.

### **III. ZONING CATEGORIES**

The zoning category in the Rocklin Ranch Industrial Park Planned Development shall be Light Industrial.

### **IV. ZONE BOUNDARIES**

The boundaries of zones described in this plan shall be as shown on the General Development Plan Map as shown on the attached Exhibit 1, and Zoning Map.

### **V. ZONING DEFINITIONS**

The definitions contained in Chapter 17.04 Rocklin Municipal Code shall apply to this plan.

### **VI. STANDARDS**

#### **A. Purpose**

- 1. Encourage a creative and more efficient approach to the use of land.

2. Provide a means for creativity and flexibility in design while providing adequate protection of the environment and of the health, safety and comfort of the residents of the City.

**B. Design Review Guidelines shall be adopted by Resolution of the Planning Commission.**

1. The Design Review Guidelines are to be a reference framework to assist the developer in understanding the City's goals and objectives for high quality development within the Rocklin Ranch Industrial Park. The guidelines shall complement the mandatory site development regulations contained within this General Development Plan.
2. The Community Development Director, or his or her designee, shall determine if a proposed development complies with the Design Review Guidelines established by the Planning Commission. Upon a determination of compliance by the Community Development Director, or his or her designee, a specific plan use permit shall be issued for the project.
3. If staff determines that an application does not comply with the Design Review Guidelines the applicant may either modify the plans to comply or apply to the Planning Commission for consideration of the plans as originally submitted.
4. If an applicant wishes to make an application for review to the Planning Commission, a public hearing shall be held at a regularly scheduled meeting of the Planning Commission. All property owners affected by this specific plan use permit as well as those within a standard public hearing mailing radius shall be notified of the meeting date and the nature of the application.
5. An appeal may be taken from the decisions of the Planning Commission to the City Council.

**C. PD-Light Industrial**

**1. Permitted (P) and Conditionally Permitted Uses (U)**

All permitted uses shall be allowed provided there is no appreciable offensive or objectionable odor, dust, noise, bright light, vibration or other nuisance factor, and further provided that the use is conducted within a building or where the activity is outside, it is wholly surrounded by a solid fence of wood, masonry, or other material approved by the Planning Director. Appurtenant uses shall generally occupy no more than 25% of the floor area of the primary use.

USES	PERMITTED	CONDITIONALLY PERMITTED
Auto body and paint shop		U
Automobile repair shop (heavy)		U
Automobile repair shop (light)		U
Blacksmith shop	P	
Boat building	P	
Book binding	P	
Bottling plant	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Building material sales, including carpet and flooring sales	P	
Cabinet shop	P	
Churches		U
Cold storage	P	
Contractor's yard	P	
Delicatessen/Restaurant (where deli/rest. occupies no more than 25% of the floor area of any single building)	P	
Delicatessen/Restaurant (where deli/rest. occupies more than 25% of the floor area of any single building)		U
Drafting, blueprint, photostat services	P	
Electric motor rebuilding	P	
Electronic appliance repair shop	P	
Equipment & vehicle rental & storage	P	
Feed and fuel yard	P	
Food and beverage processing	P	
Garden and landscape installation and maintenance services	P	
General wholesale of supplies, including but not limited to, vehicle parts, medical supplies, machine parts, and electronic components	P	
Grinding and sharpening services	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Janitorial services	P	
Lawn maintenance equipment sales	P	
Light manufacturing, fabrication, assembly, component manufacturing, small parts processing	P	
Lumber yard	P	
Machine and tool shops	P	
Mailing and sorting services	P	
Microbrewery, manufacturing and bottling, for wholesale distribution only	P	
Mini-storage	P	
Mobile pushcart vending		U
Moving and storage services	P	
Offices appurtenant to primary uses	P	
Outdoor storage and sales (Fully screened)	P	
Outside storage and sales (Not fully screened)		U
Pest control	P	
Pipe yard	P	
Printing shops, lithography, publishing	P	
Public utility service yard	P	
Research and Development	P	
Retail sales appurtenant to primary uses	P	

USES	PERMITTED	CONDITIONALLY PERMITTED
Sheet metal shops	P	
Telemarketing and data processing		U
Trailer Sales	P	
Truck Driving schools		U
Warehousing and Distribution	P	
Welding shops	P	

Any use sufficiently similar to one of the above listed uses, in character, operation, environmental impact and neighborhood compatibility, may be deemed a permitted or a conditional use in the discretion of the Community Development Director.

2. **Height Regulations** (see attachment)

Height regulations shall be as regulated by Sec. 17.54.030 of the Rocklin Municipal Code.

3. **Setback Regulations** (see attachment)

Setback regulations shall be a regulated by Sec. 17.54.070 of the Rocklin Municipal Code.

4. **Lot Coverage Regulations** (see attachment)

Lot coverage regulations shall be as regulated by Sec 17.54.050 of the Rocklin Municipal Code.

5. **Lot Area and Width**

The minimum lot area shall be 19,500 square feet.  
The minimum lot width shall be 110 feet.

6. **Off-Street Parking**

Off-street parking shall be as regulated in Sec. 17.66 of the Rocklin Municipal Code. Parking shall be calculated according to assigned, retail, office, and storage areas within all proposed buildings.



**EXHIBIT 1**

**Exhibit 1, the General Development Plan Map for Rocklin Ranch Industrial Park  
is on file in the City Clerk's office and in the Planning Department.**

Attachment

**17.54.030 Height regulations.**

Height regulations in the M-1 zone:

The maximum height for principal buildings and structures shall be thirty feet, and the maximum number of stories shall be two, with the following exception:

With a use permit the maximum allowable height may be increased up to fifty feet, and the maximum number of stories may be increased up to four. (Ord. 555 § 7, 1986; Ord. 336 § 6.23.020, 1977).

**17.54.070 Setbacks.**

No building or structure shall hereafter be erected or enlarged in the M-1 zone unless the following setbacks are provided and maintained:

A. Front. There shall be a front setback of not less than twenty-five feet.

B. Rear. There shall be a rear setback of not less than ten feet.

C. Interior Side. There shall be an interior side setback of not less than ten feet.

D. Street Side. There shall be a street side setback of not less than ten feet.

E. Specified Streets. Front, side, street side, or rear setbacks required for lots abutting a highway or street for which rights-of-way are established by the circulation element of the general plan shall be measured from the adopted plan line or the property line, whichever provides the greater setback. (Ord. 336 § 6.23.060, 1977).

**17.54.050 Lot coverage.**

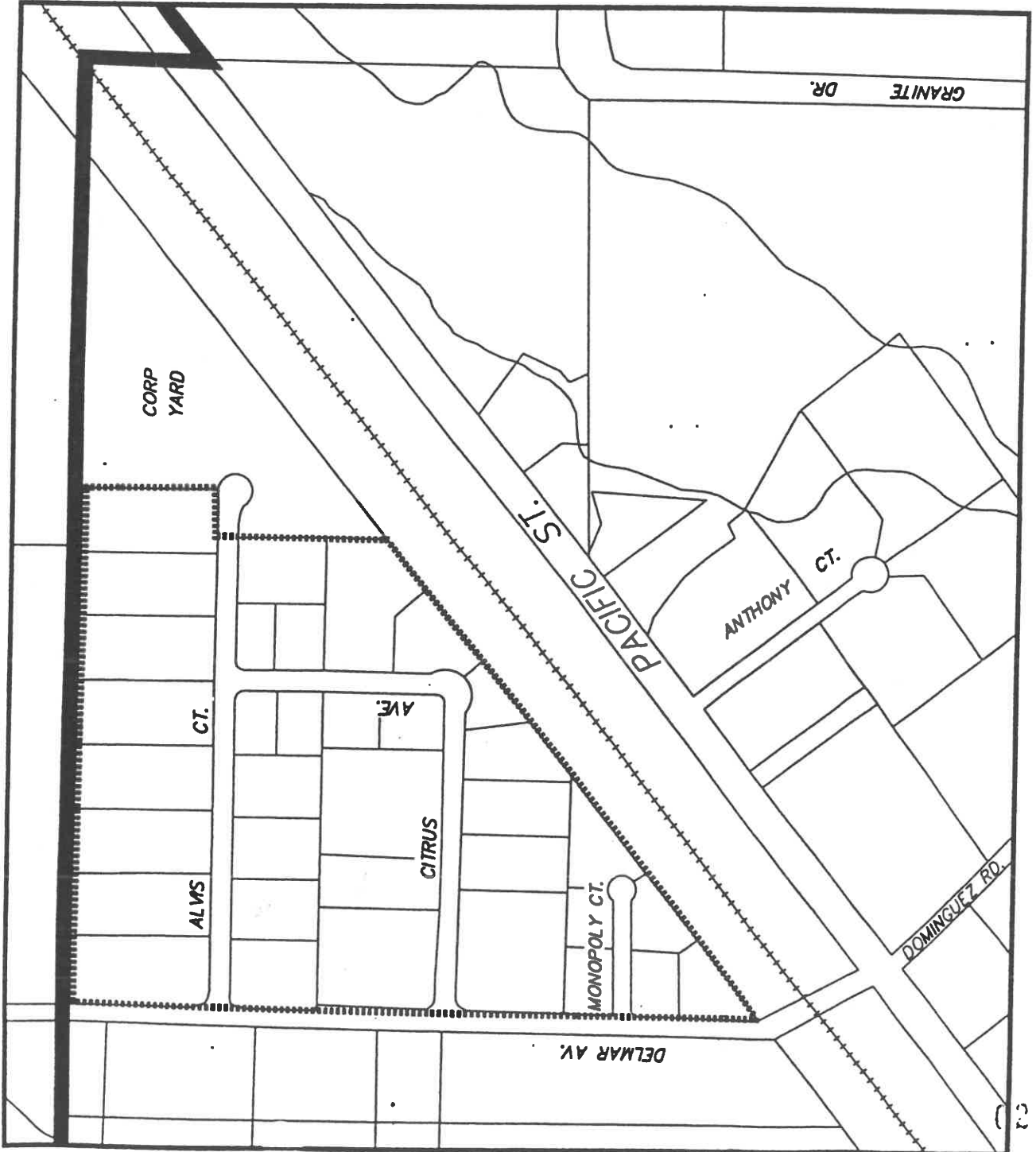
The maximum lot coverage by all structures and buildings in the M-1 zone shall not exceed fifty percent of the lot area. (Ord. 543 § 1, 1986; Ord. 336 § 6.23.040, 1977).

GENERAL DEVELOPMENT  
PLAN PDG-98-02

ROCKLIN RANCH  
INDUSTRIAL PARK

EXHIBIT 1

Boundary of the Project



RESOLUTION NO. PC-98-61

RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF ROCKLIN APPROVING  
DESIGN GUIDELINES FOR THE ROCKLIN RANCH INDUSTRIAL PARK  
(Rocklin Ranch Industrial Park / SPU-98-02 / DR-98-05)

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

Section 1. Purpose.

1. The design guidelines contained within this resolution are intended as a reference framework to assist the designer in understanding the City's goals and objectives for high quality development within the Rocklin Ranch Industrial Park. The guidelines complement the mandatory site development regulations contained in the General Development Plan for the Rocklin Ranch Industrial Park.
2. The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized by staff to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.
3. The provisions of these guidelines shall apply to all properties located within the Rocklin Ranch Industrial Park. Any addition, remodeling, relocation, or construction requiring a building permit within the Rocklin Ranch Industrial Park shall adhere to these guidelines where applicable.

Section 2. The design review guidelines (SPU-98-02 / DR-98-05) as depicted in Exhibit A attached hereto and by this reference incorporated herein, are hereby approved for approval, subject to the following condition:

1. All of the guidelines contained within Exhibit A shall not become effective until such time as General Development Plan Amendment PDG-98-02 is approved by the City Council and the effective date has passed.

PASSED AND ADOPTED this 29th day July, 1998, by the following roll call vote:

AYES: Commissioners Sully, Penney, Barber

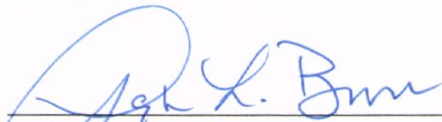
NOES: None

ABSENT: Commissioners Coleman, Niederberger

ABSTAIN: None

  
Chairman

ATTEST:

  
Secretary

SGA/gbl  
g:\reso\1998\spu9802c

## EXHIBIT A

### Rocklin Ranch Industrial Park

#### Specific Plan Use Permit Design Guidelines

April, 1998

#### **AUTHORITY**

The City of Rocklin Community Development Director, or his designee, has the authority to determine if a proposed development complies with the development and design guidelines contained in this document. If staff determines that an application does not comply with the requirements of this specific plan use permit, the applicant may either modify the plans to comply or apply to the Design Review Board for consideration of the plans as originally submitted. If an applicant wishes to make an application to the Design Review Board, all property owners affected by this specific plan use permit, as well as those within a standard public hearing mailing radius, shall be notified of the meeting date and the nature of the application.

#### **PURPOSE AND APPLICABILITY**

The following design guidelines are intended as a reference framework to assist the designer in understanding the City's goals and objectives for high quality development within the Rocklin Ranch Industrial Park. The guidelines complement the mandatory site development regulations contained in the General Development Plan for the Rocklin Ranch Industrial Park.

The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized by staff to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

The provisions of these guidelines shall apply to all properties located within the Rocklin Ranch Industrial Park, as shown in Exhibit 1. Any addition, remodeling, relocation, or construction requiring a building permit within the Rocklin Ranch Industrial Park shall adhere to these guidelines where applicable.

1. **SITE PLANNING**

- A. Structures should be located on "turf islands", where the office portion of the building does not directly abut paved parking areas. A minimum of 5 to 7-foot landscape strip should be provided between parking areas and the office portion of a structure.
- B. Where the project is adjacent to residential uses, appropriate buffering techniques such as setbacks, screening, and landscaping shall be provided. Additionally, each project shall include a 6-foot high masonry/concrete wall across the length of the common property line between the residential and the project properties.
- C. All parking lots shall be designed to meet the minimum stall and aisle dimensions contained in the City of Rocklin Improvement Standards.

Parking stall length may be reduced by up to 2 feet where conditions permit the overhang of vehicles into 6 or more feet of sidewalk or a minimum of 7 feet of landscaping.

Up to thirty percent (30%) of all required parking stalls may be devoted to compact car use. Minimum stall dimension shall be 8 feet in width and 16 feet in length and marked for compact cars.

- D. A detailed grading and drainage plan shall be prepared by a registered civil engineer and submitted with the construction documents. The plan shall contain provisions for detaining run-off at pre-development levels and shall include the location of all on-site and off-site detention basins. The drainage plan shall include an oil and grit separator or settling basin as part of the system.

2. **PARKING AND CIRCULATION**

- A. Site access and internal circulation should be designed in a straightforward manner which emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic, combine circulation and access areas where possible, provide adequate on-site maneuvering and stacking areas and consideration for emergency vehicle access. Circulation routes and parking areas should be separated where appropriate.
- B. Vehicles shall not be required to enter the street in order to move from one area to another on the same site. No parking space shall be designed to require vehicles to back into a street.

- C. Parking lots adjacent to and visible from public streets must provide screening from view through the use of rolling earth berms, low screen walls, changes in elevation, landscaping or combinations thereof, whenever possible, while not interfering with site distance at points of ingress and egress.
- D. All required parking shall be provided on-site. The use of the public street for required parking and staging of trucks is not allowed.
- E. Ingress and egress design is tied to approval of the parking lot design. The minimum standards for curb cut dimensions shall be to City standards. Opposing driveways across a public street shall have an acceptable offset or shall align with each other to meet good engineering practices.
- F. All parking spaces shall be paved with asphalt or other staff approved impervious surface and shall be striped clearly and permanently on the surface of the parking facility. All parking areas required by the City of Rocklin shall not be used to store equipment or other items.
- G. Parking spaces should not block access for trash removal pick-up. The location of trash enclosures should not interfere with parking or circulation area.
- H. Service and truck loading areas should be designed such that circulation corridors are not obstructed.
- I. Whenever possible, automobile access parking should be separate from service truck areas.
- J. Stop signs shall be installed at all driveways where vehicles will exit the site onto a public street.
- K. All required parking located behind a gated and fenced enclosure shall be available for use by employees or customers during business hours.

**3. COLOR**

- A. Lower wall wainscots or horizontal color bands should be utilized to add interest and break up vertical monotony.
- B. "Day-Glo" colors, including but not limited to fluorescent reds, greens, and yellows, shall be avoided.
- C. The color and finish on exteriors of all elevations should be coordinated to provide a total continuity of design.



#### 4. LOADING FACILITIES

- A. To alleviate the unsightly appearance of loading facilities, these areas should not be located at the front of buildings where it is difficult to adequately screen them from view. Such facilities are more appropriate at the rear or side of the site where special screening may not be required.
- B. When it is not possible to locate loading at the rear or side of the building, loading docks and doors should not dominate the frontage and must be screened from the street. Loading facilities should be offset from driveway openings.
- C. Backing from the public street onto the site for loading into front-end docks causes unsafe truck maneuvering and shall not be utilized.
- D. The use of public streets for loading and unloading of trucks and trailers is prohibited.

#### 5. LANDSCAPING

A. Landscaping plans shall be prepared and included in the construction documents. The landscaping plans shall comply with the following:

- 1) The landscaping plan shall be prepared by a landscape architect and shall include:
  - a) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size of plant materials.
    - (1) Shrubs shall be a minimum five (5) gallon and trees a minimum of 15 gallon.
  - b) A section diagram of proposed tree staking.
  - c) An irrigation plan including an automatic irrigation system. The plan shall consider using drip irrigation wherever possible.
  - d) A detailed description of soil amendments, including certification by the landscape architect, that the topsoil within the landscape area is suitable for the proposed landscaping.
  - e) Granite or moss rock boulders along the planting strip.
  - f) The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act, Government Code Section 65591.
  - g) Landscaping should be used to define areas by helping to focus on entrances to buildings, parking lots, loading areas, defining the edges of various land uses, providing transition between neighboring properties (buffering), and providing screening for outdoor storage, loading, and equipment areas.

- h) Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish its intended goals.
  - i) Use of vines on walls is appropriate where feasible. Evergreen vines shall be required to be planted on all chain-link fencing installed adjacent to the Union Pacific Railroad right-of-way.
  - j) Trees should be located throughout the parking lot and not simply at the ends of parking aisles. In order to be considered within the parking lots, trees should be located in planters that are bounded on at least 3 sides by parking area paving and should be spaced at one tree for every five parking stalls.
  - k) Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks, or the use of curbs.
- B. Prior to issuance of a certificate of occupancy, the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans, to the satisfaction of the Community Development Director.
- C. The landscaping shall be maintained by the property owner, to the satisfaction of the Community Development Director.

## **6. WALLS AND FENCES**

- A. Walls will serve a major function in the landscaped areas and may be used to screen automobiles, loading and storage areas, and utility structures. The intent is to keep the walls as low as possible while performing their screening and security functions.
- B. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture and building color.
- C. Chain-link fencing with dark vinyl slats is a permitted fencing material along side and rear property lines, except for fences parallel to Delmar Avenue or adjacent to a residential zone (as provided for in Paragraph I.B. of this document). Fencing parallel to Delmar Avenue shall be limited to masonry/concrete walls. All gates used within the walls parallel to Delmar Avenue shall be constructed of any material other than chain-link, chain-link with vinyl slats or wood. Barbed wire fences shall be prohibited.

- D. Per the City of Rocklin Zoning Ordinance , Title 17 of the RMC, a masonry wall is required to be constructed on all property lines where a non-residential zone abuts a residential zone. Within the Rocklin Ranch Industrial Park, the wall shall be six (6) feet high above the pad elevation of the Rocklin Ranch Industrial Park lot or the adjacent property, whichever is higher, and shall be constructed of gray split face block with the split face facing toward the residential area within the Town of Loomis.

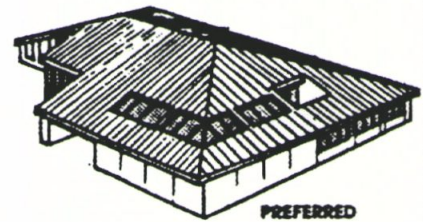
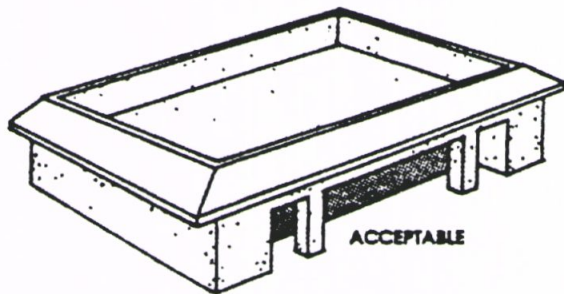
7. **SCREENING**

- A. Chain link fencing with dark vinyl slats is an acceptable outside storage screening material (except for trash enclosures) only for those areas of any lot not visible from the street. Exterior storage should be confined to portions of the site least visible to public view.
- B. Any equipment, whether on the roof, side of building, on the ground, shall be screened to the height of the equipment. The method of screening shall be architecturally integrated in terms of materials, color, shape, and size. The screening design shall blend with the building design. Where individual equipment is provided, a continuous screen is desirable.
- C. The need to screen rooftop equipment should be taken into consideration during the initial design phase for the structure.
- D. All trash enclosures shall be constructed of masonry walls of a complementary material to the materials used to construct the building and shall include solid metal gates. The location of the trash enclosure shall be to the satisfaction of the Auburn Placer Disposal Company and the Community Development Director. The size of the enclosure shall be to the satisfaction of the Auburn Placer Disposal Company.

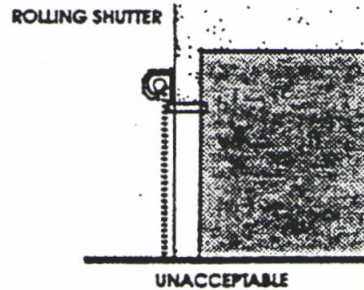
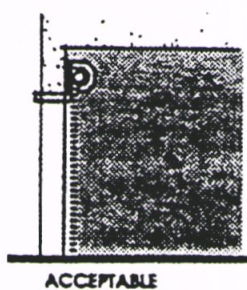
8. **ARCHITECTURAL DESIGN**

- A. As a category of structure types, industrial structures often present unattractive and monotonous facades. There are, however, a variety of design techniques which can be utilized to help overcome this situation and to direct development into a cohesive design statement. The following design techniques should be employed in the architectural design.
  - 1. Employ variety in structure forms, to create visual character and interest.
  - 2. Avoid blank front and side wall elevations on street frontages. These elevations should be articulated to provide architectural interest.

3. Entries to industrial structures should portray a quality office appearance while being architecturally tied into the overall mass and building composition.
4. Windows and doors are key elements of any structure's form, and should relate to the scale of the elevation on which they appear. Windows and doors can establish character by their rhythm and variety. Recessed openings help to provide depth and contrast on elevation planes.
5. Sensitive alteration of colors and materials can produce diversity and enhance architectural forms and are strongly recommended.
6. The staggering of planes along an exterior wall elevation creates pockets of light and shadow, providing relief from monotonous, uninterrupted expanses of wall and should be utilized particularly in those instances where the elevation of the building is visible from the public right of way.



7. Choose wall materials that will withstand abuse by vandals or accidental damage from machinery.
8. Rolling shutter doors located on the inside of the building are the preferred method for providing large loading doors while keeping a clean, uncluttered appearance from the exterior.



- B. Design elements which are undesirable and shall be avoided include:
  - 1. Highly reflective surfaces
  - 2. Large blank, unarticulated wall surfaces
  - 3. Unarticulated building facades
  - 4. Metal siding

## 9. ROOFS

- A. The following roof materials should not be used:
  - 1. Corrugated metal (standing rib metal roofs are permitted)
  - 2. Highly reflective surfaces
  - 3. Illuminated roofing
- B. The roof design should be considered as a component of the overall architectural design theme.

## 10. SIGNS

- A. Every structure should be designed with a concept for adequate signing. Provisions for sign placement, sign scale in relationship with building and the readability of the sign should be considered in developing the overall signing concept. All signs should be highly compatible with the structure and site design relative to color, material, and placement.
- B. Monument-type signs are the preferred alternative for business identification. Where several tenants occupy the same site individual wall mounted signs are appropriate in combination with a monument sign identifying the development and address.
- C. All signs shall meet the minimum requirements of the Rocklin Sign Ordinance.

## 11. LIGHTING

- A. Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading, shipping, and receiving, pathways, and working areas.
- B. All exterior lighting shall be designed to avoid adverse off-site glare on adjacent properties and to provide adequate security for parking areas and walkways. Cut-

off shoe box type lights, or equivalent, shall be used and mounted such that all light is projected directly toward the ground.

- C. Maximum height for building and freestanding lighting should not exceed 20 feet.
- D. If property is adjacent to a residential area or residentially zoned property, the lighting should not interfere with these areas.
- E. Lighting shall be directed away from adjacent roadways and shall not interfere with traffic or create a traffic hazard.

SPECIFIC PLAN USE PERMIT  
Design Review Guidelines  
SPU-98-02  
DR-98-05

ROCKLIN RANCH  
INDUSTRIAL PARK

EXHIBIT 1

Boundary of the Project

