

STANFORD RANCH GENERAL DEVELOPMENT PLAN

STANFORD RANCH

GENERAL DEVELOPMENT PLAN

TABLE OF CONTENTS

Section	
Resolution No. 87-11	I
Ordinance No. 560	VII
I General Development Plan Standards	1
Planned Development Zone	2
Interpretation	2
Zoning Categories	2
Zone Boundaries	3
Zoning Definitions	3
Parcel Area	3
Residential Uses	3
Residential Development Standards	3
Business Professional Development Standards	5
Light Industrial Zone Development Standards	8
Commercial Zone Development Standards	10
Business Professional/Commercial Development Standards	12
Open Space Combining Zone	14
Use Permit – Specific Plan	14
Subdivision Maps	14
Development Start & Other Permits	14
Review By Appropriate Authority	14
II General Development Plan Guidelines	15
Introduction	16
Natural Land Form	16
Key Land Use Elements	17
Design Guidelines	17
Suburban Community Core Design Guidelines	18
Industrial and Business Parks Guidelines	20
Commercial Core Area Guidelines	21
Circulation Design Guidelines	22
Streetscape Design Guidelines	23
Open Space and Parks Development Guidelines	26

Appendix A	30
Appendix B	31
Siting	
Architecture and Design	
Parking and Landscaping	
III Conditions of Approval of Rezoning And General Development Plan	33
Definitions	34
Annexation	34
Planning Increments	34
Public Use Dedications	34
Park Dedications	35
Tentative Maps & Traffic	35
Open Space	36
Annexation to Special Districts	36
Vernal Pools	36
Other Conditions	37
IV Attachments	
Ordinance 645	
Ordinance 652	
Ordinance 752	
Ordinance 788	
Ordinance 866	
Ordinance 868	

Resolution No. 87-11
of the
City Council
of the
City of Rocklin

RESOLUTION NO. 87-11

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING OF AN AMENDMENT TO THE GENERAL PLAN
OF THE CITY OF ROCKLIN: STANFORD RANCH: GPA-85-04

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

Section 1. The City Council finds and determines that:

1. The City of Rocklin has considered the effect of the approval of this General Plan Amendment on the housing needs of the region and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
2. The area is physically suited for the proposed land use in terms of topography and availability of services.
3. The proposed land uses are compatible with land uses permitted in adjacent areas, providing the properties are developed in accordance with the General Plan policies and Zoning Ordinance requirements.
4. The proposed land uses are not likely to create a nuisance to adjacent areas.
5. The proposed land used will create an insignificant effect upon traffic, and City policies regulating street improvements will be imposed on the property at the time of other City permits which will be necessary to improve the properties.
6. The proposed General Plan Amendment would encourage and promote the development of a range of attached and detached housing units in locations that encourage mixed owner-occupied and non-owner-occupied housing, in accordance with the goals and policies of the City's Housing Element.
7. The proposed land uses and General Plan Amendment is consistent with the existing General Plan text of the City of Rocklin and policies related to the development of the South Placer region.

Section 2. The City Council hereby approves the General Plan Amendment, GPA-85-04, as follows:

1. That all the certain property (3,050± acres) known more commonly as Stanford Ranch be designated with land use classifications and street circulation classifications as shown on Exhibit A, attached hereto and by reference incorporated herein.
2. That the City of Rocklin Open Space Conservation and Recreation Element, Circulation Element, and Community Development Element of the Rocklin General Plan be amended by adding thereto the policies attached hereto as Exhibit B and by reference incorporated herein; and

PASSED AND ADOPTED this 13th day of January, 1987, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Hill, Dominguez, Lund, Huson
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	Ainsworth

Maria A. Huson
Mayor

ATTEST:

B. Bruce
City Clerk

01088703.#13.smh

CERTIFICATION OF RESOLUTION NO. 87-11

I hereby certify that the foregoing is a full, true and correct copy of Resolution No. 87-11, passed and adopted by the City Council of Rocklin at a regular meeting thereof, held 13 January 1987.

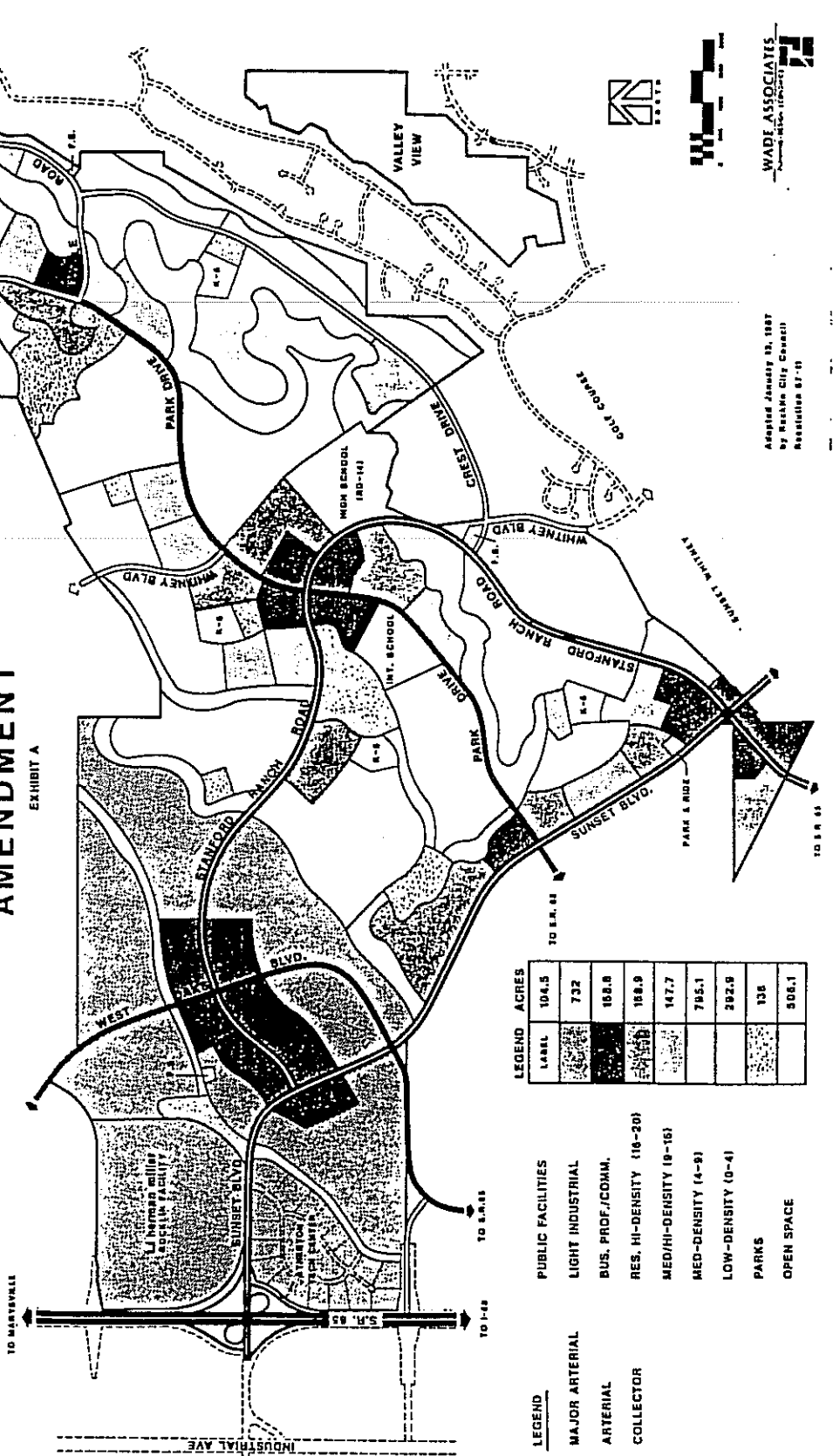
B. Bruce
City Clerk of the City of Rocklin

STANFORD RANCH

P.O. BOX 1386 ROCKLEDGE, CA 93077 191551-0100-0012

GENERAL PLAN AMENDMENT

EXHIBIT A



LEGEND LABEL	ACRES
PUBLIC FACILITIES	104.5
LIGHT INDUSTRIAL	732
BUS. PROF./COMM.	161.8
RES. HI-DENSITY (16-20)	188.9
MED/HI-DENSITY (8-16)	147.7
MED-DENSITY (4-8)	795.1
LOW-DENSITY (0-4)	292.9
PARKS	135
OPEN SPACE	506.1

- LEGEND**
- MAJOR ARTERIAL
 - ARTERIAL
 - COLLECTOR
- PUBLIC FACILITIES**
- LIGHT INDUSTRIAL
 - BUS. PROF./COMM.
 - RES. HI-DENSITY (16-20)
 - MED/HI-DENSITY (8-16)
 - MED-DENSITY (4-8)
 - LOW-DENSITY (0-4)
 - PARKS
 - OPEN SPACE

WADE ASSOCIATES
COMMUNITY DEVELOPMENT

Approved January 12, 1987
By Rockledge City Council
Resolution 87-11

Community Development Director

EXHIBIT B

GENERAL PLAN TEXT AMENDMENTS

January 1987

1. Open Space, Conservation and Recreation Element

- A. The City may require the dedication of park land as a condition of approval of applications for rezoning where it finds the dedication to be reasonably related to the project and necessary to insure consistency with or implementation of the goals and policies contained in this General Plan relating to recreation.

Dedication of park land as a condition of a rezoning shall not be deemed to satisfy all obligations relating to parks. The City may impose additional requirements including but not limited to, payment of fees, installation of park improvements and/or provision for operation and maintenance of park facilities.

- B. To provide for the ongoing operation and maintenance of park land, and the development of park land to exceed minimum standards, City shall pursue creation of a park maintenance district. All new development not included in the park maintenance district shall be conditioned on annexation to said maintenance district once it is created.

2. Traffic Transportation Element

- A. In order to maintain a efficient quality of traffic service of Level of Service (LOS) "C" on all arterial streets in the City of Rocklin, all development applications for property within or to be annexed to the City of Rocklin shall include an evaluation of then current traffic data on all City arterial streets that may be affected by development of the project.

Arterial streets shall be those designated on the City circulation map.

If the decision-making body on the application finds that the project, together with all then existing traffic as well as traffic projected from all other projects approved by the City, will increase the traffic on or otherwise affect any arterial so that the quality of traffic service on the arterial is worse than LOS "C", approval of the project shall be conditioned on the installation of street improvements as necessary to maintain LOS "C". All said street improvements shall be reviewed and approved by the City Engineer for compliance with this policy.

Notwithstanding the above, the City may allow a quality of traffic service worse than LOS "C" at intersections located within approximately 1/2 mile from a direct access to an interstate freeway during peak hours, or for a period of

time where phasing of future improvements would produce an acceptable level of service.

- B. If an applicant, in order to satisfy a condition of approval on a project, makes substantial improvements to a City arterial street, the City shall negotiate with the applicant to reimburse the applicant for all or a portion of the cost of the improvements from funds collected under Rocklin Municipal Code Section 3.16.070 et seq or Section 3.16.110 et seq.
- C. City shall regularly monitor and include in its capital improvement plan improvements to City arterials. The City shall also consider and pursue other financing mechanisms for the improvement of City arterials as it deems appropriate.
- D. The City shall work with the adjacent jurisdictions to cause completion and improvement of roads which extend into the other communities. (i.e., Pacific Street, Rocklin Road, etc.)

3. Community Development Element

- A. To provide for the on-going operation and maintenance of fire prevention and suppression service and of street lighting and landscaping in the City of Rocklin at an acceptable level, all new annexations may be conditioned on annexation to or formation of a community facilities district, lighting and landscaping district, or similar financing mechanism.
- B. To provide for adequate public safety sites and facilities, including equipment, City shall review the need for land facilities and equipment generated with each project. If City finds it will be unable to provide the land facilities and equipment needed to provide an acceptable level of service from available funds, it may condition the approval of the project on providing the land, facilities or equipment. The City may negotiate with the applicant of a land development project so conditioned to reimburse the applicant, through available mechanisms, for all or a portion of the cost for providing the land, facilities, or equipment from funds collected under Rocklin Municipal Code Section 3.16.010 et seq.
- C. As a flood control and drainage measure the City may condition all new development on annexation into an existing drainage maintenance district if one exists, or to execute an agreement of non-protest to the formation of such a district. The agreement shall be recorded and be applicable to successors in interest.

Ordinance No. 560
of the
City Council
of the
City of Rocklin

ORDINANCE NO. 560

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING THE REZONING AND PREZONING
APPLICATION AND ADOPTION OF THE GENERAL DEVELOPMENT PLAN
FOR THE STANFORD RANCH PROJECT
Z-86-02 AND PD(G)-86-05

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

Section 1. An Environmental Impact Report has been certified and a Statement of Overriding considerations has been adopted.

Section 2. The City Council finds and determines that:

- A. The City Council of the City of Rocklin has considered the effect of the approval of this application on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
- B. The proposed zoning is consistent with the City of Rocklin's General Plan, as amended by GPA-85-04.
- C. The area is physically suited to the uses authorized in the zones.
- D. The zone is compatible with the land use or land uses permitted in the zones of adjacent areas.
- E. Neither the land use nor density nor intensity permitted in the proposed zone will be likely to created serious health problems.
- F. The proposed zoning scheme is consistent with and implements the policies as set forth in the City of Rocklin's Housing Element of the General Plan.
- G. The City Council finds that it has been unable to adequately develop its parks with the dedication of land or payment of fees in lieu of dedication in connection with subdivision maps and therefore finds that the dedication of park land as a condition of this rezoning is necessary to implement the goals and policies of the General Plan relating to recreation and that the required dedication reasonably relates to the development of the project area for which the rezoning is requested.

Section 3. The rezoning and preozoning of the Stanford Ranch Project to PD (Planned Development) and the adoption of the General Development Plan, as included in the documents and exhibits attached hereto and incorporated herein, are hereby approved.

A. The attached documents and exhibits include:

1. The General Development Plan for Stanford Ranch Planned Development.
2. Exhibit "A", General Development Plan
3. Exhibit "B", Park and Open Space
4. Exhibit "C", Bikeway Plan

PASSED AND ADOPTED THIS 27th day of January, 1987, by the following roll call vote:


AYES: Councilmembers: Huson, Hill, Lund

NOES: Councilmembers: None

ABSENT: Councilmembers: Dominguez

ABSTAIN: Councilmembers: Ainsworth

ATTEST:



Vice-Mayor


City Clerk

01088702.#13.smh

First Reading: 1-13-87
Second Reading: 1-27-87
Effective Date: 2-27-87

CERTIFICATION OF ORDINANCE NO. 560

I hereby certify that the foregoing is a full, true and correct copy of ordinance No. 560, passed and adopted by the City Council of Rocklin at regular meeting thereof, held 27 January 1987


City Clerk of the City of Rocklin

STANFORD RANCH

GENERAL DEVELOPMENT PLAN

STANFORD RANCH

GENERAL DEVELOPMENT PLAN

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Resolution No. 87-11	I
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Resolution No. 87-11
of the
City Council
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City of Rocklin

RESOLUTION NO. 87-11

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING OF AN AMENDMENT TO THE GENERAL PLAN
OF THE CITY OF ROCKLIN: STANFORD RANCH: GPA-85-04

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

Section 1. The City Council finds and determines that:

1. The City of Rocklin has considered the effect of the approval of this General Plan Amendment on the housing needs of the region and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
2. The area is physically suited for the proposed land use in terms of topography and availability of services.
3. The proposed land uses are compatible with land uses permitted in adjacent areas, providing the properties are developed in accordance with the General Plan policies and Zoning Ordinance requirements.
4. The proposed land uses are not likely to create a nuisance to adjacent areas.
5. The proposed land used will create an insignificant effect upon traffic, and City policies regulating street improvements will be imposed on the property at the time of other City permits which will be necessary to improve the properties.
6. The proposed General Plan Amendment would encourage and promote the development of a range of attached and detached housing units in locations that encourage mixed owner-occupied and non-owner-occupied housing, in accordance with the goals and policies of the City's Housing Element.
7. The proposed land uses and General Plan Amendment is consistent with the existing General Plan text of the City of Rocklin and policies related to the development of the South Placer region.

Section 2. The City Council hereby approves the General Plan Amendment, GPA-85-04, as follows:

1. That all the certain property (3,050± acres) known more commonly as Stanford Ranch be designated with land use classifications and street circulation classifications as shown on Exhibit A, attached hereto and by reference incorporated herein.
2. That the City of Rocklin Open Space Conservation and Recreation Element, Circulation Element, and Community Development Element of the Rocklin General Plan be amended by adding thereto the policies attached hereto as Exhibit B and by reference incorporated herein; and

PASSED AND ADOPTED this 13th day of January, 1987, by the following roll call vote:

AYES:	COUNCILMEMBERS:	Hill, Dominguez, Lund, Huson
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	None
ABSTAIN:	COUNCILMEMBERS:	Ainsworth

Maria A. Huson
Mayor

ATTEST:

B. Bruce
City Clerk

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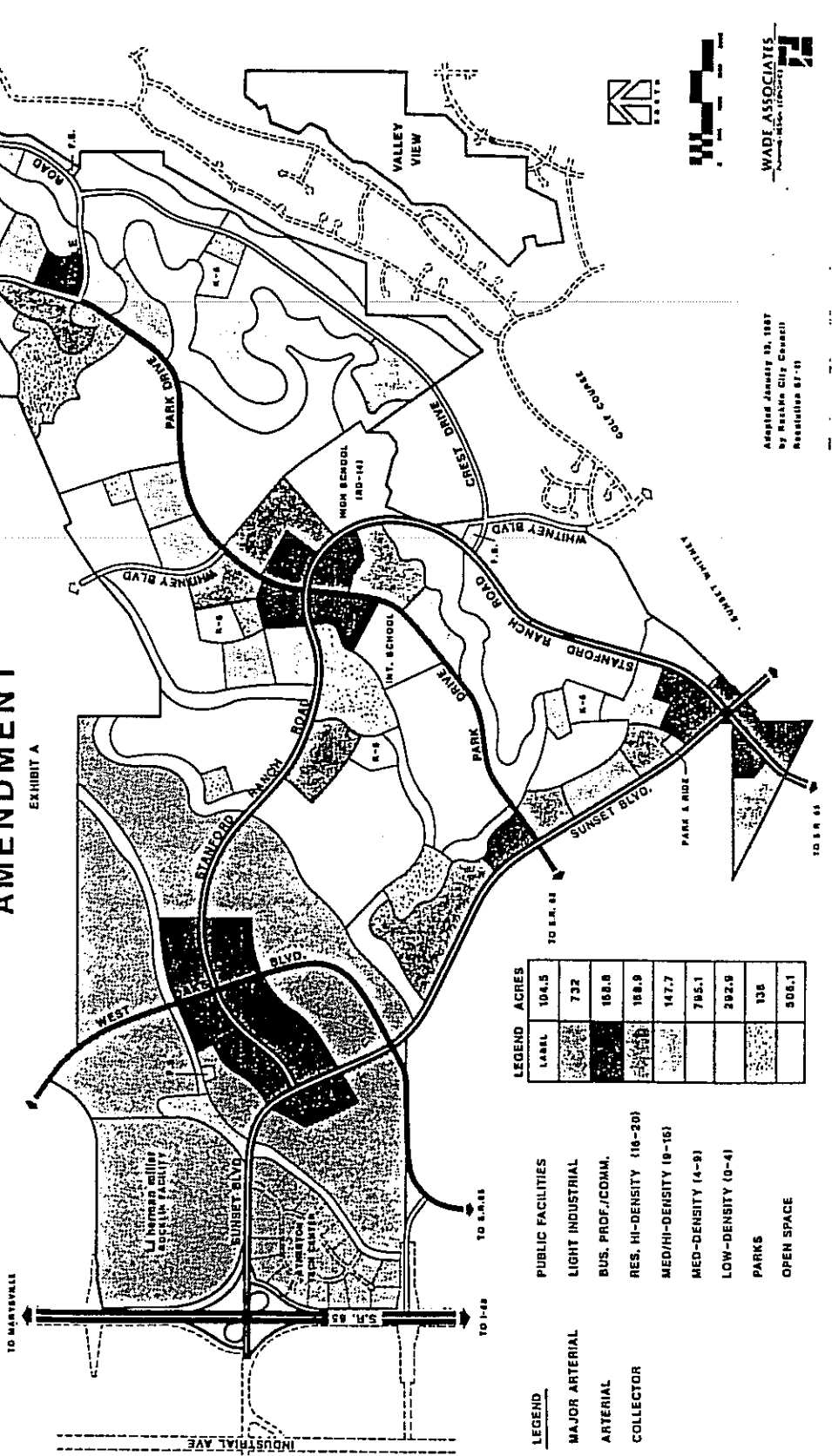
B. Bruce
City Clerk of the City of Rocklin

STANFORD RANCH

P.O. BOX 1386 ROCKLEIGH, GA 33077 191551-8312

GENERAL PLAN AMENDMENT

EXHIBIT A



LEGEND LABEL	ACRES
MAJOR ARTERIAL	104.5
ARTERIAL	732
COLLECTOR	161.8
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 - OPEN SPACE

Wade Associates
Community Development Director

Adopted January 15, 1987
By Berkeley City Council
Resolution 81-11

EXHIBIT B

GENERAL PLAN TEXT AMENDMENTS

January 1987

1. Open Space, Conservation and Recreation Element

- A. The City may require the dedication of park land as a condition of approval of applications for rezoning where it finds the dedication to be reasonably related to the project and necessary to insure consistency with or implementation of the goals and policies contained in this General Plan relating to recreation.

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- D. The City shall work with the adjacent jurisdictions to cause completion and improvement of roads which extend into the other communities. (i.e., Pacific Street, Rocklin Road, etc.)

3. Community Development Element

- A. To provide for the on-going operation and maintenance of fire prevention and suppression service and of street lighting and landscaping in the City of Rocklin at an acceptable level, all new annexations may be conditioned on annexation to or formation of a community facilities district, lighting and landscaping district, or similar financing mechanism.
- B. To provide for adequate public safety sites and facilities, including equipment, City shall review the need for land facilities and equipment generated with each project. If City finds it will be unable to provide the land facilities and equipment needed to provide an acceptable level of service from available funds, it may condition the approval of the project on providing the land, facilities or equipment. The City may negotiate with the applicant of a land development project so conditioned to reimburse the applicant, through available mechanisms, for all or a portion of the cost for providing the land, facilities, or equipment from funds collected under Rocklin Municipal Code Section 3.16.010 et seq.
- C. As a flood control and drainage measure the City may condition all new development on annexation into an existing drainage maintenance district if one exists, or to execute an agreement of non-protest to the formation of such a district. The agreement shall be recorded and be applicable to successors in interest.

Ordinance No. 560
of the
City Council
of the
City of Rocklin

ORDINANCE NO. 560

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING THE REZONING AND PREZONING
APPLICATION AND ADOPTION OF THE GENERAL DEVELOPMENT PLAN
FOR THE STANFORD RANCH PROJECT
Z-86-02 AND PD(G)-86-05

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

Section 1. An Environmental Impact Report has been certified and a Statement of Overriding considerations has been adopted.

Section 2. The City Council finds and determines that:

- A. The City Council of the City of Rocklin has considered the effect of the approval of this application on the housing needs of the region, and balanced those needs against the public service needs of its residents and available fiscal and environmental resources.
- B. The proposed zoning is consistent with the City of Rocklin's General Plan, as amended by GPA-85-04.
- C. The area is physically suited to the uses authorized in the zones.
- D. The zone is compatible with the land use or land uses permitted in the zones of adjacent areas.
- E. Neither the land use nor density nor intensity permitted in the proposed zone will be likely to created serious health problems.
- F. The proposed zoning scheme is consistent with and implements the policies as set forth in the City of Rocklin's Housing Element of the General Plan.
- G. The City Council finds that it has been unable to adequately develop its parks with the dedication of land or payment of fees in lieu of dedication in connection with subdivision maps and therefore finds that the dedication of park land as a condition of this rezoning is necessary to implement the goals and policies of the General Plan relating to recreation and that the required dedication reasonably relates to the development of the project area for which the rezoning is requested.

Section 3. The rezoning and preozoning of the Stanford Ranch Project to PD (Planned Development) and the adoption of the General Development Plan, as included in the documents and exhibits attached hereto and incorporated herein, are hereby approved.

A. The attached documents and exhibits include:

1. The General Development Plan for Stanford Ranch Planned Development.
2. Exhibit "A", General Development Plan
3. Exhibit "B", Park and Open Space
4. Exhibit "C", Bikeway Plan

PASSED AND ADOPTED THIS 27th day of January, 1987, by the following roll call vote:


AYES: Councilmembers: Huson, Hill, Lund

NOES: Councilmembers: None

ABSENT: Councilmembers: Dominguez

ABSTAIN: Councilmembers: Ainsworth

ATTEST:



Vice-Mayor


City Clerk

01088702.#13.smh

First Reading: 1-13-87
Second Reading: 1-27-87
Effective Date: 2-27-87

CERTIFICATION OF ORDINANCE NO. 560

I hereby certify that the foregoing is a full, true and correct copy of ordinance No. 560, passed and adopted by the City Council of Rocklin at regular meeting thereof, held 27 January 1987


City Clerk of the City of Rocklin

Section I

GENERAL DEVELOPMENT PLAN STANDARDS

STANFORD RANCH

GENERAL DEVELOPMENT PLAN STANDARDS

SECTION I

Planned
Development
Zone

The purpose of the Stanford Ranch Planned Development is to:

- A. Regulate the use of buildings, structures and land relative to commercial, business professional, residential use, and open space, including recreation, enjoyment of scenic beauty and use of natural resources, and other purposes;
- B. Regulate the location, height, bulk, number of stories, and size of buildings and structures;
- C. Regulate the size and use of lots, setbacks, courts and other open spaces;
- D. Regulate the percentage of a 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 and loading.

SECTION II

Interpretation

Except to the extent specific provisions of this plan supercede their application, all provisions of Title 17 of the Rocklin Municipal Code shall apply to the property.

SECTION III

Zoning
Categories

The following zoning categories are included in the Stanford Ranch Planned Development:

R1-12.5	Residential
R1-7.5	Residential
RD-6	Residential
RD-8	Residential
RD-12	Residential
RD-16	Residential
RD-20	Residential
BP	Business Professional
LI	Light Industrial
C	Commercial
C/BP	Commercial/Business-Professional
OS	Open Space Overlay Zone

SECTION IV

Zone Boundaries

The boundaries of zones described in this plan shall be as shown on the General Development Plan, Zoning Map (*Exhibit A*). Where precise delineation of the zone boundary, such as prepared in a Tentative Map exhibit, indicates that the area included is actually different than the area shown on Exhibit A, and there is a choice between land use categories to assign to the area affected by the change in boundary, any adjustment in land use, or dwelling unit density shall be made to the lower density alternative.

SECTION V

Zoning Definitions

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

SECTION VI

Parcel Area

Gross acre shall include the area within a large lot parcel measured to the center line of any adjacent street exclusive of arterial and collectors streets and open space areas as shown on Exhibit B.

SECTION VII

Residential Uses

All areas designated as R1-7.5, R1-12.5 on the General Zoning Map (*Exhibit A*) are to be developed as conventional single family dwelling residential areas pursuant to Chapter 17.14 (*R1-7.5 Zone*), and Chapter 17.18, (*R1-12.5 Zone*), respectively, of the Rocklin Municipal Code. Such zones do not require a planned development specific plan use permit.

SECTION VIII

Residential Development Standards

A. Purpose

1. Encourage a creative and more efficient approach to the use of land.
2. Maximize the choice in the type of housing available in Rocklin;
3. Encourage efficient allocation and maintenance of privately controlled common open space.
4. 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. Utilization of the Residential Planned Development Zone Classification Use Regulations

- ~~RD-6 Maximum 6 units per gross acre;~~
- ~~RD-8 Maximum 8 units per gross acre;~~
- ~~RD-12 Maximum 12 units per gross acre;~~
- ~~RD-16 Maximum 16 units per gross acre;~~
- ~~RD-20 Maximum 20 units per gross acre;~~

SEE ORD 997

C. Uses Allowed (All Residential Uses)

Buildings, structures and land shall be used for the following:
Apartments, condominiums, and single family detached dwellings, day care, churches, rooming houses, and other similar uses.

D. Parking (All Residential Uses)

Off-Street parking shall comply with Section 17.66.020 of the Rocklin Municipal Code.

E. Area Regulations (Single Family Detached, RD-6)

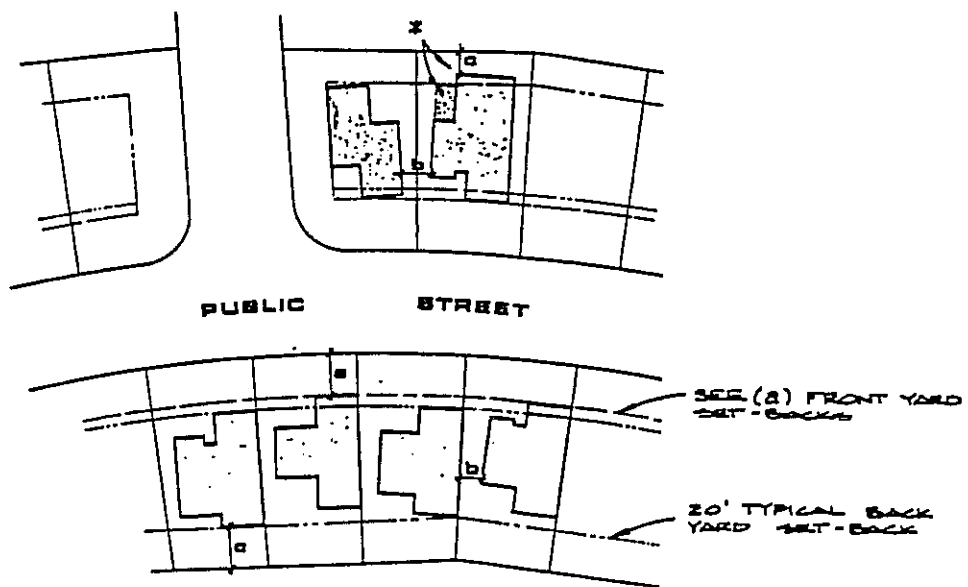
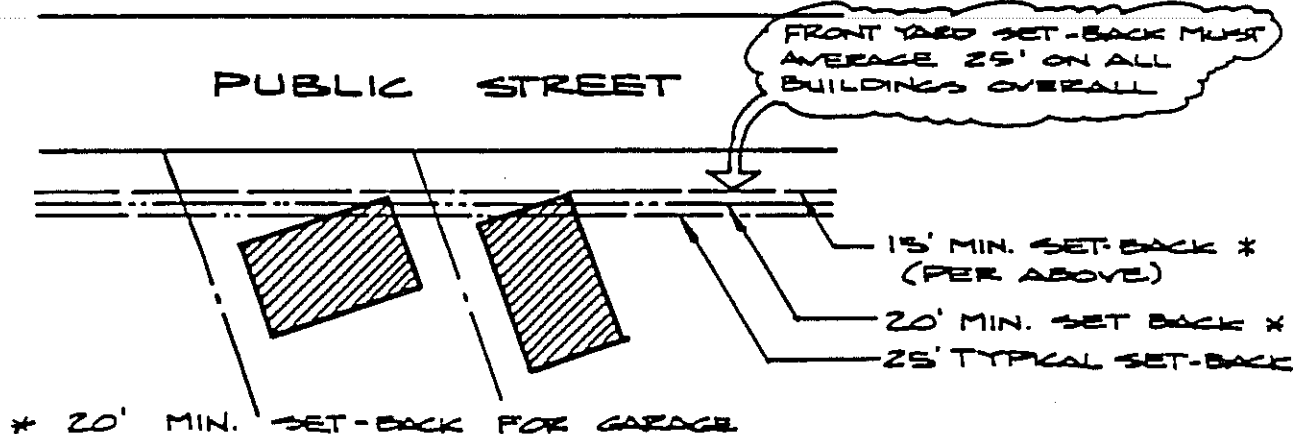
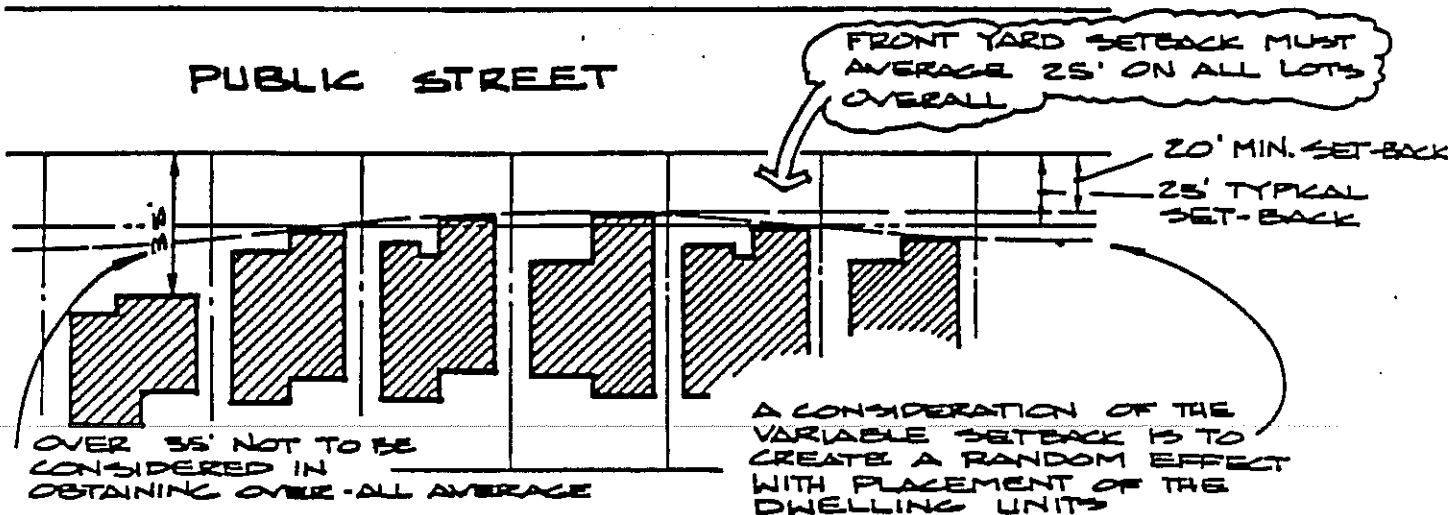
Buildings and structures shall comply with the following area regulations:

1. Lot Coverage - The maximum lot coverage by all structures shall not exceed 40 percent of the lot area.
2. Front and Street Side Yards - Buildings and structures shall have a front yard set back of at least twenty-five (25) feet from all adjacent streets. Sideyard setbacks shall be a minimum of ten (10) feet from all adjacent streets.
 - a. The standard twenty five (25) feet setback for Conventional Single Family, may be reduced up to twenty (20) feet from the street right-of-way provided that; the average sum of the setbacks are equal to twenty five (25) feet and that setbacks greater than thirty five (35) feet are not considered in the averaging of the sum of those setbacks, with the intent of creating a variety of setbacks.

SEE ORD
997

The setback requirements as outlined above, may be further reduced five (5) feet for corners of buildings when the angle formed by extended lines of the building intersecting with the street are between 20 and 70 .

3. Side Yard Setback - There shall be a total of the side yards between each dwelling of at least ten (10) feet for single story and two story structures.
4. Rear Yard Setback - There shall be a rear yard of not less than twenty (20) feet. However, rear yards may be reduced to fifteen (15) percent of the average depth of the lot, but in no event less than ten (10) feet on one story and fifteen (15) feet for two story buildings. Provided



that when the main building projects into the rear yard there shall be an equal area provided as a yard or court within the buildable portion of the lot.

5. Parking, loading, and maneuvering areas shall be set back at least fifteen (15) feet from all property lines abutting a public street.
6. Minimum lot size shall be 5,500 square feet.
7. Lots shall have a minimum lot width of 55 feet, or 60 feet on corner lots.
8. Height- Buildings shall not exceed 30 feet nor 2 stories in height. Accessory structures shall not exceed 14 feet in height.

F. Area Regulations (Multi-Family RD-6 to RD-20, Inclusive)

Buildings and structures shall comply with the following area regulations:

1. Lot Coverage - The maximum lot coverage by all structures shall not exceed 60 percent of the lot area.
 2. Front and Side Street Yards - Buildings and structures shall have a front yard set back of at least thirty (30) feet from all adjacent streets having rights-of-way of one hundred (100) feet or greater, and at least twenty-five (25) feet from all adjacent streets having rights-of-way of less than one hundred (100) feet. Sideyard setbacks shall be a minimum of fifteen (15) feet from all adjacent streets.
 3. Rear and Interior Side Yards - Buildings and structures, except fences and walls, shall have a rear yard setback of at least fifteen (15) feet, and an interior yard setback of at least ten (10) feet.
 4. Parking, loading, and maneuvering areas shall be set back at least fifteen (15) feet from all property lines abutting a public street.
 5. Minimum lot size shall be 3,500 square feet, or 1,050 sq.ft. for individual condominium type lots.
 6. Lots shall have a minimum lot width of 35 feet , except condominium type lots which shall be determined by individual site design.
 7. Height- Buildings shall not exceed 40 feet nor 3 stories in height.
- G. AREA REGULATIONS (Single-Family Detached, RD-8)**

Please refer to
City of Rocklin
Ordinance 652 for
the amended language
for Section VIII,
Subparagraph G.

SECTION IX

A. Purpose

Ensure the proper development, uses, and improvements in a manner so as to achieve high quality, campus park-like, nuisance free environment for business-professional land uses in accordance with the goals of the City General Plan.

**Business
Professional (BP)
Development
Standards**

Please refer to
City of Rocklin
Ordinance 788 for
the amended language
for Section IX,
Subparagraphs A & B.

B. Utilization of the Business Professional Planned Development Zone Classification Use Regulations

1. The BP zone classification shall be utilized in connection with a Planned Development designation established in accordance with the provisions of Chapter 17.60 of the Rocklin Municipal Code. A special permit shall be required for each use in this zone.

2. Uses allowed - Buildings, structures and land shall be used for the following:

- a. General offices;
- b. Professional offices and clinics;
- c. Corporate and regional headquarters;
- d. Communication companies such as broadcasting station offices, broadcast audience research and public opinion poll companies, cable television companies and telegraph and cablegram companies;
- e. Banking, insurance, and other financial operations;
- f. Computer programming, data processing and other software services;
- g. Commercial recreational facilities including:
 - swimming pools
 - golf courses
 - tennis, racquet, paddle or handball courts
- h. Commercial uses such as restaurants, children's day care, or group care center, barber shops, beauty salons, and banking services. Such commercial uses should not exceed 30 percent of the gross floor area of the proposed development. Other commercial uses should be established primarily for the convenience of the employees. Uses may include restaurants, children's day care or group care center, barber shops, beauty salons, banking services and other services. Other accessory commercial uses may be allowed on an individual project basis if the Planning Commission finds that such uses are consistent with the purposes of the BP zone.

3. Loading Facilities - Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public view by fencing, landscaping, or other suitable methods.

4. Enclosed Building Requirements - All allowed accessory activities shall be conducted within a completely enclosed building with the exception of on-street parking spaces, off-street loading and unloading facilities and recreational facilities.

5. Signs - All signs erected or maintained within the BP zone shall conform with the City of Rocklin Sign Ordinance.

C. Area Regulations

Buildings and structures shall comply with the following area

Please refer to
City of Rocklin
Ordinance 788 for
the amended language
for Section IX,
Subparagraphs A & B.

Please refer to
City of Rocklin
Ordinance 645 for
the amended language
for Section IX,
Subparagraph C.

1. Lot Coverage - The maximum lot coverage by all structures and buildings in the B-P Zone shall not exceed sixty percent of the lot area.

2. Front and Side Street Yards - Buildings and structures shall be set back at least thirty (30) feet from all adjacent streets having rights-of-way of one hundred (100) feet or greater, and at least twenty (20) feet from all adjacent streets having rights-of-way of less than one hundred (100) feet.

3. Rear and Interior Side Yards - Buildings and structures, except fences and walls, shall be set back at least fifteen (15) feet from all rear and side property lines.

4. Parking, loading, and maneuvering areas shall be set back at least 15 feet from all property lines abutting a public street.

5. Setbacks When Abutting Residentially Used Zoned or Designated Land; Wall Requirement - When abutting an area which is designated for residential use by the City General Plan, or an area which is residentially used or zoned, buildings and structures (except fences and walls), shall be set back at least twenty-five (25) feet from the abutting property line. The common boundary between the BP zoned property and such property which is residentially zoned, used or designated shall be demarcated by a solid masonry wall of not less than six (6) feet in height to be constructed on the BP zoned property at the time of development. This requirement may be waived by the Planning Commission when the zones are separated by a street or by physical features, such as a slope or drainage area.

Please refer to
City of Rocklin
Ordinance 645 for
the amended language
for Section IX,
Subparagraph C.

D. Height

Buildings shall not exceed 50 feet nor 4 stories in height.

E. Parking

Off-Street parking shall be provided to accommodate all of the parking needs created by each parcel, including employees, visitors, company vehicle and loading activities.

a. The following off-street parking requirements are hereby adopted:

Business Professional: 10 spaces per 2000 s.f. of net useable floor area plus one space for each additional 150 s.f. of floor area

b. Parking requirements for other accessory uses shall be governed by Chapter 17.66 of the Rocklin Municipal Code.

SECTION X

Light Industrial (LI) Zone Development Standards

A. Purpose

1. Ensure the proper development and use of land and improvements in a manner so as to achieve a high quality, campus park-like, nuisance free environment for manufacturing, assembly, research and development, warehousing and distribution type land uses in accordance with the policies of the City General Plan.
2. Prohibit unrelated and incompatible industrial, commercial, office, residential and other non-industrial uses.
3. Reduce to a minimum the impact of industry use on the use and development of the surrounding non-industrial property or neighborhoods.

B. Utilization of the Light Industrial Planned Development Zone Classification Use Regulations

1. The LI zone classification shall be utilized in connection with a Planned Development designation established in accordance with the provisions of Chapter 17.60 of this Ordinance. A special permit shall be required for each use in this zone.
2. Uses allowed - Buildings, structures and land shall be used for the following:
 - a. Uses primarily engaged in research and development (*R & D*) activities, including but not limited to research laboratories and facilities, development laboratories and facilities, and compatible light manufacturing.
 - b. Uses primarily engaged in manufacture, assembly, testing and repair of components, devices, equipment, systems and parts.
 - c. Offices shall be allowed, provided that the square footage of development devoted to offices shall not exceed 50% of the total square footage of the proposed development.
 - d. Warehousing and distribution facilities.
 - e. Commercial recreational facilities including but not limited to:
 - swimming pools
 - gymnasium
 - tennis, racquet, paddle or handball courts

Commercial uses be established primarily for the convenience of the employees. Uses may include restaurants, children's day care or group care center, barber shops, beauty salons, banking services and other professional services. Other accessory commercial uses may be allowed on an individual project basis if the Planning Commission finds that such uses are consistent with the purposes of the LI zone.

Please refer to
City of Rocklin
Ordinance 788 for
the amended language
for Section X,
Subparagraphs A & B.

g. Auto and marine related sales and services

h. Hotels and motels

i. Health care facilities

j. Car washes

3. Open Storage - Open Storage of materials, goods, parts and equipment is allowed provided that all such activities shall be screened by fences, landscaping or other means so that no stored materials, goods, parts or equipment are visible from any adjacent public streets.

4. Loading Facilities - Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public view by screening, landscaping, or other suitable methods.

5. Enclosed Building Requirements - All allowed uses and accessory activities shall be conducted wholly within a completely enclosed building with the exception of off-street parking spaces, off-street loading facilities, open storage areas, and employee recreational facilities.

Please refer to
City of Rocklin
Ordinance 788 for
the amended language
for Section X,
Subparagraphs A & B.

C. Area Regulations

Buildings and structures shall comply with the following area regulations:

1. Lot Coverage - The maximum lot coverage by all structures and buildings shall not exceed 50 percent of the lot area.
2. Front and Side Street Yards - Buildings and structures shall be set back at least thirty (30) feet from all adjacent streets having rights-of-way of one hundred (100) feet or greater, and at least twenty-five (25) feet from all adjacent streets having rights-of way of less than one hundred (100) feet. Sideyard setbacks shall be a minimum of fifteen (15) feet from all adjacent streets.
3. Rear and Interior Side Yards - Buildings and structures, except fences and walls, shall be set back at least fifteen (15) feet from all rear and side property lines. A minimum of five (5) foot setback from these property lines is required for parking areas.
4. Parking, loading, and maneuvering areas shall be set back at least 15 feet from all property lines abutting a public street.
5. Setbacks When Abutting Residentially Used Zoned or Designated Land; Wall Requirement - When abutting an area which is designated for residential use by the City General buildings and structures (except fences and walls), shall be set back at least twenty-five (25) feet from the abutting property line. The common boundary between the LI zoned property and such property which is residentially zoned,

used or designated shall be demarcated by a solid masonry wall of not less than six (6) feet in height to be constructed on the LI zoned property at the time of development. This requirement may be waived when the zones are separated by a street features, such as a slope or drainage area.

D. Height

Buildings shall not exceed 50 feet nor 4 stories in height.

E. Parking

Off-Street parking shall be provided to accommodate all of the parking needs created by each parcel, including employees, visitors, company vehicle and loading activities for the uses allowed in this zone as set forth in Section 17.66 of the Rocklin Municipal Code.

SECTION XI

Commercial (C) Zone Development Standards

A. Purpose

Ensure the proper development and use of land and improvements that provide retail shopping and service commercial activities that meet the day-to-day needs of the residents of Stanford Ranch.

B. Utilization of the Commercial Planned Development Zone Classification Use Regulations

1. The C zone classification shall be utilized in connection with a Planned Development designation established in accordance with the provisions of Chapter 17.60 of this Ordinance. A special permit shall be required for each use in this zone.
2. Uses allowed - Buildings, structures and land shall be used for the following:
 - a. All uses permitted in the C-1 Zone, Sections 17.44.010 and 17.44.020 of the Rocklin Municipal Code
 - b. Theaters
 - c. Exercise or athletic clubs
 - d. Convenience store
 - e. Medical/dental and other professional offices
 - f. General offices other than medical/dental and professional offices shall be allowed, provided that the floor area devoted to offices shall not exceed 30% of the total square footage of the proposed development
 - g. Automotive service stations primarily for the sale of gasoline
 - h. Day care facilities for children
 - i. Commercial cluster complex

Please refer to
City of Rocklin
Ordinance 788 for
the amended language
for Section XI,
Subparagraphs A & B.

- j. Motel and hotel
- k. Shopping center
- l. Service station
- m. Retail plant nursery
- n. Car washes

3. Open Storage - Open storage of materials, goods, parts and equipment is not allowed.

4. Loading Facilities - Loading facilities shall be designed as an integral part of the building which they serve, and shall be screened from public view by fencing, landscaping, or other suitable methods.

Please refer to
 City of Rocklin
 Ordinance 788 for
 the amended language
 for Section XI,
 Subparagraphs A & B.

C. Area Regulations

Buildings and structures shall comply with the following area regulations:

1. Front and Side Street Yards - Buildings and structures shall be set back at least twenty-five (25) feet from all adjacent streets having rights-of-way of one hundred (100) feet or greater, and at least fifteen (15) feet from all adjacent streets having rights-of-way of less than one hundred (100) feet.
2. Rear and Interior Side Yards - Buildings and structures, except fences and walls, shall be set back at least five (5) feet from all rear and side property lines.
3. Setbacks When Abutting Residentially Used Zoned or Designated Land; Wall Requirement - When abutting an area which is designated for residential use by the City General buildings and structures (except fences and walls), shall be set back at least twenty-five (25) feet from the abutting property line. The common boundary between the C zoned property and such property which is residentially zoned, used or designated shall be demarcated by a solid masonry wall of not less than six (6) feet in height to be constructed on the C zoned property at the time of development. This requirement may be waived when the zones are separated by a street or by physical features, such as a slope or drainage area.

D. Height

No building or structure shall be erected, enlarged or maintained in the 'C' zone which exceeds fifty (50) feet in height.

E. Parking

Off-Street parking shall be provided in accordance with the provisions of Section 17.66.040 in order to accommodate all of the parking needs created by each parcel, including employees, customers, company vehicles and loading activities.

SECTION XII

A. Purpose

The combined business professional and commercial core area is designated on the General Development Plan Zoning, Exhibit A. Intended to provide a focused location for regional services and shopping.

B. Utilization of the Business Professional/Commercial Planned Development Zone Classification

1. The BP/C zone classification shall be utilized in conjunction with a Planned Development designation established in accordance with the provisions of Chapter 17.60 of the Rocklin Municipal Code. A special permit shall be required for each use in this zone.
2. Uses allowed - Buildings, structures and land shall be used for the following:
 - a. Corporate and regional headquarters
 - b. Communication companies such as broadcasting station offices, broadcast audience research and public opinion poll companies, cable television companies and telegraph and cablegram companies.
 - c. Banking, insurance, and other financial operations.
 - d. Computer programming, data processing and other software services.
 - e. Medical/dental and other professional offices.
 - f. Commercial recreational facilities including, but not limited to:
 - swimming pools
 - gymnasiums
 - tennis, racquet, paddle or handball courts
 - g. Car wash
 - h. All uses permitted in the C-2 Zone, Section 17.46.010, and C-3 Zone, Section 17.48.010 of the Rocklin Municipal Code except:
 - plumbing shop
 - wholesaling
 - heavy equipment sales
 - sheet metal shop
 - mini-storage
 - other similar uses

**Business
Professional/
Commercial
(B-P/C)
Development
Standards**

Please refer to
City of Rocklin
Ordinance 788 for
the amended language
for Section XII,
Subparagraphs A & B.

3. Loading Facilities - Loading facilities shall be designed as an integral part of the building which they serve, and shall be located in the most inconspicuous manner possible. They shall be screened from public view by fencing, landscaping, or other suitable methods.

4. Enclosed Building Enclosures - All allowed uses and accessory activities shall be conducted wholly within a completely enclosed building, with the exception of off-street parking spaces, off-street loading facilities, dining facilities and employee recreational facilities, and outside sales display.

Please refer to
City of Rocklin
Ordinance 788 for
the amended language
for Section XII,
Subparagraphs A & B.

C. Area Regulations

Buildings and structures shall comply with the following area regulations:

1. Front and Side Street Yards - Buildings and structures shall be set back at least thirty (30) feet from all adjacent streets having rights-of-way of one hundred (100) feet or greater, and at least twenty (20) feet from all adjacent streets having rights-of-way of less than one hundred (100) feet.
2. Rear and Interior Side Yards - Buildings and structures, except fences and walls, shall be set back at least fifteen (15) feet from all rear and side property lines.
3. Setbacks When Abutting Residentially Used Zoned or Designated Land; Wall Requirement - When abutting an area which is designated for residential use by the City General buildings and structures (except fences and walls), shall be set back at least twenty-five (25) feet from the abutting property line. The common boundary between the B-P/C zoned property and such property which is residentially zoned, used or designated shall be demarcated by a solid masonry wall of not less than six (6) feet in height to be constructed on the B-P/C zoned property at the time of development. This requirement may be waived when the zones are separated by a street or by physical features, such as a slope or drainage area.

D. Height

Buildings shall not exceed 50 feet nor 4 stories in height.

E. Parking

Off-Street parking shall be provided to accommodate all of the parking needs created by each parcel, including employees, visitors, company vehicle and loading activities. Accessory uses shall be in accordance with Parking Standards established by Chapter 17.66 of the Rocklin Municipal Code.

SECTION XIII

Open Space
(OS)
Combining Zone

A. Purpose

Ensure the protection of open space in the wooded hillside and the open drainage areas for the purpose of maintaining adequate drainage, access to hazardous fire areas for fire suppression and maintenance, and routes for linear bikeways and pathways.

B. Utilization of the Open Space Combining Zone Classification Use Regulations

No permanent buildings or structures may be placed within the open space combining zone except fences, gazebos and similar structures subject to delineation of a structure limit line within an open space easement defined at the time of a tentative map or specific plan use permit.

Please refer to
City of Rocklin
Ordinance 752 for
the amended language
for Section XIV,
BP/Comm./LI Standards.

SECTION XIV - Business Professional/Commercial/Light Industrial SECTION XV (BP/Comm./LI) Planned Development Classification

Use Permit-
Specific Plan

Each specific development project of the Stanford Ranch General Development Plan shall be developed only upon approval by the Planning Commission of a Specific Plan Use Permit for the project pursuant to Section 17.60.100 of the Rocklin Municipal Code. "Specific development project" proposal shall mean any individual light industrial, commercial or business professional project, or any residential development subject to the planned development provisions of this plan. The use permit requirement shall not apply to the entirety of the 200 acre minimum planning increments specific increments specified in Condition 2 of Section 3, but only to the specific development projects contained in each increment. Conventional residential development in the R1-7.5, or R1-12.5 zones shall not be subject to a specific plan use permit.

SECTION XVI

Subdivision Maps

A tentative Subdivision Map may be processed simultaneously with a request for a Specific Plan Use Permit, or after the approval thereof.

SECTION XVII

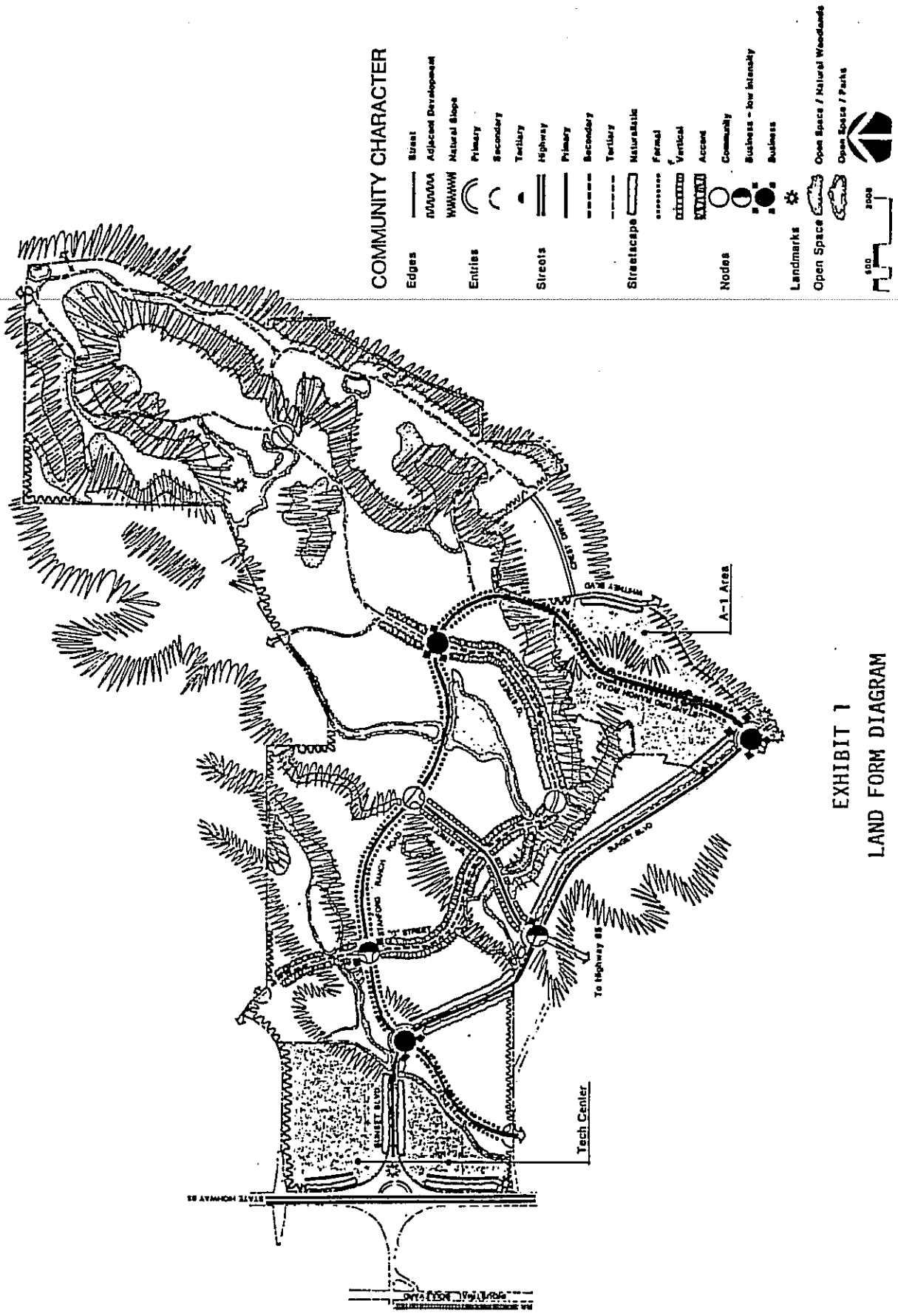
Development
Start &
Other Permits

Upon approval of a Specific Plan Use Permit, and compliance with other applicable regulations, development of the area covered by the Specific Plan Use Permit may commence, provided that all necessary building permits, conditions of approval, and other required entitlements are obtained.

SECTION XVIII

Review by
Appropriate
Authority

Development may not take place on any property within the area described in Exhibit A except that it conforms to the approved General Development Plan and is approved by the Planning Commission or City Council. Any decision of the Planning Commission may be appealed to the City Council.



COMMUNITY CHARACTER

- Edges**
 - Street
 - Adjacent Development
 - Natural Slope
- Entities**
 - Primary
 - Secondary
 - Tertiary
- Streets**
 - Highway
 - Primary
 - Secondary
 - Tertiary
- Streetscape**
 - Naturalistic
 - Farmed
 - Vertical
 - Accret
- Nodes**
 - Community
 - Subsides - low intensity
 - Subsides
- Landmarks**
 - Open Space / Natural Woodlands
 - Open Space / Parks

EXHIBIT 1
LAND FORM DIAGRAM

Source: Stanford Ranch Design Guideline Area A-1, Rapp & French, Landscape Architects, 1984

Section II

GENERAL DEVELOPMENT PLAN GUIDELINES

STANFORD RANCH

GENERAL DEVELOPMENT PLAN GUIDELINES

SECTION I

Introduction

The Stanford Ranch General Development Guidelines serve to establish conceptual design parameters for the entire Ranch and thereby facilitate orderly development and insure a sense of community. These general guidelines will be refined as more detailed and specific design plans will be prepared for individual planning areas within the Ranch. Previously adopted Design Guidelines for Stanford Ranch Area A-1 and for Atherton Tech Center serve as a model for the subsequent planning increments.

The guidelines are intended to serve as an aid to the City of Rocklin Planning Commission and City Council in the review of individual planning increments within the General Plan Area. These guidelines were created to express intent rather than absolutes, and to allow flexibility that will provide for alternative solutions. Moreover, these guidelines are intended to promote creativity and innovation as well as consistent quality.

The creation of a cohesive community form also involves other documents, including subsequent Specific Plans and development plans for specific phases and, as development proceeds, Tentative Maps and the declaration of private Covents, Conditions, and Restrictions (*CCR's*). These subsequent documents will be consistent with the overall direction established in these general guidelines.

SECTION II

Natural Land Form

Stanford Ranch encompasses a large valley surrounded by steep, wooded ridges on three sides. The valley floor descends gradually from the northeast to the west and is enclosed on the northwest and west by a low bluff. Pleasant Grove Creek, the primary drainageway through Stanford Ranch, flows generally toward the west and leaves the Ranch at the western boundary near the point where Sunset Blvd. crosses the property line and enters the Ranch property. The dominant visual feature is the long valley leading away from Sunset Blvd. to the oak covered hills in the distance. The steep hills provide a strong visual backdrop to the development that will occur on the valley floor. This natural land form creates a very attractive setting for the proposed development in the Ranch. (*See Figure 1 Land Form Analysis*)

Much of the future development in the Ranch will be obscured from view along the existing roads in the area, (*Sunset Blvd. and Highway 65*) and from the existing residential neighborhoods in Rocklin. Only the development along Sunset Blvd., along the east side of Crest Drive and in the industrial, commercial and business-professional areas to the west end of the Ranch will be visible from the exterior of the project.

In contrast to the view from outside, the views within the Ranch itself will be striking and expansive. The natural land form will afford long views across the valley as one enters the project on the primary roads , Stanford Ranch Road, Park Drive, and West Oaks Blvd. As one drives over the ridge crests and enters the valley, the entire project will be visible. This provides an opportunity to establish visual reference points within the project that will give visitors and residents an overall sense of the layout of the project, and a sense of scale and community. Land use in the project has been allocated, in part, with consideration to providing large, distinctive buildings or clusters that will be highly recognizable from the primary entry points to the valley.

The view from within the valley will be defined by the steep, wooded hillsides that are to be left in permanent open space, and the placement of commercial, industrial and business-professional land use. The valley floor and wooded ridges are primarily reserved for residential use and supporting commercial, service, and public land uses. The high ground on the west end of the Ranch is reserved for industrial, business professional and intensive commercial uses. These non-residential uses are visually and physically separated from the residential uses by the bluff that defines the valley on the north and west side of the project.

SECTION III

Key Land Use Elements

Stanford Ranch encompasses three distinct land use patterns that are addressed with different, although related, design themes. The three land use patterns include:

- A. The suburban residential area pattern focused on a community or neighborhood core area.
- B. The industrial and business parks.
- C. The intensive commercial core area which will include a variety of commercial and office uses.

These three distinct land use types are tied together through application of design guidelines for other elements that are common to all areas of the Ranch (*See Figure 2- Major Land Use Diagram*) . These common elements include:

- D. The circulation system, including vehicular circulation, bikeways and pedestrian pathways.
- E. Streetscape design, including landscape themes, street lighting, signage and street furniture.
- F. Open space corridors and parks.

SECTION IV

Design Guidelines

The following General Development Guidelines are intended to address concepts that are common to all areas of Stanford Ranch. Specific development plans will address the detail design standards of subsequent planning increments.

A. Suburban Community Core Design Guidelines

Stanford Ranch offers an opportunity to provide new residential villages with support facilities within close proximity of South Placer employment centers and thereby integrate community housing needs, commercial services, public facilities, and open space and recreational needs. The residential areas of the plan are expected to develop in a pattern of housing types that reflect the housing market at the time they are developed. Innovations in residential site and unit design can be anticipated in the time-frame of development of this plan. Therefore, only general design guidelines are needed to implement this General Plan.

1. Residential Design Guidelines:

The basic planning unit for the residential areas in Stanford Ranch will be a "neighborhood", comprised of approximately 400 to 500 dwelling units supporting a population of approximately 1,000 to 1,500 residents. A mix of dwelling unit types within a neighborhood may increase the overall number of dwelling units. Specific design guidelines, exemplified by the Stanford Ranch Area A-1 Design Guidelines, will be prepared for planning increments that will include one or more neighborhoods. Guidelines applicable to all residential areas include:

- a. Residential areas will be designed as "neighborhood clusters" with distinct boundaries defined by open space corridors, drainage systems, the local street system, or adjacent commercial and business-professional or public uses.
- b. The circulation system within the neighborhood clusters will emphasize an internal circulation network for both pedestrians and vehicles, and will minimize through traffic.
- c. Residential subdivisions will be designed with the rear yard setback oriented to any adjacent collector or arterial street.
- d. Pedestrian and bicycle travel will be facilitated in the internal neighborhood circulation system by providing connections from one street to another via short, connecting alleys.
- e. Each neighborhood should include a focal point to identify the center of the neighborhood, such as a park or school.
- f. The neighborhood street pattern should provide ready access to the neighborhood school or park.
- g. A mix of housing types is encouraged in individual neighborhoods.
- h. Multi-family developments should be compatible with and not adversely affect the existing or planned development on surrounding uses.

- i. Each neighborhood should be accessible from a major collector or arterial road with sufficient design capacity to accommodate the neighborhood, as well as other traffic generated by adjacent uses.
- j. Access to on-site parking shall be by private and/or public access drives. Parking and access drives in residential projects shall be designed to conform to the specific guidelines set forth in Appendix A, Parking Area and Residential Access Standards.

2. Community and Neighborhood Commercial Guidelines:

The community commercial core areas should be designed to provide a mix of retail goods and services sufficient to meet the daily needs of residents in the adjacent neighborhoods. The core areas should also provide space for social activities and community gatherings such as concerts in the park. Such space could include a village plaza or commons, a promenade, a fountain, arcade, or clustering of shops and cafes.

- a. Community centers should be conveniently located to serve adjacent neighborhoods.
- b. Community commercial core areas should be directly accessible by public transportation, pedestrian and bicycle routes.
- c. Community centers should contribute a sense of scale and spatial orientation to the community. Private spaces should be clearly private. Public spaces should be clearly public and should convey some sense of importance and function in the community. There should be a progression of changes in structural scale, street landscape and activity which signals an approach to the primary activity areas or center of the neighborhood.
- d. Community centers should provide a definite visual center for the community to reinforce community identity, sense of scale, and an individual's sense of orientation and direction. Landmark structures and higher density development are such signs of the center of the neighborhood.
- e. Neighborhood commercial areas should be essentially designed to accommodate pedestrians and should provide an auto-free plaza or mall that serves as the "public commons".
- f. Public facilities (*parks and recreation facilities, schools, day care facilities, fire stations, police substations, government offices, community meeting facilities, and senior citizens facilities*) should be included in the community commercial core areas to the maximum extent possible.
- g. Commercial and public uses should be buffered from adjacent residential land uses by the use of landscaping, setbacks,

drainage easements, open space easements, streets, grade separations or a combination of these effects. Use of a solid masonry wall is considered to be appropriate only when other methods are considered ineffective in a specific condition.

B. Industrial and Business Parks Guidelines

Highway 65, Sunset Boulevard, West Oaks Blvd., and Stanford Ranch Road provide highly visible corridors through Stanford Ranch. The industrial and business professional area is located on high ground at the west end of Stanford Ranch to provide an employment core area that is physically and visually separated from the residential areas of the Ranch, but are readily accessible. Furthermore, the industrial and business-professional area are located to provide ready access to Highway 65 for the transportation of materials and goods, and employees from other areas.

It is intended that the land uses in this portion of Stanford Ranch will maximize the visual exposure to these roadways by presenting attractive buildings in a suburban, campus-like setting. Industrial and business parks should be designed in planning increments of approximately 50 acres or more. The Stanford Ranch Tech Center I Design Guidelines exemplify the design guidelines appropriate for individual planning increments. However, there are overall design elements that are should be common to all such areas. These include:

1. Industrial and business will be designed with distinct boundaries defined by open space corridors, drainage systems, the local street system, or adjacent commercial and business-professional or public uses.
2. The industrial and business parks will be clearly identified with uniform street signage, lighting, landscaping, and street sections. Each park will be identified with a distinctive gateway sign at each major entry.
3. The circulation system within the industrial and business parks will emphasize an internal circulation network for both pedestrians and vehicles, and will minimize through traffic.
4. Each park will be accessible from at least one major collector or arterial road with sufficient design capacity to accommodate the park, as well as other traffic generated by adjacent uses.
5. Industrial and business parks should be directly accessible by public transportation, pedestrian and bicycle routes.
6. Industrial and business park uses should be buffered from adjacent residential land uses by the use of landscaping, setbacks, drainage easements, open space easements, streets, grade separations or a combination of these effects.
7. Internal circulation within an industrial or business park should be designed with a circular pattern that facilitates the use of ridesharing programs.

8. Employee parking areas should be consolidated and shared among adjacent uses where feasible. Common access drives should be used where feasible.
9. Individual buildings should be sited to facilitate solar access, wind protection, and shade to enhance the quality of outdoor space, and maximize energy efficiency.
10. Trees should be planted and maintained throughout surfaced parking lots to ensure that, within 15 years after establishment of the parking lot, at least 40 percent of the parking area will be shaded.
11. Secure bicycle parking sufficient to accommodate the anticipated bicycle trips of customers, visitors, and workers should be incorporated in the site plan for each industrial use.
12. Natural drainage courses should be incorporated in landscape plans as surface drainage, dry creek courses, and retention basins.
13. Common recreation facilities, such as par courses and jogging trails, should be incorporated in private landscaping, where feasible.

C. Commercial Core Area Guidelines

Stanford Ranch provides an opportunity for intensive retail, office and related uses in a suburban setting. The combination of a favorable market location in the region, proximity to I-80 and Highway 65, and attractive physical setting make the land along Stanford Ranch Road near the intersection with Sunset Boulevard a good location for a regional commercial and office core area. The area should be designed as a single, coordinated unit that is visually cohesive and linked with pedestrian and vehicular circulation.

Urban commercial core areas should provide a mix of shopping, including major consumer goods, professional office space, consumer services, restaurants, recreation, leisure, entertainment, and hotels. The core should also provide space for cultural events including theater, arts, concerts, conferences, and other activities that designate the commercial core as a central place in the community.

In general, the urban commercial core area should:

1. Provide a definite visual center for the community to reinforce community identity, sense of scale, and an individual's sense of orientation and direction through the careful placement of buildings and open space, and the use of clearly identifiable "landmark" buildings.
2. Provide safe and convenient pedestrian pathways separated from auto and truck traffic. The commercial core should incorporate a predominantly pedestrian area that has minimal interference from vehicular traffic.

3. Provide for future access by public transit.
4. Provide centralized common parking facilities close to each major activity area in the core.
5. Create a unified landscaping, lighting, and signage treatment to ensure a desirable, attractive and safe environment.
6. Provide opportunities for water features, such as fountains and open water courses as a prominent design theme in the commercial core.
7. Provide opportunities for outdoor and indoor public activity spaces, including cultural events, dining and informal seating areas.
8. Provide opportunities for the display of public art.
9. Provide solar access, wind protection, and shade to enhance the quality of outdoor space. Buildings should be sited such that they do not shade public plazas and other outdoor spaces.
10. Trees should be planted and maintained throughout the surfaced parking lot to ensure that, within 15 years after establishment of the parking lot, at least 40 percent of the parking area will be shaded.
11. Secure bicycle parking sufficient to accommodate the anticipated bicycle trips of customers, visitors, and workers should be incorporated in the site plan for each commercial and business-professional complex.
12. Natural drainage courses should be incorporated in landscape plans as surface drainage, dry creek courses, and retention basins.

D. Circulation Design Guidelines

Public circulation within Stanford Ranch will consist of a network of major arterial streets, collector streets, and local access streets, in addition to designated pedestrian and bicycle routes. The basic routes in this network are designated on the General Development Plan, Zoning (*Exhibit A*) and the Bikeways Plan (*Exhibit C*).

1. Local streets within neighborhoods should be designed to discourage through traffic.
2. All public streets will be developed to the City of Rocklin standards of Rights-of-Way and pavement width.
3. Any private streets to be developed pursuant to a subsequent Specific Plan or development plan shall be designed to conform to the specific guidelines set forth in Appendix A, Parking Area and Residential Access Standards.
4. Residential areas should be designed to provide for safe and convenient pedestrian routes throughout the neighborhood, and to nearby schools, recreation and shopping areas, and public transportation.

5. Bus shelters should be planned for the primary stops (*e.g., transfer points, shopping centers, and higher density residential developments*) along Sunset Blvd., Stanford Ranch Road, West Oaks Blvd., Park Drive, Saddle Road and Crest Drive.
6. Bus turnouts will be located at the major entry streets to residential neighborhoods, at commercial complexes, at parks, and schools, and at periodic intervals along arterial roads.
7. Bicycle paths intended primarily for commuting or non-recreational use should provide the most direct route possible to activity centers. Where the most direct route is on streets, the street section should provide a Class II bike lane. Typical Street Sections (*Exhibit D*) illustrates the design of Class II bikeways as curb lanes along Stanford Ranch Road. Similar bikeways are planned along Park Drive, West Oaks Blvd., Saddle Road, Crest Drive, and North Whitney Blvd., as shown in the Bikeways Plan (*Exhibit C*) and the Typical Street Sections Diagram (*Exhibit 3*). Bicycle facilities should be designed with consideration to access, path/lane width, ease of maintainance, grade and security.
8. On street bike lanes should be provided within neighborhoods to link residential areas with the nearby schools, parks, and commercial facilities within Stanford Ranch.
9. Bicycle and pedestrian paths should be landscaped to provide shade and wind protection wherever possible.
10. Secure bicycle parking sufficient to accommodate the anticipated bicycle trips of customers, visitors, and workers should be incorporated in the site plan for each commercial and business-professional complex.
11. Class I bikeways (*separated from vehicular traffic*) and pedestrian pathways should be accommodated in the open space corridors to the maximum extent allowed by topographic, land use, maintenance, improvement cost, and security constraints. Conceptual bicycle path routes within the open space corridors are illustrated in the Bikeway Plan (*Exhibit C*).

E. Streetscape Design Guidelines

Street design standards include the major elements which comprise the streetscape including paving, lighting, street furniture, and landscaping. Specific design guidelines will be included in specific development plans for individual planning increments. All major arterials and collector streets in Stanford Ranch will be subject to the following guidelines:

1. Street trees should be located along major thoroughfares and within major activity center parking lots to provide shade, foliage to soften the hard streetscape, and a canopy "ceiling" to help define a pedestrian scale. Although a variety of trees can survive as effective street trees, a single species of tree should be dominant on any particular street for visual continuity and harmony.

2. A 10 foot landscaped setback will be required for all land uses fronting on the major thoroughfares, including Stanford Ranch Road, West Oaks Blvd., Sunset Blvd., and Park Drive between Sunset Blvd. and Saddle Road. Such landscaping shall consist of contoured berms, turf, low shrubs, and a dominant street tree(s). The selection of an appropriate street tree(s) to establish the common theme of landscaping throughout a specific plan area will be determined in the adoption of the Specific Plan or development plans adopted pursuant to the Stanford Ranch Development Plan.
3. Street landscaping should provide periodic openings to distant views of surrounding hillsides and distant landmark buildings, as well as short range views toward adjacent buildings.
4. Special paving treatment, such as bricks, precast concrete pavers in slab or in sand, should be used where special character paving emphasis is desired. Precast concrete pavers in slab would be used for crosswalks at key entryways and intersections subject to City approval.
5. Pedestrian areas should be well lighted with low scale, vandal resistant fixtures.
6. Benches should be located in plazas, parks, shopping malls, and bus stops in conjunction with other streetscape elements that can be designed to allow comfortable sitting designed to provide sufficient protection from the elements.
7. Major arterial boulevards should include a landscaped median of sufficient width to accommodate street trees compatible with the street trees selected for the privately landscaped setback areas discussed in Guideline 2 above. Landscape maintenance within the public right-of-way will be funded through a local assessment district.

Typical street sections are included here as an illustration of the concepts embodied in Guidelines 2 and 7. The sections are included only to suggest the type of treatment intended along four and six lane boulevards within Stanford Ranch including portions of Stanford Ranch Road, Park Drive, and West Oaks Boulevard. The typical street sections along major and minor arterial streets in Stanford Ranch are summarized as follows:

Sunset Blvd. 6 lanes with median 134' ROW

Stanford Ranch Road
(Sunset Blvd. to Crest Drive) 6 lanes with median 130' ROW

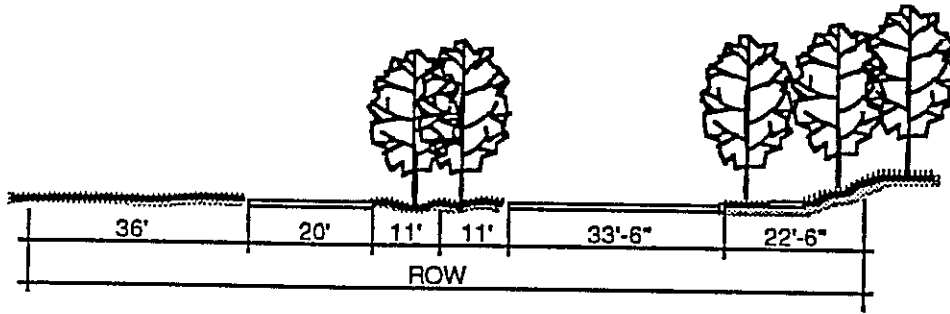
Stanford Ranch Road
(Crest Drive to Sunset Blvd., west end) 4 lanes with median 110' ROW

Park Drive
(Sunset Blvd. to Stanford Ranch Road) 4 lanes with median 110' ROW

West Oaks Blvd.
 (Sunset Blvd. to Stanford Ranch Rd.) 4 lanes with median
 110' ROW

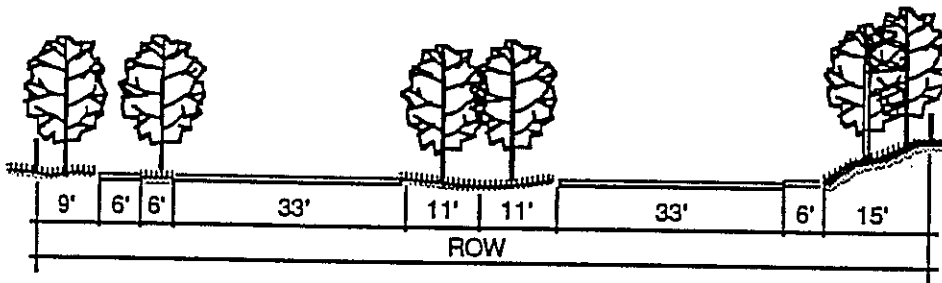
Park Drive
 (Stanford Ranch Road to Saddle Road) 4 lanes w/o median
 84' ROW

West Oaks Blvd.
 (Stanford Ranch Road to N. Whitney Blvd.) 2 lanes with
 median 84' ROW



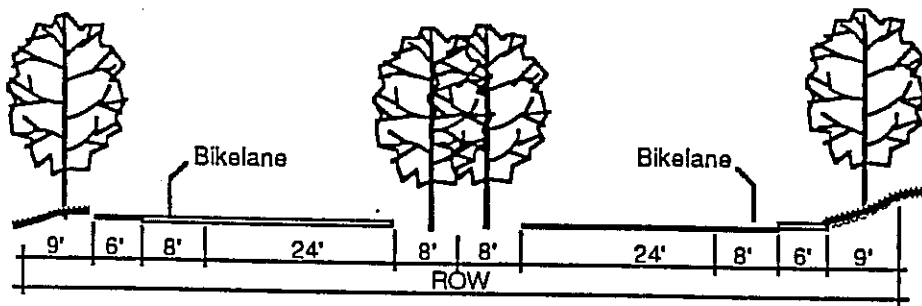
SUNSET BOULEVARD

134' Right-of-way



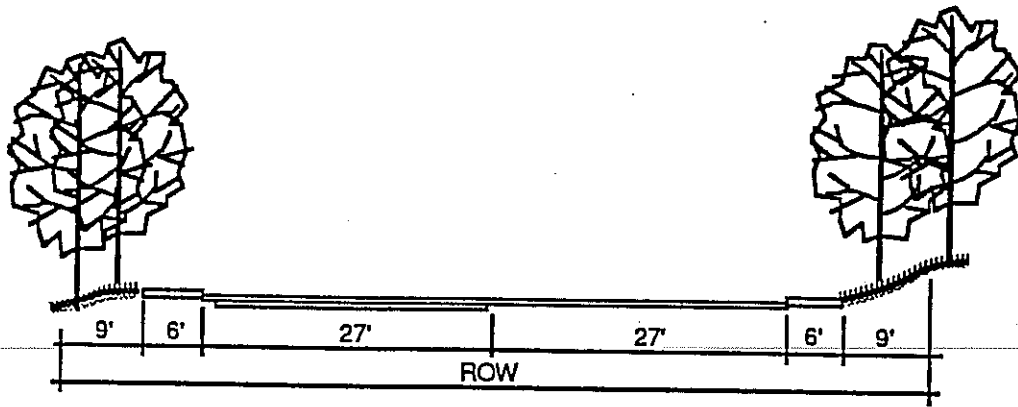
STANFORD RANCH ROAD

130' Right-of-way



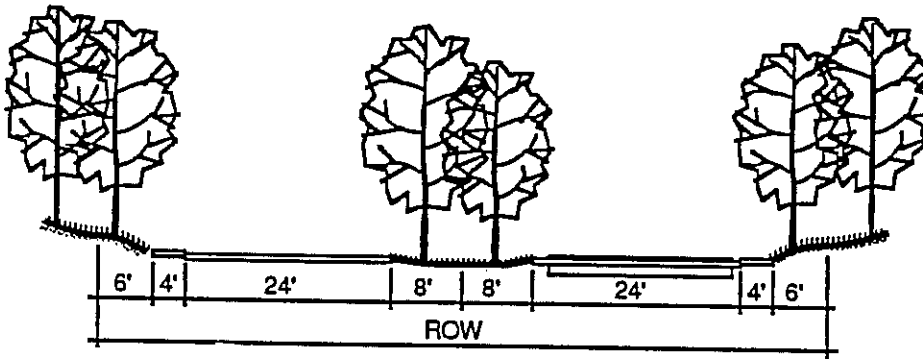
STANFORD RANCH ROAD
 PARK DRIVE
 WEST OAKS BOULEVARD

110' Right-of-way



PARK DRIVE

84' Right-of-way



WEST OAKS BOULEVARD

84' Right-of way

F. Open Space and Parks Development Guidelines

Open space in Stanford Ranch consists of linear corridors comprised of natural drainageways and riparian woodland, and oakwooded hillsides. The corridors constitute a network that provides an opportunity to blend the natural landscape with planned urban landscaped.

1. Drainageway and Riparian Woodland Open Space Corridors:

- a. Increased runoff will require erosion control techniques which need to be integrated with the overall landscape design. Emphasis is placed on drainage solutions which conform to the natural character of the landscape and minimize change to the existing state of the creek channel.
- b. On-site retention areas will be used where feasible to minimize the peak hour concentration of off-site runoff and to replenish local ground water.
- c. A 100 foot wide undeveloped buffer zone will be established along Pleasant Grove Creek. This would include at least 50 feet

on both sides of the Creek. In some locations where alkali seeps exist, a buffer zone of 200 feet from the edge of the alkali seep will be provided. The open space corridor along Pleasant Grove Creek is illustrated in the Parks and Open Space Plan (*Exhibit B*).

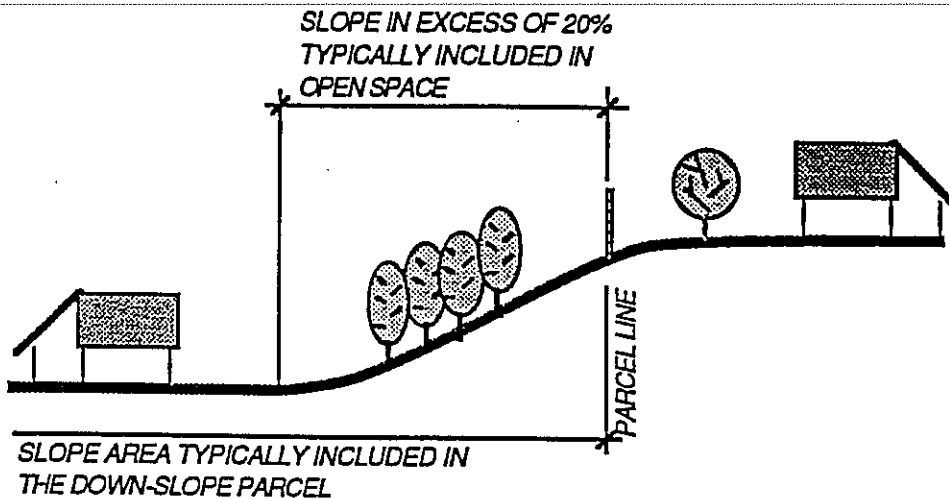
- d. All existing oak trees shall be identified on a specific development plan and be retained wherever possible.
- e. A hydrologist should be consulted in planning specific site development adjacent to drainageways to coordinate placement of trees and shrubs within floodways. Generally, density of plantings will decrease towards the main creek channel to maintain proper clearance for heavy runoff.
- f. New planting should draw upon native and non-native riparian species, and should be treated in informal groves to approximate the character of indigenous plants.
- g. Landscape treatment of the open space corridor should be compatible with and extend into adjacent land use sites where feasible.
- h. Specific development plans prepared subsequent to the Stanford Ranch General Plan should include an evaluation of the vernal pools identified within the plan area and incorporate a plan to either develop, preserve or regenerate vernal pool species.
- i. Specific development plans prepared subsequent to the Stanford Ranch General Plan should include a plan to either develop or preserve the alkali seeps. Where feasible the alkali seeps are to be incorporated in the landscaping of specific development projects. In general, the California Department of Fish and Game recommends maintaining an undisturbed buffer of at least 200 feet around such seeps, however, carefully planning to minimize alteration of the drainage into and from the seeps may allow development to encroach upon the seeps.
- j. Archeological sites investigation shall be included in a specific development plan, and, should any site be discovered, further resource analysis conducted to determine whether a site may be removed or altered with mitigation recommendations.

2. Wooded Hillside Open Space Corridors

- a. Hillsides in excess of 20 percent slope gradient are to be left as undeveloped open space. Property in open space areas may be improved only with fencing and small outbuildings, such as gazebos and similar structures subject to definition of a structure limit line established by the conditions of a tentative map or specific development plan.
- b. Open space is to be left in private ownership for maintenance with a permanent easement dedicated to the City to ensure access

for the purpose of fire suppression. In the event open space is dedicated to the City an appropriate assessment mechanism shall be included.

- c. Dwelling units located at the upper elevation of a hillside open space easement are to be screened from an observation point at the lower elevation of the easement. Screening may be accomplished by building setback from the easement and by placement of landscaping materials.



- d. Linear pathways, bikeways, jogging trails, and unimproved picnic areas may be located within the hillside open space easement at the discretion of the City.
- e. Class I bikeways (separated from vehicular traffic) and pedestrian pathways should be accommodated in the open space corridors to the maximum extent allowed by topographic, land use, maintenance, improvement cost, and security constraints. Class I bikeways are considered local improvements to be funded by local improvement funding. Conceptual bicycle path routes within the open space corridors are illustrated in the Bikeway Plan (*Exhibit C*).
- f. Parcel boundary lines shall be located at the upper elevation of a slope area such that the slope is included in the adjacent downslope parcel.

3. Public Parks:

Stanford Ranch includes a total of 138 acres in 11 formal park sites. Four of the park sites are approximately five acres in size and are developed in conjunction with an eight acre school site. Three parks are also five acre neighborhood parks, but are not contiguous to a school site. Approximate locations of these and other park locations are shown on the Parks and Open Space map (*Exhibit B*). The Parks

and Open Space Map also shows two park sites of approximately 15 acres each. The park sites are intended to provide a wider mix of active recreation facilities than the neighborhood parks and may accommodate softball fields, soccer fields and similar facilities.

The plan also includes two community scale parks of 33 and 40 acres, respectively. These parks will be multi-use facilities that may include active recreation facilities, a community center building, amphitheater, picnic areas and other specialized recreation and leisure facilities.

- a. Neighborhood parks should be designed to provide small facilities to meet the daily recreation and leisure needs of the local neighborhood of 400 to 500 dwelling units. Such facilities may include tot lots, picnic areas, walking paths, restrooms, and small play fields, and similar facilities.
- b. Neighborhood parks are to be located to be readily accessible to the neighborhoods they serve. Pedestrian and local street patterns are to be designed to lead to the neighborhood park.
- c. Park sites are not precisely located in the General Plan, but will be established in the tentative map or specific development plan adopted for any planning increment.
- d. Parks should have frontage on public roads on at least two sides, where feasible, to allow access and surveillance.
- e. Neighborhood parks should be located adjacent to elementary schools, and should have joint use of play fields and similar recreation facilities.
- f. Community scale parks should be located near major activity areas such as higher density housing and commercial areas, where feasible.
- g. Community and neighborhood parks should incorporate unusual land forms, groves, rock outcroppings, stream courses, and other natural features that add interest and diversity to accommodate passive recreation, nature walks, adventure play, and other informal activities.
- h. All parks must contain sufficient useable ground, in terms of slope and other terrain features, to accommodate the active recreation facilities that are appropriate to the park size and location.

Appendix A

Parking Area and Private Drive Access Standards

1. For the convenience of tenants and guests, and to encourage the use of off-street rather than curbside parking, and parking along private drives, parking spaces shall be located as close as reasonably possible to the unit or the communal facility it is intended to serve.
2. Private access drives shall be of circular design where possible and provide vehicular access at two or more points. Access drives which have but one point of access shall not exceed one hundred fifty feet in length; however, such drives may exceed one hundred fifty feet in length if the design includes turnaround arrangements or "emergency only" access arrangements, to the satisfaction of the fire district.
3. Main access drives shall be installed with a minimum full travel pavement width of twenty eight feet, within which parking shall be prohibited by signing, red curbs, and association enforcement. If on-street parking is allowed the minimum width shall be forty feet.
4. Secondary access drives may be installed with a minimum full travel pavement of twenty feet, within which parking shall be prohibited by layout and design features which reasonably assure that no part of the access will potentially be used for on or off street parking by normally conscientious drivers. When a portion of a secondary access drive is utilized for off-street parking the minimum back up length shall be twenty five feet.
5. Garage doors shall either be four to six feet from the edge of the access drive (*with automatic garage door openers*) or at least 20 feet from the access drive (*without automatic openers*). If the driveway is greater than 20 feet the driveway may be utilized for parking.
6. Access drives shall be located no closer than ten feet from the inhabited portions of a dwelling unit, measured in any direction from the edge of the drive. Parking spaces shall be located a minimum of six feet from the inhabited portions of the dwelling unit.
7. A minimum vertical clearance of at least fourteen feet shall be maintained above access drives.
8. Access drives shall be designed to meet turning radius, hydrant location and other safety requirements as directed by the fire district.
9. A directory and unit location map shall be installed at each major entry of planned development residential projects as an aid to emergency personnel and a convenience to visitors.

Appendix B

City of Rocklin General Development Guidelines

The following guidelines are generally applicable to all new development within the City of Rocklin and shall be applied to Stanford Ranch, where appropriate.

1. Locating or siting of the proposed structure and/or addition to an existing structure

Siting

- a. Height and scale of each building shall be compatible with its site and buildings in the surrounding area.
- b. Where natural or existing topographic patterns contribute to the beauty and unity of the building site and surrounding development, they shall be preserved and incorporated into the plan.
- c. Every effort shall be made to preserve oak trees.
- d. Structures shall be oriented in such a way as to take advantage of known atmospheric conditions (*such as wind, sun etc.*) for purposes of heating and cooling, so as to conserve energy.

2. Relation to existing development

Architecture
& Design

- a. Proposed buildings of different architectural styles to those of the surrounding buildings shall be made compatible by such methods as screening, site breaks, color or materials.
- b. Building shading of adjacent properties shall be considered.
- c. Lighting standards and fixtures shall be of a design and size compatible with the building and with adjacent areas. Lighting shall be restrained in brilliance and glare shall be avoided onto adjacent properties.
- d. "ROW" buildings shall be discouraged. Variable siting of individual buildings may be used to prevent a monotonous appearance.

3. Building Elevations

- a. Monotony of texture, building line or mass shall be avoided.
- b. Offsetting plans shall be encouraged, including variation in roof plans and variations of exterior building walls.

- c. A mixture of exterior building materials shall be encouraged.
- d. Roof flashing, rain gutters, vents, mechanical equipment and other roof protrusions shall be incorporated into building design such that they are screened from view.

4. Parking and Landscaping

**Parking
and
Landscaping**

- a. Parking areas shall be treated with decorative elements, building wall extensions, planting, berms and other innovative means in order to break up large expanses of paved areas.
- b. Parking lot areas abutting public rights of way shall be screened from the street by a landscaped area wide enough to include earth berms.
- c. Landscaped areas susceptible to injury by motor traffic shall be protected by appropriate curbs, tree guards and other devices.
- d. Existing topographic or natural patterns and existing trees shall be incorporated into landscaping designs wherever possible.
- e. Parking areas shall be landscaped in such a way as to achieve an ultimate shaded area of 40 percent after 10 to 15 years.
- f. All landscaped areas shall have irrigation systems.
- g. Service yards, refuse areas and similar places which tend to be unsightly, shall be screened by solid fencing , plantings or a combination of fencing and plantings.

Section III

CONDITIONS OF APPROVAL OF
REZONING AND GENERAL
DEVELOPMENT PLAN

STANFORD RANCH

CONDITIONS OF APPROVAL OF REZONING AND GENERAL DEVELOPMENT PLAN

For the purposes of these conditions, "*project area*" shall mean Stanford Ranch as shown and described in Exhibit B to the General Development Plan, exclusive of the area designated A-1, and "*Applicant*" shall mean Stanford Ranch and all successors in interest to Stanford Ranch in the project area. Reference to Stanford Ranch shall be limited to Stanford Ranch, Inc.

Definitions

1. No later than February 1, 1987, Stanford Ranch shall make application for annexation into the City of Rocklin of that portion of the Stanford Ranch property shown and described on Exhibit 1 to these conditions.

Annexation

2. Applications for further development of the project area shall be in planning increments of not less than approximately 200 acres. Staff shall review the proposed boundaries of each planning increment and may allow less than 200 acres or require more than 200 acres as deemed necessary to insure that each increment is adequately planned and serviced by all public services and facilities. Each planning increment may include one or more specific development projects, but may also include property for which no specific development project is then proposed. The specific plan use permit requirement shall apply only to specific development projects.

**Planning
Increments**

This condition shall not apply to:

- a. any application for a tentative subdivision or parcel map which had been submitted to the City and accepted as complete prior to the date the City Council took action on this application to rezone the project area and approve the General Development Plan, or
 - b. that 23+/- acre area zoned R1-6 adjacent to and accessible through Stanford Ranch Area A-1.
 - c. that triangular area located south of Sunset Boulevard at the intersection of Sunset Boulevard and Stanford Ranch Road.
3. The following acreages shall be dedicated to the City of Rocklin for public use:
 - a. For fire station sites, two one-acre sites as shown on the General Development Plan; provided that if the annexation referred to in Condition #1 does not occur, City may eliminate or relocate one of these sites.
 - b. Up to six (6) additional acres at not less than two (2) locations.

**Public Use
Dedications**

- c. Dedication of the required acreage under a. and b. shall be made and accepted with the approval of the final map or parcel map in which the property to be dedicated is located, or as an offsite dedication where the dedication is reasonably related to the final map or parcel map. City shall determine the location and the exact acreage required prior to the approval of the tentative subdivision or parcel map.
 - d. Dedication under b. shall be for the public use specified by City or any other public use, and shall provide for a reversionary interest in Stanford Ranch, Inc., in the event the property is not used for public use. City shall be allowed to sell all property dedicated under the condition as long as the proceeds are used to acquire the real property to be used for public purposes or public facilities.
4. All land designated in the General Development Plan for park shall be dedicated to the City of Rocklin. Dedication of all park acreage shall be made and accepted with the approval of the final map or parcel map in which the property to be dedicated is located, or as an offsite dedication where the dedication is reasonably related to the final map or parcel map.

Park Dedications

Park dedication is required as a condition of rezoning the property to PD and approval of the General Development Plan. No credit shall be given or due for land dedicated under this condition against the obligation to dedicate land or pay fees or both as a condition of approval of a final map or parcel map under RMC Section 16.28.040 et seq or a conditional use permit under RMC Section 17.71.010 et seq; provided, that 75% of the fees so paid shall be applied to the development of the park land dedicated under this condition until the neighborhood parks are developed to City standards set out in the City's Park Master Plan. In lieu of the payment of the fee or a portion thereof, City may negotiate with an applicant to allow the applicant to develop the park land or for such other arrangement to cause the earlier development of the parks.

5. All tentative subdivision and parcel maps and conditional use permits in the project area shall be conditioned on the completion of Stanford Ranch Road to Highway 65, including a connection between the Road and the Highway, until said construction is complete.

**Tentative Maps
& Traffic**

This condition may be waived if the applicant demonstrates to the decision-making body that

- a. the project for which the tentative map or conditional use permit is requested will not increase traffic on or otherwise affect City streets so that the quality of traffic service is worse than LOS "C", taking into account all the existing traffic and projected traffic from tentative subdivision and parcel maps and use permits then approved by City or;
- b. the applicant will provide additional capacity on or make other improvements to streets affected by the project as necessary to maintain a quality of traffic service of LOS "C".

6. Applications for further development of the project area in the 200 acre planning increments described in Condition No. 2 shall include then current traffic data on all streets that may be affected by development of the planning increment.

If the decision-making body finds that development of the planning increment as proposed, together with the existing traffic and traffic projected from all other tentative subdivision and parcel maps and use permits approved by the City, will increase the traffic on or otherwise affect any arterial so that the quality of traffic service in that arterial is worse than LOS "C", approval of the planning increment shall be conditioned on the installation of street improvements as necessary to maintain LOS "C". The street improvements shall be subject to the approval of the City Engineer.

Once the planning increment has been approved and conditioned as necessary to comply with this condition, subsequent applications consistent with the approved planning increment shall not be bound by this condition.

7. All areas designated on the General Development Plan Map as open space, including drainage areas, slope lands (*i.e.*, 20% or greater), and archeological sites not contained within a public park, shall remain in private ownership. Applicant shall dedicate to City at City's request, drainage easements, access easements, and open space or conservation easements as necessary to ensure proper use of these areas and access for emergency vehicles and personnel.

Open Space

8. All tentative subdivision and parcel maps and conditional use permits on property in the project area shall be conditioned on annexation into Rocklin Community Facilities District No. 1 and Lighting and Landscaping District No. 2 concurrent with the approval of the final or parcel maps or prior to issuance of any building permit.

Annexation to
Special
Districts

9. All tentative subdivision and parcel maps on property in the project area shall be conditioned on annexation into an existing City park maintenance district; provided, that if no City park maintenance district exists at that time, the condition shall be to agree to the formation of such a district.

This condition shall not apply to any application for a tentative subdivision or parcel map which had been submitted to the City and accepted as complete prior to the date the City Council takes action on this application to rezone the project area and approve the General Development Plan.

10. Applicant shall prepare a master vernal pool study on all property within the project area containing vernal pools, as identified in the Stanford Ranch EIR. The vernal pool study shall be prepared during the spring of 1987 (*March-May*), and shall be completed prior to the consideration of any tentative subdivision or parcel map or use permit on property included in the study. The study shall plot the specific location of all vernal pools containing rare and sensitive plants and animals. In particular, the surveys should be made for Tiger

Vernal Pools

Salamander (*adults or larvae*), aquatic invertebrates, Legenere, and vernal pool brodiaea. Specific mitigation measures shall be included in the study.

**Other
Conditions**

11. As future applications are filed for commercial development in the project area, City shall evaluate the need for park and ride facilities.
12. The applicant for each tentative subdivision or parcel map or use permit which contains a school site as identified on the General Development Plan, shall meet with the Rocklin School District to determine the actual boundary of the site.
13. There shall be no direct connection to Spring Valley Road from Crest Drive. Any indirect connection shall be for emergency and secondary access.
14. The applicant for any tentative map or use permit shall agree to execute an agreement of non-protest to a future assessment district or similar measure to finance a City or regional drainage district.
15. All further development of project area shall be Conditioned on the appropriate mitigation measures found feasible for implementation as contained in Exhibit A of CC resolution #87-10 adopting findings for the Stanford Ranch EIR.

**CITY OF ROCKLIN
ORDINANCE 645**

ORDINANCE NO. 645

ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF ROCKLIN APPROVING AN AMENDMENT TO THE
STANFORD RANCH GENERAL DEVELOPMENT PLAN FROM
PLANNED DEVELOPMENT - LIGHT INDUSTRIAL (PD-LI) TO
PLANNED DEVELOPMENT - BUSINESS PROFESSIONAL (PD-BP)
FOR CERTAIN PROPERTIES:
WELLS FARGO/STANFORD RANCH (PDG-90-05)

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 Mitigated Negative Declaration of Environmental Impacts for this project has been certified.

B. The proposed general development plan amendment is consistent with the City of Rocklin's General Plan land use element, as amended by GPA-90-08, which designates the site as Planned Development - Business Professional (PD-BP).

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.

H. Approval of the project is part of a long-range development strategy that will include or induce the production of housing.

Section 2. The City Council of the City of Rocklin hereby approves the amendment to the general development plan, as shown on Exhibits A and B, attached hereto and incorporated by reference herein, subject to the conditions listed below.

1. This General Development Plan Amendment shall not become effective until the effective date of GPA-90-08 to the satisfaction of the Community Development Director.

2. The Community Development Director shall have placed on the City's pertinent land-use maps an indication of the City Council Ordinance number that establishes the FAR restriction on the site.

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 36993(c)(1) are met.

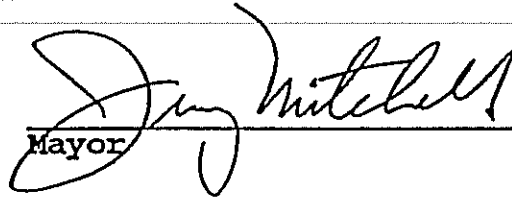
PASSED AND ADOPTED this 22nd day January , 1991 , by
the following roll call vote:

AYES: Councilmembers: Lund, Dominguez, Huson, Hill, Mitchell

NOES: Councilmembers: None


ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None



Mayor

ATTEST:



City Clerk

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

Attest: 

City Clerk, City of Rocklin

01049102

DRW:lls

First Reading: 1-8-91
Second Reading: 1-22-91
Effective Date: 2-21-91

EXHIBIT A

AMENDMENT TO GENERAL DEVELOPMENT PLAN STANDARDS

THE STANFORD RANCH PROJECT

ORDNANCE NO. 560

(Wells Fargo/Stanford Ranch (PDG-90-05))

Section IX. (Business Professional (BP) Development Standards)

C. Area Regulations

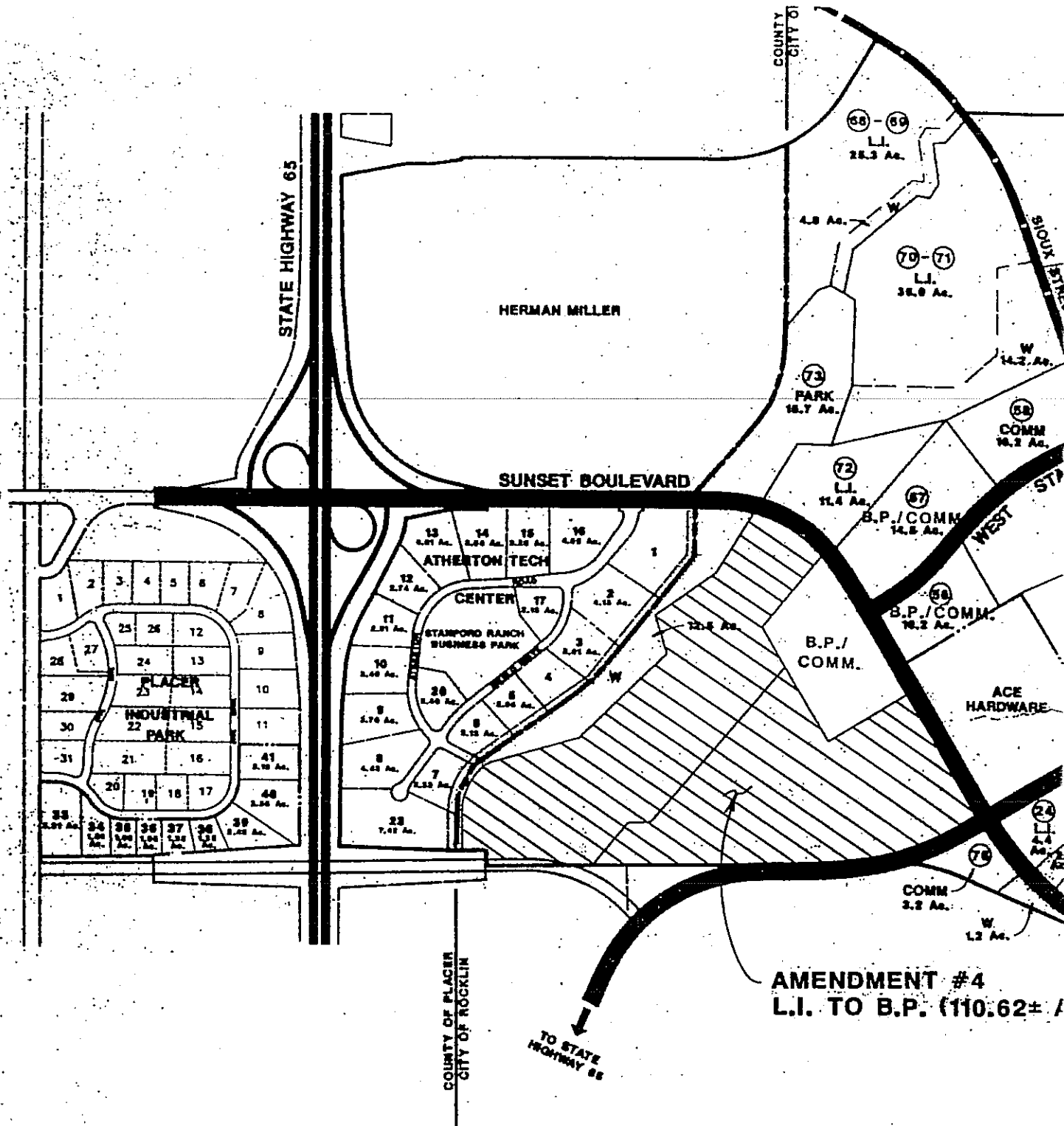
Buildings and structures shall comply with the following regulations:

1. Lot Coverage - The maximum lot coverage by all structures and buildings in the B-P Zone shall not exceed sixty percent of the lot area, except on that property indicated on Exhibit B and regulated by City of Rocklin Ordinance No. _____, where a maximum floor area ratio (FAR) of .33 shall be established. This FAR standard allows for a maximum development potential of 1.6 million total square feet of gross floor area on the 10.62 acre site indicated on Exhibit B.
2. Front and Side Street Yards - Buildings and structures shall be set back at least thirty (30) feet from all adjacent streets having rights-of-way of one hundred (100) feet or greater, and at least twenty (20) feet from all adjacent streets having rights-of-way of less than one hundred (100) feet.
3. Rear and Interior Side Yards - Buildings and structures, except fences and walls, shall be set back at least fifteen (15) feet from all rear and side property lines.
4. Parking, loading, and maneuvering areas shall be set back at least 15 feet from all property lines abutting a public street.
5. Setbacks When Abutting Residentially Used Zoned or Designated Land; Wall Requirement - When abutting an area which is designated for residential use by the City General Plan, or an area which is residentially used or zoned, buildings and structures (except fences and walls), shall be set

back at least twenty-five (25) feet from the abutting property line. The common boundary between the BP zoned property and such property which is residentially zoned, used or designated shall be demarcated by a solid masonry wall of not less than six (6) feet in height to be constructed on the BP zoned property at the time of development. This requirement may be waived by the Planning Commission when the zones are separated by a street or by physical features, such as a slope or drainage area.

DRW:lls

01049105



AMENDMENT #4
L.I. TO B.P. (110.62± /)

EXHIBIT B
 PDG 90-05
 OCT 2, 1990

LAND USE SUMMARY

RESIDENTIAL		
RD-6		535.4 Ac
RD-7		11.6 Ac
RD-8		37.1 Ac
RD-12		10.8 Ac
RD-14		11.7 Ac
RD-16		24.7 Ac
RD-20		118.7 Ac
SUBTOTAL		750.0 AC

NON-RESIDENTIAL		
B.P./COMM.		180.0 AC
LIGHT INDUSTRIAL		142.2 AC

**CITY OF ROCKLIN
ORDINANCE 652**

ORDINANCE NO. 652

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING AN AMENDMENT TO THE
GENERAL DEVELOPMENT PLAN FOR STANFORD RANCH
(RD-8 DEVELOPMENT STANDARDS/PDG-91-03)

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

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 Medium Density Residential.

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.

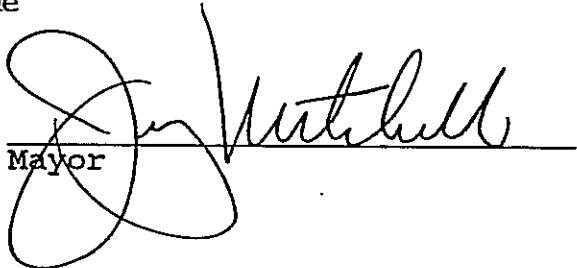
G. City has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

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 36993(c)(1) are met.

PASSED AND ADOPTED this 11th day June , 1991, by the following roll call vote:

AYES: Councilmembers: Lund, Hill, Huson
NOES: Councilmembers: Mitchell
ABSENT: Councilmembers: Dominguez
ABSTAIN: Councilmembers: None



Mayor

ATTEST:



City Clerk GDEVPAMT010791

First Reading : 5-28-91
Second Reading: 6-11-91
Effective Date: 7-11-91

SA:smh 05229104

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

Attest: 

City Clerk, City of Rocklin

SECTION VIII

G. AREA REGULATIONS (SINGLE FAMILY DETACHED, RD-8)

Buildings and structures shall comply with the following area regulations:

1. **Lot Coverage** - The maximum lot coverage by all structures shall not exceed 50 percent of the lot area.
2. **Front Yard Setback** - Buildings and structures shall have a front yard setback of at least twenty (20) feet from the front property line. There shall be at least a 2 foot differential between the front setbacks for structures on adjoining lots, excepting those lots fronting on a cul-de-sac bulb. The average sum of the setbacks for structures on any block shall not be less than twenty-two (22) feet. Setbacks greater than thirty-five (35) feet are not to be considered in the averaging sum of the setbacks.
3. **Street Sideyard Setback** - Street sideyard setbacks shall be a minimum of ten (10) feet from all adjacent property lines.
4. **Interior Sideyard Setback** - The total of the interior sideyard setbacks between the exterior walls of any one unit structure shall be at least ten (10) feet.
5. **Rear Yard Setback** - There shall be a rear yard setback of not less than fifteen (15) feet. However, the rear yard setback may be reduced to ten (10) feet for one story buildings provided that when the main building projects into the rear yard there shall be an equal area provided as a yard or court within the buildable portion of the lot.
6. **Minimum lot size** shall be 3500 square feet, or 4000 square feet on corner lots.
7. **Lots** shall have a minimum lot width of 35 feet, or 40 feet on corner lots.
8. **Height** - Buildings shall not exceed 30 feet nor 2 stories in height.
9. **Halfplexes or duplexes** are prohibited.
10. **The City Council** shall approve, upon recommendation of the Planning Commission, a specific plan use permit prior to any development within the RD-8 designation.

**CITY OF ROCKLIN
ORDINANCE 752**

ORDINANCE NO. 752

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING AN AMENDMENT TO THE GENERAL
DEVELOPMENT PLAN FOR STANFORD RANCH :
ORDINANCE NOS. 560 AND 718
(Stanford Ranch Phases II & IV/PDG-96-04)

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

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

A. The "Stanford Ranch General Plan Amendment, General Development Plan Amendment and Tentative Subdivision Map for Phases II and IV EIR" (State Clearinghouse # 94012045) encompassing this project was certified on June 27, 1995.

B. The proposed general development plan amendment is consistent with the General Plan because the amendment simply establishes detailed land uses and development standards to implement the objectives of the B-P/Comm./LI designation of the General Plan.

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 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 Stanford Ranch 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 36993(c)(1) are met.

PASSED AND ADOPTED this 14th day of January, 1997, by the following roll call vote:

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



Ken Yorde, Mayor

ATTEST:



City Clerk

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

Attest: 

City Clerk, City of Rocklin

First Reading: 12-19-96
Second Reading: 1-14-97
Effective Date: 2-14-97

GD/gbl
e:\clerk\ord\pdg9604a

EXHIBIT A

AMENDMENT TO STANFORD RANCH GENERAL DEVELOPMENT PLAN (ORDINANCE NOS. 560 AND 718) (Stanford Ranch Phases II & IV/PDG-93-03)

Section 1. The following shall be added as Section XIV of Section I of the General Development Plan for Stanford Ranch Planned Development.

XIV. Business Professional/Commercial/Light Industrial (BP/Comm./LI) Planned Development Classification.

A. Purpose. The purpose of the district is to provide flexibility for multiple development opportunities while ensuring land use compatibility within the district and with adjacent uses.

B. Uses

1. Permitted Uses

- a. Corporate / regional headquarters
- b. General office
- c. Professional office / clinic
- d. Medical / dental offices / clinics
- e. Banking / insurance / financial operations
- f. Communication companies such as broadcasting station offices, broadcast audience research and public opinion poll companies, cable television, telegraph, and cablegram companies.
- g. Computer programming, data processing, and other computer / software related services.
- h. Uses engaged in research and development (R&D), including but not limited to research laboratories and facilities, development laboratories and facilities.
- i. Record Store
- j. Drug Store
- k. Stationery Store
- l. Hardware Store
- m. Liquor Store
- n. Gift Shop
- o. Hobby Shop
- p. Apparel Store
- q. Personal Services including beauty, barber salon, and dry cleaners
- r. Film and Photography
- s. Video Stores / Arcade

- t. Book Store
- u. Variety Store
- v. Supermarket
- w. Bakery
- x. Sporting Goods
- y. Post Office
- z. Travel Agency
- aa. Pet Shop
- bb. Restaurants

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

2. Conditionally Permitted Uses

- a. Commercial recreation facilities including but not limited to swimming pools, gymnasiums, tennis, racquet, paddle, or handball courts, athletic clubs, golf driving ranges, bowling alleys, and billiard rooms.
- b. Warehousing and distribution facilities
- c. Car washes
- d. Hospitals
- e. Day care facilities
- f. Hotels / motels / lodging
- g. Auto and marine related sales and services
- h. Restaurants with outdoor seating of more than 2 tables or 8 chairs
- i. Bar
- j. Theaters (movie)
- k. Convenience Stores
- l. Churches
- m. Clubhouse
- n. Wholesale / Distribution
- o. Sheet Metal Shop
- p. Mini-Storage
- q. Shopping Center
- r. Commercial Cluster
- s. Any use with outside sales display or outdoor storage
- t. Multi-Family (integrated with Commercial)
- u. Electronics Manufacturing
- v. Pharmaceutical Manufacturing
- w. Light Manufacturing / Fabrication / Assembly
- x. Printing Shops

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

C. Performance Standard

The operation of any land use in a manner which generates offensive noise, dust, odor, lighting, vibration, or other nuisance, as determined by the Community Development Director, Planning Commission, or City Council is prohibited.

D. Development Standards

Lot Coverage: 60% maximum

Setbacks (structures):

Front:	30' from streets 100 feet or wider; 20' from streets less than	100'
Street side:	30' from streets 100 feet or wider; 20' from streets less than	100'
Interior side:	15'; 25' if abutting residential	
Rear:	15'	

Setbacks (parking/loading):

From streets:	15'
Interior:	5'

Height: 50' or 4 stories whichever is less.

E. Off-street Parking

Off-street parking shall be provided in accordance with the provisions of Chapter 17.66 of the Rocklin Municipal Code. The requirements may be reduced by the Planning Commission by approval of a conditional use permit if the applicant demonstrates, to the satisfaction of the Commission, that the land use and the project design warrant such a reduction.

F. Loading Facilities

Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public view through a wall, landscaping, or other suitable methods.

G. Trip Generation Analysis

A Trip Generation Analysis shall be prepared for each proposed project in the BP/COMM/LI zone. If the cumulative number of trips for the proposed, approved and existing developments within the Stanford Ranch Phase IV BP/COMM/LI zone exceeds the 52,460 daily trips allocated for the parcels in the City's North Rocklin Traffic Study, a detailed traffic study shall be required to ascertain the impacts of the excess traffic. If the study concludes that the excess traffic will cause traffic to operate below the City's standards, the City shall require traffic mitigation which allows traffic to operate within the adopted standards.

Section 2. Sections XIV through XVII of Section I of the General Development Plan for Stanford Ranch shall be renumbered as follows:

Existing Section XIV shall be renumbered as Section XV

Existing Section XV shall be renumbered as Section XVI

Existing Section XVI shall be renumbered as Section XVII

Existing Section XVII shall be renumbered as Section XVIII

**CITY OF ROCKLIN
ORDINANCE 788**

ORDINANCE NO. 788

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING AN AMENDMENT TO THE
GENERAL DEVELOPMENT PLAN FOR STANFORD RANCH
(Stanford Ranch General Development Plan Amendment / PDG-98-03)

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. A negative declaration of environmental for this project has been approved.
- B. The general development plan amendment is consistent with the City of Rocklin's General Plan land use element which designates the affected sites as Retail Commercial (RC), Business Professional-Commercial (BP-Comm), and Light Industrial (LI).
- C. The 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 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 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 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 Exhibits A, B, C, and D, 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 25th day August, 1998, by the following roll call vote:

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

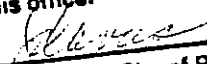

Kathy E. Lund, Mayor

ATTEST:



City Clerk

First Reading : 8-11-98
Second Reading: 8-25-98
Effective Date: 9-25-98

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

City Clerk, City of Rocklin

TAR/gbl
e:\clerk\ord\pdg9803 land use

EXHIBIT A

AMENDMENT TO STANFORD RANCH GENERAL DEVELOPMENT PLAN, GENERAL DEVELOPMENT PLAN STANDARDS, SECTION IX.A. AND IX.B. (PDG-98-03)

SECTION IX.A and IX.B of the Stanford Ranch General Development, relating to a General Development Plan Standards, are amended to read as follows:

A. Authority

In accordance with the provisions of Stanford Ranch General Development Plan Standards Section III and Chapter 17.60 of the Rocklin Municipal Code, a land use zone is hereby established for Business/Professional uses and shall be identified by the designation BP use zone. A specific plan use permit shall be required for every new project constructed in the BP use zone.

B. Business Professional (BP) Use Zone Regulations

1. Purpose

To ensure the proper development and use of land and improvements in a manner so as to achieve a high quality, campus park-like, nuisance free environment for business professional land uses and commercial uses which support the business professional land uses in accordance with the policies of the City General Plan.

2. Permitted Uses

- a. Banking / insurance / financial operations;
- b. Commercial uses (as defined by the permitted uses in the Commercial and Business Professional-Commercial zones of the Stanford Ranch General Development Plan), shall be permitted provided that no more than 30% of the gross floor area of any individual building is used for such commercial uses;
- c. Computer programming, data processing, and other computer / software related services except retail sales;
- d. Corporate / regional headquarters;
- e. Office /Clinics; and
- f. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

3. Conditional Uses

- a. Broadcasting and recording studios and offices excluding related maintenance and equipment yards;
- b. Churches;
- c. Athletic and exercise clubs, including but not limited to, swimming pools, gymnasiums, tennis, racquet, paddle, basketball or handball courts.
- d. Community care facilities, such as assisted living and residential facilities;
- e. Day care facilities;
- f. Lodges;
- g. Mobile pushcart vending facility;
- h. Outdoor restaurant dining for more than 2 tables or 8 chairs;
- i. Photocopying shops;
- j. Private Mailing Services;
- k. Schools;
- l. Veterinary clinic; and
- m. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

4. Enclosed Building Requirements

All permitted uses shall be conducted entirely within a building with no outside storage or display permitted, unless a valid conditional use permit has been issued for the outside storage, display, activity, or use.

5. Loading Facilities

Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public view by fencing, landscaping, or other suitable methods.

6. Signs

All signs erected or maintained within the BP zone shall conform with the City of Rocklin Sign Ordinance.

EXHIBIT B

**AMENDMENT TO STANFORD RANCH
GENERAL DEVELOPMENT PLAN,
GENERAL DEVELOPMENT PLAN STANDARDS,
SECTION X.A. AND X.B.
(PDG-98-03)**

SECTION X.A. and X.B. of the Stanford Ranch General Development, relating to a General Development Plan Standards, are amended to read as follows:

A. Authority

In accordance with the provisions of Stanford Ranch General Development Plan Standards Section III and Chapter 17.60 of the Rocklin Municipal Code, a land use zone is hereby established for Light Industrial uses and shall be identified by the designation LI use zone. A specific plan use permit shall be required for every new project constructed in the LI use zone.

B. Light Industrial Use Zone Regulations

1. Purpose

The purpose of the district is to ensure the proper development and use of land and improvements in a manner so as to achieve a high quality, campus park-like, nuisance free environment for manufacturing, assembly, research and development, warehousing and distribution type land uses and permit commercial uses if found to be compatible with the surrounding uses.

2. Permitted Uses

The following are permitted uses provided there is no appreciable offensive or objectionable odor, dust, noise, bright lighting, vibration or other nuisance factors 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 deemed appropriate by the Community Development Director.

- a. Uses primarily engaged in research and development (R & D) activities, including but not limited to research laboratories and facilities, development laboratories and facilities, and compatible light manufacturing;
- b. Uses primarily engaged in manufacture, assembly, testing and repair of components, devices, equipment, systems, and parts;
- c. Warehousing and distribution facilities;

- d. Commercial uses established primarily for the convenience of the employees of the primary use. Uses may include restaurants, children's day care or group care center, barber shops, beauty salons, banking services and other professional services. Commercial uses shall occupy no more than 30% of the floor area of the primary use;
- e. Car washes;
- f. Automotive service station;
- g. Gasoline station;
- h. Convenience stores;
- i. Mini-Storage;
- j. Equipment rental (indoors only);
- k. Indoor auto and marine related sales and service;
- l. Home Improvement Centers, such as, a retail service engaged in providing retail sale, rental, service, or related repair and installation of home improvement products, including building materials, paint and wallpaper, carpeting and floor covering, decorating, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing supplies, yard and garden supplies, home appliances and similar home improvement products ; and
- m. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

3. Conditionally Permitted Uses

- a. Auto and marine related sales and services (outdoor display);
- b. Billiard rooms;
- c. Bowling alleys;
- d. Athletic and exercise clubs, including but not limited to, swimming pools, gymnasiums, tennis, racquet, paddle, basketball or handball courts.
- e. Commercial uses (as defined by permitted uses of the Commercial and Business Professional / Commercial zones of the Stanford Ranch General Development Plan) which occupy more than 30% of the floor area of any individual building, shall be permitted subject to the approval of a conditional use permit, provided that they are found compatible with the surrounding industrial uses and the parking requirements for the commercial use, as defined by the Rocklin Municipal Code, can be met;
- f. Dry cleaning and laundry plants;
- g. Equipment Rental with outdoor storage;
- h. Golf driving ranges;
- i. Hotels and motels;

- j. Mini-Storage with outdoor storage; and
- k. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

4. Enclosed Building Requirements

All permitted uses shall be conducted entirely within a building with no outside storage or display permitted, unless a valid conditional use permit has been issued for the outside storage, display, activity, or use.

5. Loading Facilities

Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public view by fencing, landscaping, or other suitable methods.

6. Signs

All signs erected or maintained within the LI zone shall conform with the City of Rocklin Sign Ordinance.

EXHIBIT C

AMENDMENT TO STANFORD RANCH GENERAL DEVELOPMENT PLAN, GENERAL DEVELOPMENT PLAN STANDARDS, SECTION XI.A. AND XI.B. (PDG-98-03)

~~SECTION XI.A. and XI.B. of the Stanford Ranch General Development, relating to a General Development Plan Standards, are amended to read as follows:~~

A. Authority

In accordance with the provisions of Stanford Ranch General Development Plan Standards Section III and Chapter 17.60 of the Rocklin Municipal Code, a land use zone is hereby established for Commercial uses and shall be identified by the designation C use zone. A specific plan use permit shall be required for every new project constructed in the C use zone.

B. Commercial Use Zone Regulations

1. Purpose

To ensure the proper development and use of land and improvements to provide retail shopping and service commercial activities that meet the day-to-day needs of the residents of Stanford Ranch.

2. Permitted Uses

- a. Book Store and Periodical Store, except that adult/sex oriented book and periodical stores shall be regulated by Section 17.79.020 of the Rocklin Municipal Code;
- b. Churches;
- c. Coin-operated Laundry;
- d. Laundry or Dry Cleaners;
- e. Liquor Store;
- f. Personal Services, including but not limited to, beauty salons, barber shops, and dry cleaners;
- g. Pet Shop/Grooming Services;
- h. Plant Nursery Indoor Only;
- i. Offices and clinics provided that no more than 30% of the floor area of any individual building is used for office or clinic purposes
- j. Radio and/or Television Repair;
- k. Restaurants, Coffee Shop, Restaurant-Bar combination;
- l. Retail Sales;

- m. Theaters, adult/sex-oriented theaters shall be regulated by Section 17.79.020 of the Rocklin Municipal Code; and
- n. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

3. Conditionally Permitted Uses

- a. Any permitted use with outside sales, display or outdoor storage;
- b. Arcade;
- c. Auto and marine related sales and services;
- d. Automotive service station;
- e. Billiard Rooms;
- f. Bowling Alleys;
- g. Car washes;
- h. Commercial Cluster;
- i. Athletic and exercise clubs, including but not limited to, swimming pools, gymnasiums, tennis, racquet, paddle, basketball or handball courts.
- j. Convenience Stores;
- k. Day care facilities;
- l. Gasoline Station;
- m. Home Improvement Centers such as, a retail service engaged in providing retail sale, rental, service, or related repair and installation of home improvement products, including building materials, paint, wallpaper, carpeting and floor covering, decorating, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing supplies, yard and garden supplies, home appliances and similar home improvement products;
- n. Hotels / motels / lodging;
- o. Outdoor Plant Nursery;
- p. Outdoor restaurant seating of more than 2 tables or 8 chairs;
- q. Schools;
- r. Shopping Center;
- s. Veterinary clinic; and
- t. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

4. Enclosed Building Requirements

All permitted uses shall be conducted entirely within a building with no outside storage or display permitted, unless a valid conditional use permit has been issued for the outside storage, display, activity, or use.

5. Loading Facilities

Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public view by fencing, landscaping, or other suitable methods.

6. Signs

All signs erected or maintained within the C zone shall conform with the City of Rocklin Sign Ordinance.

EXHIBIT D

**AMENDMENT TO STANFORD RANCH
GENERAL DEVELOPMENT PLAN,
GENERAL DEVELOPMENT PLAN STANDARDS,
SECTION XII.A. AND XII.B.
(PDG-98-03)**

SECTION XII.A. and XII.B. of the Stanford Ranch General Development, relating to a General Development Plan Standards, are amended to read as follows:

A. Authority

In accordance with the provisions of Stanford Ranch General Development Plan Standards Section III and Chapter 17.60 of the Rocklin Municipal Code, a land use zone is hereby established for Business Professional/Commercial uses and shall be identified by the designation BP/C use zone. A specific plan use permit shall be required for every new project constructed in the BP/C use zone.

B. Business Professional/Commercial (BP/C) Use Zone Regulations

1. Purpose

The combined business professional and commercial core area designated on the General Development Plan Zoning is intended to provide a focused location for regional services and shopping.

2. Permitted Uses

- a. Banking / insurance / financial operations;
- b. Coin Operated Laundry;
- c. Dry Cleaners;
- d. Mortuary;
- e. Plant Nursery; Indoor Only;
- f. Offices / clinics;
- g. Restaurant, Restaurant-Bar, Coffee Shop;
- h. Retail sales;
- i. Theaters, except that sex oriented motion picture theaters shall be regulated by Section 17.79.020 of the Rocklin Municipal Code; and
- j. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

3. Conditionally Permitted Uses

- a. Any permitted use with outside sales display or outdoor storage;
- b. Auto and marine related sales and services;
- c. Automobile Repair Shop (light);
- d. Automobile Service Station;
- e. Billiard Rooms;
- f. Bowling Alleys;
- g. Car washes;
- h. Churches;
- i. Commercial Cluster;
- j. Athletic and exercise clubs, including but not limited to, swimming pools, gymnasiums, tennis, racquet, paddle, basketball or handball courts.
- k. Convenience stores;
- l. Day care facilities;
- m. Gasoline Station;
- n. Golf driving ranges;
- o. Home Improvement Centers, such as, a retail services engaged in providing retail sale, rental, service, or related repair and installation of home improvement products, including building materials, paint and wall paper, carpeting and floor covering, decorating, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing supplies, yard and garden supplies, home appliances and similar home improvement products;
- p. Community care facilities such as assisted living facilities;
- q. Hotels / motels / lodging;
- r. Outdoor plant nursery;
- s. Outdoor restaurant seating of more than 2 tables or 8 chairs;
- t. Schools;
- u. Shopping Center;
- v. Skating Rink;
- w. Veterinary clinic; and
- x. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

4. Enclosed Building Requirements

All permitted uses shall be conducted entirely within a building with no outside storage or display permitted, unless a valid conditional use permit has been issued for the outside storage, display, activity, or use.

5. Loading Facilities

Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public view by fencing, landscaping, or other suitable methods.

6. Signs

All signs erected or maintained within the BP/C zone shall conform with the City of Rocklin Sign Ordinance.

TAR/gbl
e:\clerk\ord\pdg9803 land use

**CITY OF ROCKLIN
ORDINANCE 866**

ORDINANCE NO. 866

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING
AMENDMENTS TO THE STANFORD RANCH GENERAL DEVELOPMENT PLAN:
ORDINANCE NO. 560 AND 843, AND SUNSET WEST: ORDINANCE NO. 729
(Stanford Ranch Parcel 82 and Sunset West Lot 32 / PDG-2002-02)

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 via City Council Resolution No. 2002-370.

B. The proposed general development plan amendments are being considered concurrently with an amendment to the General Plan land use element (GPA-2002-03) which would designate the site as Retail Commercial, and is made conditional on approval of the GPA-2002-03.

C. The proposed general development plan amendments are consistent with and implement 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 amendments.

E. The general development plan amendments 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 by the proposed general development plan amendments are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. The City Council has considered the effect of the proposed general development plan amendments 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 (1) a rezoning of a .85 acre portion of the northeast area of Lot 32 of the Sunset West Large Lot Subdivision Map (SD-92-04) from Sunset West General Development Plan PD-OS to Stanford Ranch General Development Plan PD-C; (2) a rezoning of Stanford Ranch Parcel 2 of Parcel Map (DL-91-02) from PD-BP/C to PD-C; and (3) an amendment to the text of the Stanford Ranch General Development Plan as shown and described in Exhibit 1 attached hereto.

A. Condition

1. Validity.

This General Development Plan Amendment shall not become effective until the effective date of approval for the Stanford Ranch Parcel 82 amendment to the General Plan (GPA-2002-03).

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.

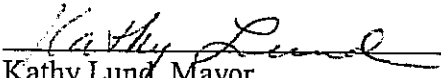
PASSED AND ADOPTED this 10th day of December, 2002, by the following roll call vote:

AYES: Councilmembers: Magnuson, Hill, Storey, Yorde, Lund

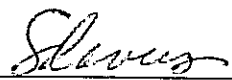
NOES: Councilmembers: None

ABSENT: Councilmembers: None

ABSTAIN: Councilmembers: None


Kathy Lund, Mayor

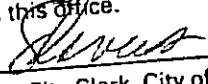
ATTEST:



City Clerk

First Reading : 11/26/02
Second Reading: 12/10/02
Effective Date: 1/10/03

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

Attest: 

City Clerk, City of Rocklin

PM/gb
E:\clerk\ord\Stanford Ranch Parcel 82 PDG-2802-02 cc 112602

EXHIBIT 1

AMENDMENT TO STANFORD RANCH
GENERAL DEVELOPMENT PLAN,
XI. GENERAL DEVELOPMENT PLAN STANDARDS,
SECTION B
(Stanford Ranch Parcel 82 / PDG-2002-02)

XI. General Development Plan Standards

A. Authority

In accordance with the provisions of Stanford Ranch General Development Plan Standards Section III and Chapter 17.60 of the Rocklin Municipal Code, a land use zone is hereby established for Commercial uses and shall be identified by the designation Commercial (C) use zone.

B. Commercial (C) Use Zone Regulations

1. Purpose.

To ensure the proper development and use of land and improvements to provide retail shopping and service commercial activities that meet the day-to-day needs of the residents of Stanford Ranch.

2. Permitted Uses.

- a. Book Store and Periodical Store, except that adult/sex oriented book and periodical stores shall be regulated by Section 17.79.020 of the Rocklin Municipal Code;
- b. Churches;
- c. Coin-operated Laundry;
- d. Laundry or Dry Cleaners;
- e. Liquor Store;
- f. Personal Services, including but not limited to, beauty salons, barber shops, and dry cleaners;
- g. Pet Shop/Grooming Services;
- h. Plant Nursery Indoor Only;
- i. Offices and clinics, including financial institutions, provided that no more than 30% of the floor area of any individual building is used for office or clinic purposes except as provided for in XI.B.7.
- j. Radio and/or Television Repair;
- k. Restaurants, Coffee Shop, Restaurant-Bar combination;

- l. Retail Sales;
- m. Theaters, adult/sex-oriented theaters shall be regulated by Section 17.79.020 of the Rocklin Municipal Code; and
- n. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

3. Conditionally Permitted Uses.

- a. Any permitted use with outside sales, display or outdoor storage;
- b. Arcade;
- c. Auto and marine related sales and services;
- d. Automotive service station;
- e. Billiard Rooms;
- f. Bowling Alleys;
- g. Car washes;
- h. Commercial Cluster;
- i. Athletic and exercise clubs, including but not limited to, swimming pools, gymnasiums, tennis, racquet, paddle, basketball or handball courts.
- j. Convenience Stores;
- k. Day care facilities;
- l. Gasoline Station;
- m. Home Improvement Centers such as, a retail service engaged in providing retail sale, rental, service, or related repair and installation of home improvement products, including building materials, paint, wallpaper, carpeting and floor covering, decorating, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing supplies, yard and garden supplies, home appliances and similar home improvement products;
- n. Hotels / motels / lodging;
- o. Outdoor Plant Nursery;
- p. Outdoor restaurant seating of more than 2 tables or 8 chairs;
- q. Schools;
- r. Shopping Center;
- s. Veterinary clinic; and
- t. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

4. Enclosed Building Requirements.

All permitted uses shall be conducted entirely within a building with no outside storage or display permitted, unless a valid conditional use permit has been issued for the outside storage, display, activity, or use.

5. Loading Facilities.

Loading facilities shall be designed as an integral part of the building which they serve, and shall be obscured from public view by fencing, landscaping, or other suitable methods.

6. Signs.

All signs erected or maintained within the C zone shall conform to the City of Rocklin Sign Ordinance.

7. Exception for Stanford Ranch Retail Center Phase II and Stanford Ranch Parcel 82.

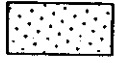
Subject to approval of a conditional use permit by the Planning Commission, the Stanford Ranch Retail Center Phase II may deviate from the standard set forth in XI.B.2.i. Provided that:

- i) This exception shall only apply to the site of the Stanford Ranch Retail Center Phase II, Parcels 2 and 3 created by the recording of tentative parcel map, DL-2000-05 and modified by boundary line adjustment, LLA-2000-36 and as shown on Exhibit 1, attached herein and the Stanford Ranch Parcel 82 site created by the recording of tentative parcel map, DL-2002-03.
- ii) Office or clinic uses, including financial institutions, may not comprise more than 30% of the total building square footage of the shopping center as a whole.
- iii) The use permit, to insure compliance with ii above, shall specifically establish the total square footage of each individual structure within the commercial cluster complex that may be devoted to office or clinic purposes, including financial institutions, as the primary use.

STANFORD RANCH PARCEL 82

GENERAL DEVELOPMENT PLAN AMENDMENT EXHIBIT

EXHIBIT "1"
PDG-2002-02

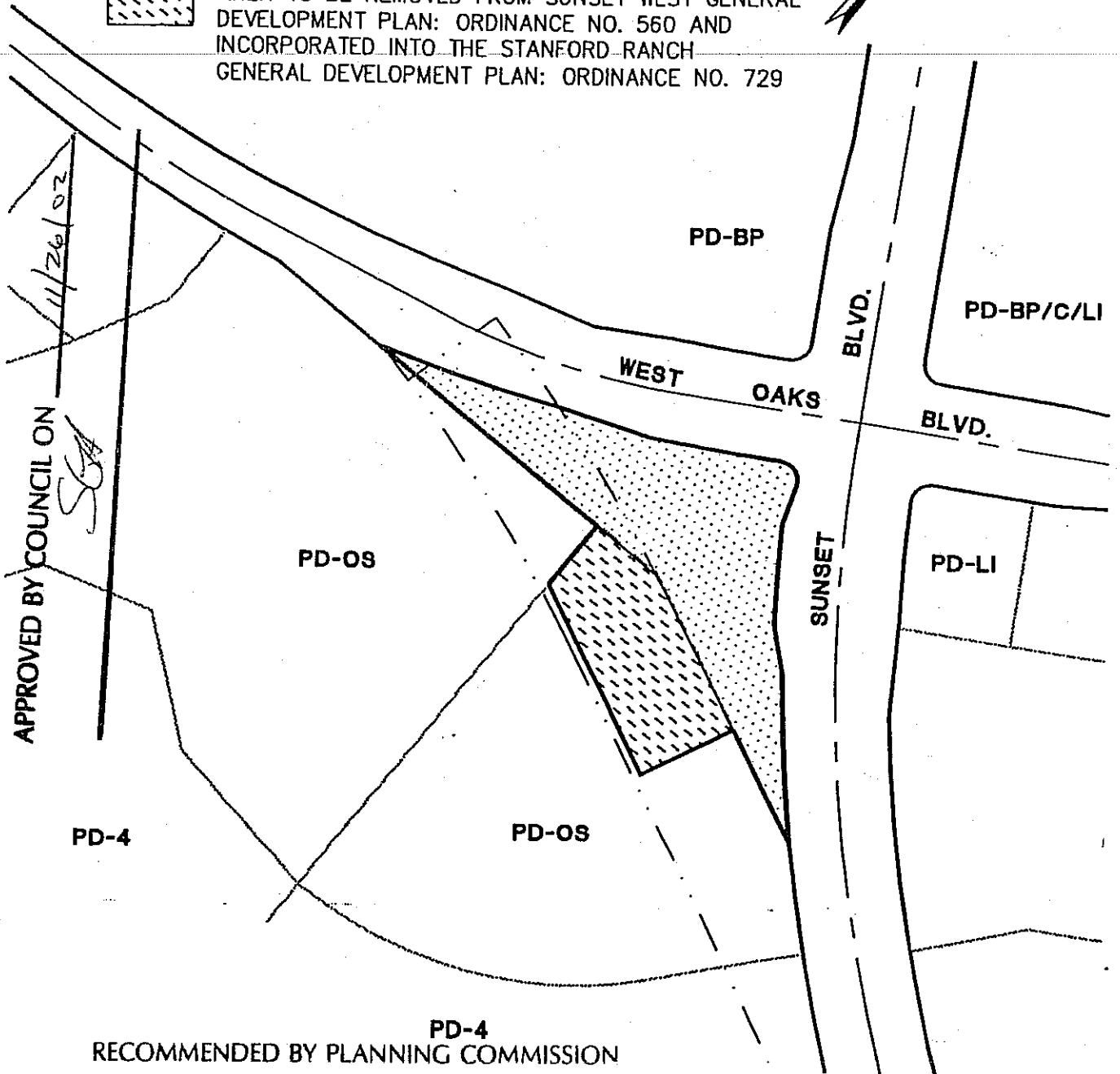


PLANNED DEVELOPMENT-COMMERCIAL WITHIN THE STANFORD RANCH GENERAL DEVELOPMENT PLAN AREA



AREA TO BE REMOVED FROM SUNSET WEST GENERAL DEVELOPMENT PLAN: ORDINANCE NO. 560 AND INCORPORATED INTO THE STANFORD RANCH GENERAL DEVELOPMENT PLAN: ORDINANCE NO. 729

Scale: 1" = 200'



APPROVED BY COUNCIL ON 11/26/02
SEA

PD-4
RECOMMENDED BY PLANNING COMMISSION
FOR APPROVAL ON 10-15-02
SEA

Spannagel and Associates
Civil Engineering & Land Surveying

3845 Atherton Road, Ste. 7
Rocklin, California 95765
(916) 624-1618

CITY OF ROCKLIN
ORDINANCE 868

ORDINANCE NO. 868

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN AMENDMENT TO THE STANFORD RANCH GENERAL
DEVELOPMENT PLAN: ORDINANCE NO. 560 AND NO. 645
(Rocklin Corporate Center / PDG-2002-01)

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. ~~General Development Plan Amendment, PDG-2002-01, authorizes the amendment of the zoning map of Stanford Ranch General Development Plan changing approximately 79 acres zoned as Planned Development – Business Professional (PD-BP) to Planned Development – Industrial Park (PD-IP) and changing approximately 10 acres of PD-BP to Planned Development Business Professional/Commercial (PD-BP/C). The General Development Plan Amendment also authorizes a text amendment to the Stanford Ranch General Development Plan to create the Industrial Park zone and establish uses and development standards.~~

B. A Mitigated Negative Declaration and a Mitigation Monitoring Program for this project has been approved via City Council Resolution No. 2003-57.

C. The proposed general development plan amendment is being considered concurrently with an amendment to the General Plan land use element (GPA-2002-02) which would designate the site as Recreation-Conservation, Light Industrial, and Retail Commercial, and is made conditional on approval of the GPA-2002-02.

D. The proposed general development plan amendment is also a text amendment to the Stanford Ranch General Development Plan to create an Industrial Park (IP) zoning district along with associated permitted uses and development standards. The IP district will be consistent with the Light Industrial general plan designation.

E. 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.

F. The proposed area is physically suited to the uses authorized by the general development plan amendment.

G. The general development plan amendment is compatible with the land use/uses existing and permitted on the properties in the vicinity.

H. 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.

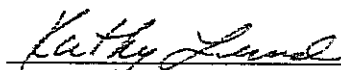
I. City has considered the effect of the proposed general development plan amendment on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

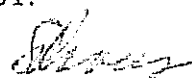
Section 2. The City Council of the City of Rocklin hereby approves the amendment to the Stanford Ranch General Development Plan, as described in recital Section 1A above and as further shown on Exhibits 1 and 2, attached hereto and incorporated by reference herein.

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 25th day of March, 2003, by the following roll call vote:

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


Kathy Lund, Mayor

ATTEST:


City Clerk

First Reading : 2/25/03
Second Reading: 3/25/03
Effective Date: 4/25/03
PM/gb

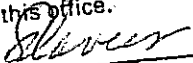
The foregoing instrument is a correct copy of the original document on file in this office.

Attest: _____
City Clerk, City of Rocklin

EXHIBIT 1

AMENDMENT TO STANFORD RANCH GENERAL DEVELOPMENT PLAN

(Rocklin Corporate Center / PDG-2002-01)

(map amendment)

APPROVED BY COUNCIL ON 2/25/03

87A

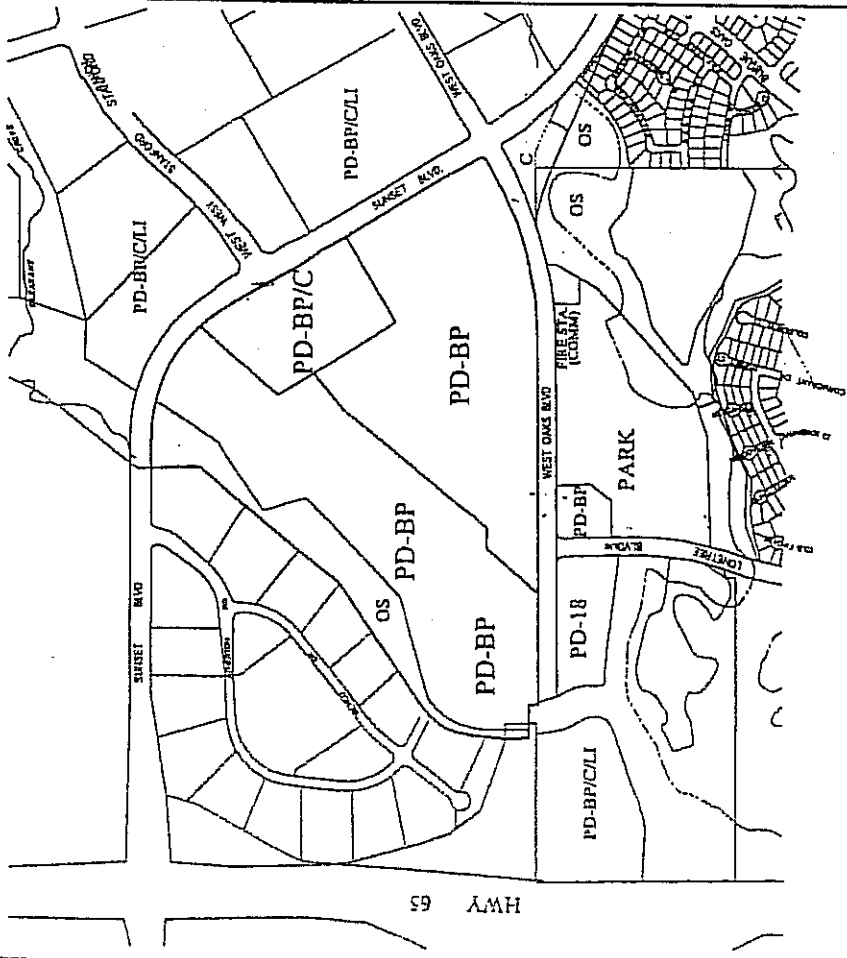
ROCKLIN CORPORATE CENTER

EXISTING ZONING

PROPOSED ZONING
PDG-2002-01

ROCKLIN CORPORATE CENTER

PROPOSED ZONING
PDG-2002-01

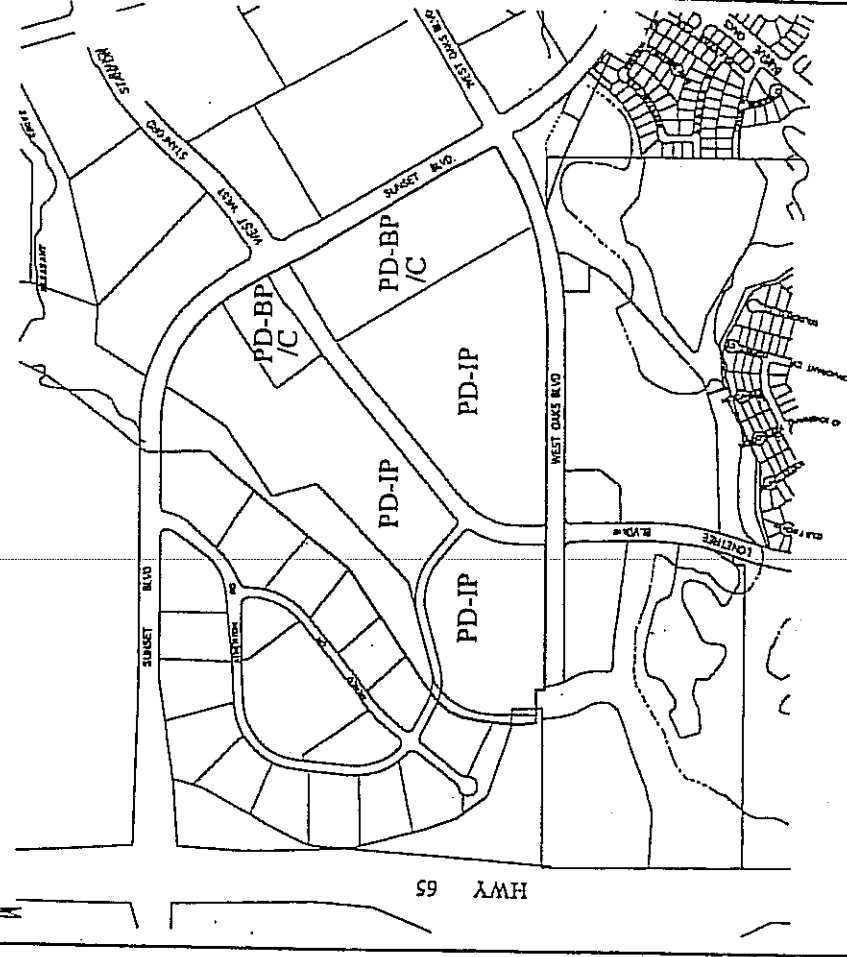


Scale: 1"=800'

HWY 65

Spannagel and Associates
 Civil Engineering & Land Surveying
 8848 Alhambra Road, Bldg. 7
 Rocklin, CA 95766
 (916) 824-1818

ORD. NO. 868



Scale: 1"=800'

HWY 65

RECOMMENDED BY PLANNING COMMISSION
 FOR APPROVAL ON 1/7/03

87A

Spannagel and Associates
 Civil Engineering & Land Surveying
 8848 Alhambra Road, Bldg. 7
 Rocklin, CA 95766
 (916) 824-1818

EXHIBIT 2

AMENDMENT TO STANFORD RANCH GENERAL DEVELOPMENT PLAN, GENERAL DEVELOPMENT PLAN STANDARDS, ADDING SECTION XIX (Rocklin Corporate Center / PDG-2002-01)

SECTION XIX

A. Authority

In accordance with the provisions of Stanford Ranch General Development Plan Standards Section III and Chapter 17.60 of the Rocklin Municipal Code, a land use zone is hereby established for Industrial Park uses and shall be identified by the designation IP use zone.

B. Industrial Park Use Zone Regulations

1. Purpose

To ensure the proper development and use of land and improvements in a manner so as to achieve a high quality, campus park-like, nuisance free environment for manufacturing, assembly, research and development warehousing and distribution, together with limited commercial and office uses that are compatible and appropriate along with industrial uses.

2. Permitted, Conditionally Permitted, and Prohibited Uses

- a. The following table contains the permitted, conditionally permitted, and prohibited uses. Permitted uses are allowed provided there are no objectionable odor, dust, noise, light, glare, vibration or nuisance factors:

Permitted, Conditionally Permitted, and Prohibited Uses Industrial Park (IP)			
Uses	Permitted Uses	Conditionally Permitted Uses	Prohibited Uses
Automotive Dealership (entirely indoor without repair)			X
Automotive Repair Shop (Light)		X	
Automotive Repair Shop (Heavy)		X	
Banking, Insurance, Financial	X		
Broadcasting Studios	X		
Business Support Services (i.e., copy shops, mailing services, etc.)	X		
Contractor Yard		X	
Day Care Facilities		X	
Delicatessen	X		
Dry Cleaners with On-Site Dry Cleaning	X		
Death Care Services, including mortuary and cremation service		X	
Equipment Rentals, Indoor	X		
Equipment Rentals, Outdoor			X
Indoor Sports & Recreation, Health & Fitness Centers, Figure Salons		X	
Light Manufacturing & Processing	X	X(1)	
Mail Order & Vending	X		
Mini Storage			X
Mobile Pushcart Vending Facility		X	
Offices	X		
Outdoor Dining (more than 4 tables or 8 chairs)		X	
Printing & Publishing	X		
Public Utility Facilities	X	X(1)	
Research & Development	X		
Restaurant Ancillary to & within Primary Use	X		
Retail Use, Showroom & Training Appurtenant to a permitted or conditionally permitted use	X		
Schools, College & University		X	
Schools, Private Elementary & Secondary			X
Schools, Public Elementary & Secondary	X		
Schools, Specialized Education & Training including trade schools		X	
Warehousing & Distribution	X		
Wholesale Sales	X		
Woodworking & Cabinet Shops		X	

(1) = Uses which in the opinion of the Community Development Director, involve odor, noise, light, vibration or other nuisance factors, will be considered with a conditional use permit.

b. Enclosed Building Requirements

All permitted uses shall be conducted within a building with no outside storage or display permitted, unless a valid Conditional Use Permit has been issued for the outdoor storage, display, activity or use. Where outdoor storage is conditionally permitted, it shall be wholly surrounded by a solid fence of wood, masonry or other material deemed appropriate by the Community Development Director.

3. Similar Use Determination

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

4. Loading Facilities

Loading facilities shall be designed as an integral part of the building, which they serve and shall be obscured from public view by fencing, landscaping or other suitable methods.

C. Area Regulations

1. Lot Coverage

The maximum lot coverage by all structures and buildings shall not exceed fifty (50) percent.

2. Front and Side Street Yards

Buildings and structures shall be set back at least thirty (30) feet from all adjacent streets having rights-of-way of one hundred (100) feet or greater and at least twenty-five (25) feet from all adjacent streets having rights-of-way of less than one hundred (100) feet. Side yard setbacks shall be a minimum of fifteen (15) feet from all adjacent streets. Parking, loading and maneuvering areas shall be set back at least fifteen (15) from all property lines abutting a public street.

3. Rear and Interior Side Yards

a. Buildings and structures, except fences and walls, shall be set back a minimum of fifteen (15) feet from all rear and side property lines. A minimum five (5) foot setback from these property lines is required for parking areas.

4. Height

Buildings shall not exceed fifty (50) feet or four (4) stories in height.

5. Parking

Off-street parking shall be provided to accommodate all of the parking needs created by each parcel, including employees, visitors, company vehicles and loading activities for the uses allowed in this zone as set forth in Section 17.66 of the Rocklin Municipal Code.

6. Setbacks When Abutting Residentially Used Zoned or Designated Land

When abutting an area, which is designated for residential use by the City of Rocklin General Plan, buildings and structures (except fences and walls) shall be setback at least twenty-five (25) feet from the abutting property line. The common boundary between the IP zone property and such property which is residentially zoned, used or designated shall be demarcated by a solid masonry wall of not less than six (6) feet in height to be constructed on the IP zoned property at the time of development. This requirement may be waived when the zones are separated by a street or by physical features, such as a slope or drainage area.

D. Standards Applicable to Stanford Ranch Large Lots 74 and 75

The following standards shall apply to all future approvals within the area comprised by Stanford Ranch large lots 74 and 75.

1. Air Quality

- a. The prime contractor for any project shall submit to the Placer County Air Pollution Control District a comprehensive inventory (i.e. make, model, year, emission rating) of all heavy-duty off-road equipment (50 horsepower or greater) that will be used an aggregate of 40 or more hours for the construction project. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the Placer County Air Pollution Control District with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman.

- b. All project HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC unit.
- c. All projects shall provide for on-site bicycle storage.
- d. All industrial projects constructed on Stanford Ranch large lot 75 shall provide preferential parking for carpools.
- e. All projects shall provide one set of conductive/inductive electric vehicle charging stations and signage prohibiting parking for non-electric vehicles for each office and industrial project with gross acreage exceeding 15 acres in size.
- f. All projects will be required to have roofs with a white or silver cap sheet to reduce energy demands.
- g. For projects with uses that handle refrigerated material, one 110/208 volt power outlet for every two dock doors shall be required.
- h. All projects shall be required to pay into the Placer County Air Pollution Control District's Air Quality Mitigation Fund prior to issuance of a building permit.

2. Primary Structure Setback

A 20-foot primary structure setback shall be observed from a line located parallel to the boundary of the open space and conservation easement (eastern boundary of Parcels A of SD-2002-01).

PM/gb

E:\clerk\ord\Rocklin Corporate Center PDG-2002-01 022503.doc

ORDINANCE NO. 843

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN AMENDMENT TO THE STANFORD RANCH
GENERAL DEVELOPMENT PLAN
(Stanford Ranch Retail Center Phase II / PDG-2000-05)

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 mitigated negative declaration of environmental impacts has been certified for this project, via City Council Resolution No. 2001-88.

B. The amendment as attached and made a part herein will supercede Exhibit C of Ordinance 788.

C. The proposed amendment to the Stanford Ranch general development plan is consistent with the City of Rocklin's General Plan land use element which designates the site as Retail Commercial (RC).

D. The proposed general development plan amendment is consistent with and implements the applicable policies of the City of Rocklin General Plan. Specifically Land Use Policies:

#17. "To promote and renew as needed, the Pacific Street, Rocklin Road, Sunset Boulevard, and Granite Drive business districts in order to provide diversified business opportunities."

#23. "To promote flexibility and innovation in commercial land use through the use of planned unit developments, developer agreements, specific plans and other innovative development and planning techniques."

#42 To approve amendments to the zoning code and other land use regulations only if the changes are consistent with the General Plan.

#43. "To base the evaluation of implementation measures and actions for consistency with the General Plan on whether or not the measures and actions further the goals and policies of the General Plan."

E. The area is physically suited to the uses authorized in the general development plan amendment.

F. The proposed general development plan amendment is compatible with the land uses permitted on the properties in the vicinity.

G. The land use, its density and intensity, allowed in the proposed general development plan amendment is not likely to create serious health problems or create nuisances on properties in the vicinity.

H. 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.

~~I. The proposed general development plan amendment is consistent with established policy restricting the total area of a given building or project that may be given over to non-retail office uses in those portions of the Stanford Ranch general development plan designated for commercial land use. As the amendment will not result in an increase in the total square footage of a project that could be used for non-retail office type uses only in the distribution of that space through out the project site.~~

Section 2. Section XI.A. and Section XI.B. of the Stanford Ranch General Development Plan are amended to read as set forth in Exhibit A, attached hereto and incorporated by reference herein.

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

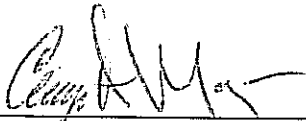
PASSED AND ADOPTED this 24th day April, 2001, by the following roll call vote:

AYES: Councilmembers: Lund, Yorde, Hill, Magnuson

NOES: Councilmembers: None

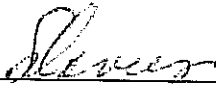
ABSENT: Councilmembers: Storey

ABSTAIN: Councilmembers: None



George Magnuson, Mayor

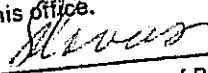
ATTEST:



City Clerk

First Reading : 3/27/01
Second Reading: 4/24/01
Effective Date: 5/24/01

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

Attest: 

City Clerk, City of Rocklin

BVF/gb
e:\clerk\ord\sr retail phase II PDG-2000-05 CC

EXHIBIT A

AMENDMENT TO STANFORD RANCH
GENERAL DEVELOPMENT PLAN,
XI. GENERAL DEVELOPMENT PLAN STANDARDS,
SECTIONS A AND B
(PDG-2000-05)

XI. General Development Plan Standards

A. Authority

In accordance with the provisions of Stanford Ranch General Development Plan Standards Section III and Chapter 17.60 of the Rocklin Municipal Code, a land use zone is hereby established for Commercial uses and shall be identified by the designation Commercial (C) use zone.

B. Commercial (C) Use Zone Regulations

1. Purpose.

To ensure the proper development and use of land and improvements to provide retail shopping and service commercial activities that meet the day-to-day needs of the residents of Stanford Ranch.

2. Permitted Uses.

- a. Book Store and Periodical Store, except that adult/sex oriented book and periodical stores shall be regulated by Section 17.79.020 of the Rocklin Municipal Code;
- b. Churches;
- c. Coin-operated Laundry;
- d. Laundry or Dry Cleaners;
- e. Liquor Store;
- f. Personal Services, including but not limited to, beauty salons, barber shops, and dry cleaners;
- g. Pet Shop/Grooming Services;
- h. Plant Nursery Indoor Only;
- i. Offices and clinics, including financial institutions, provided that no more than 30% of the floor area of any individual building is used for office or clinic purposes except as provided for in XI.B.7.
- j. Radio and/or Television Repair;
- k. Restaurants, Coffee Shop, Restaurant-Bar combination;

- l. Retail Sales;
- m. Theaters, adult/sex-oriented theaters shall be regulated by Section 17.79.020 of the Rocklin Municipal Code; and
- n. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

3. Conditionally Permitted Uses.

- ~~a. Any permitted use with outside sales, display or outdoor storage;~~
- b. Arcade;
- c. Auto and marine related sales and services;
- d. Automotive service station;
- e. Billiard Rooms;
- f. Bowling Alleys;
- g. Car washes;
- h. Commercial Cluster;
- i. Athletic and exercise clubs, including but not limited to, swimming pools, gymnasiums, tennis, racquet, paddle, basketball or handball courts.
- j. Convenience Stores;
- k. Day care facilities;
- l. Gasoline Station;
- m. Home Improvement Centers such as, a retail service engaged in providing retail sale, rental, service, or related repair and installation of home improvement products, including building materials, paint, wallpaper, carpeting and floor covering, decorating, heating, air conditioning, electrical, plumbing, and mechanical equipment, roofing supplies, yard and garden supplies, home appliances and similar home improvement products;
- n. Hotels / motels / lodging;
- o. Outdoor Plant Nursery;
- p. Outdoor restaurant seating of more than 2 tables or 8 chairs;
- q. Schools;
- r. Shopping Center;
- s. Veterinary clinic; and
- t. The Community Development Director may determine certain uses or activities which are not explicitly stated above to be conditionally permitted uses, provided the use or activity has characteristics which are similar to one of the uses listed above.

4. Enclosed Building Requirements.

All permitted uses shall be conducted entirely within a building with no outside storage or display permitted, unless a valid conditional use permit has been issued for the outside storage, display, activity, or use.

5. Loading Facilities.

Loading facilities shall be designed as an integral part of the building ~~which they serve, and shall be obscured from public view by fencing,~~ landscaping, or other suitable methods.

6. Signs.

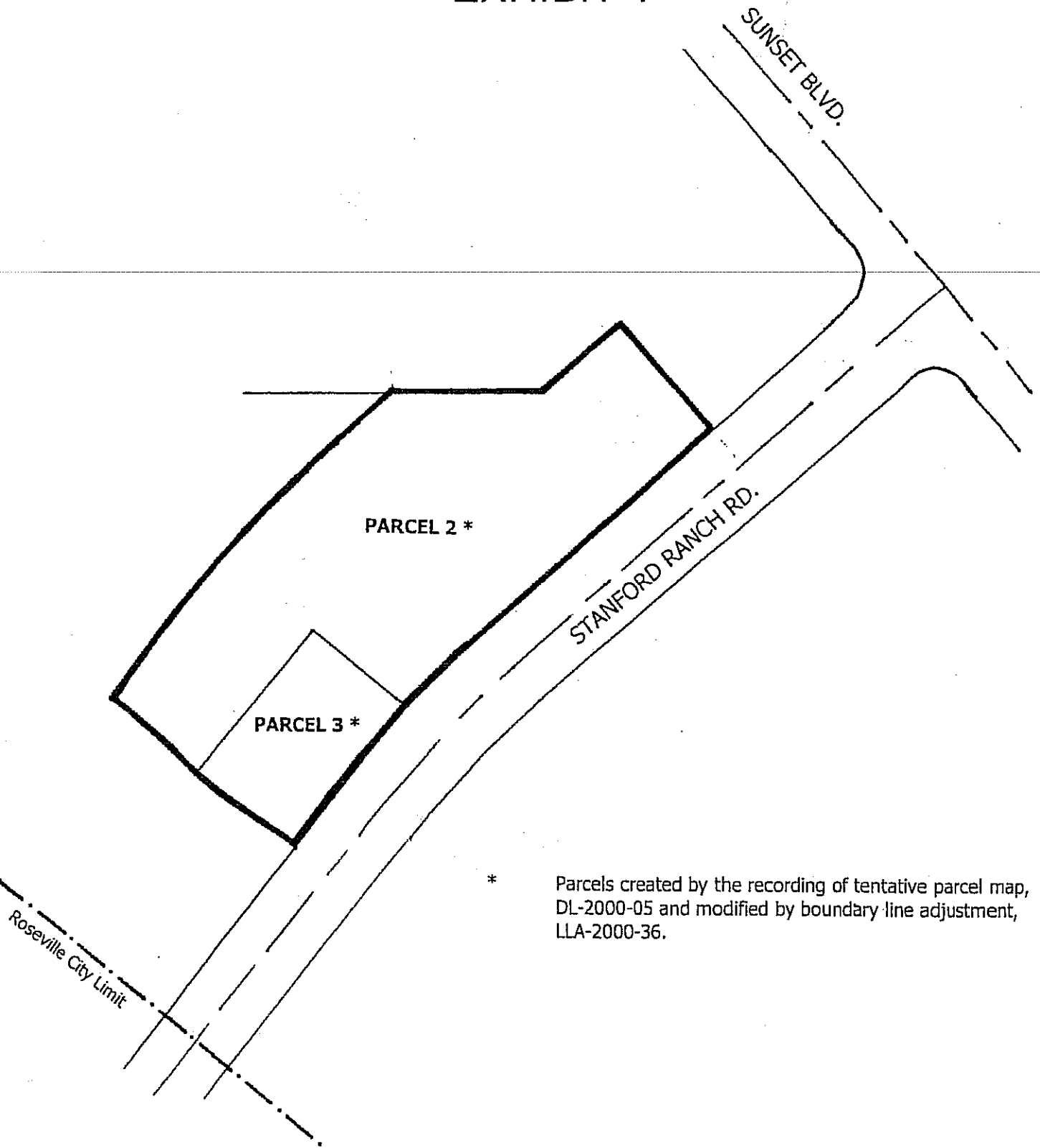
All signs erected or maintained within the C zone shall conform with the City of Rocklin Sign Ordinance.

7. Exception for Stanford Ranch Retail Center Phase II.

Subject to approval of a conditional use permit by the Planning Commission, the Stanford Ranch Retail Center Phase II may deviate from the standard set forth in XI.B.2.i. Provided that:

- i) This exception shall only apply to the site of the Stanford Ranch Retail Center Phase II, Parcels 2 and 3 created by the recording of tentative parcel map, DL-2000-05 and modified by boundary line adjustment, LLA-2000-36 and as shown on Exhibit 1, attached herein.
- ii) Office or clinic uses, including financial institutions, may not comprise more than 30% of the total building square footage of the shopping center as a whole.
- iii) The use permit, to insure compliance with ii above, shall specifically establish the total square footage of each individual structure within the commercial cluster complex that may be devoted to office or clinic purposes, including financial institutions, as the primary use.

EXHIBIT 1



* Parcels created by the recording of tentative parcel map, DL-2000-05 and modified by boundary line adjustment, LLA-2000-36.

AREA OF APPLICABILITY MAP

ORDINANCE NO. 997

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN AMENDMENT TO THE STANFORD RANCH GENERAL DEVELOPMENT
PLAN, ORDINANCE 560 ET SEQ., TO REZONE STANFORD RANCH PARCEL 69 FROM
PLANNED DEVELOPMENT SIX DWELLING UNITS PER ACRE (PD-6) TO
PLANNED DEVELOPMENT SIX DWELLING UNITS PER ACRE (PD-6A)

(Stanford Ranch General Development Plan Amendment – Stanford Ranch Parcel 69 /
PDG-2013-01 and Z-2013-01)

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

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

A. The general development plan amendment and rezone of an approximately 25.8 acre site know as Stanford Ranch Parcel 69 (APNs 017-170-008, 017-081-014, and 017-081-037) would create a new residential zone district and would establish development criteria for the proposed zoning designation.

B. A Notice of Exemption has been approved for this project via city Council Resolution No. 2013-188.

C. The proposed general development plan amendment and rezoning are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The original PD-6 front setback provision does not provide the same level of diversity in the house forms by allowing porches and side-loaded garages to deviate from the living area setbacks.

E. The proposed setback standards will create a variety of offsets as home plans with different features are developed. The result will be similar to the existing twenty-five foot setback requirement in the straight PD-6 zone that also allows for a front setback reduction to twenty feet from the street right-of-way, provided that the average sum of the setbacks is equal to twenty-five feet and that setbacks greater than thirty five feet are not considered in the averaging of the sum.

F. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and 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, consistent with three of the stated purposes of the

Stanford Ranch General Development Plan Residential Development Standards Section VIII.A.1., 2., and 4.

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

H. The proposed general development plan amendment and rezoning are compatible with the land uses existing and permitted on the properties in the vicinity.

I. 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.

J. 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 approves the general development plan amendment and rezoning as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. The City Council of the City of Rocklin hereby approves an amendment to the Stanford Ranch General Development Plan as set forth in Exhibit B, attached hereto and incorporated herein.

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

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on September 10, 2013, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on September 24, 2013, by the following roll call vote:

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



Diana L. Ruslin, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 9/10/13
Second Reading: 9/24/13
Effective Date: 10/24/13

EXHIBIT A

Map of Existing and Proposed General Development Plan / Zoning

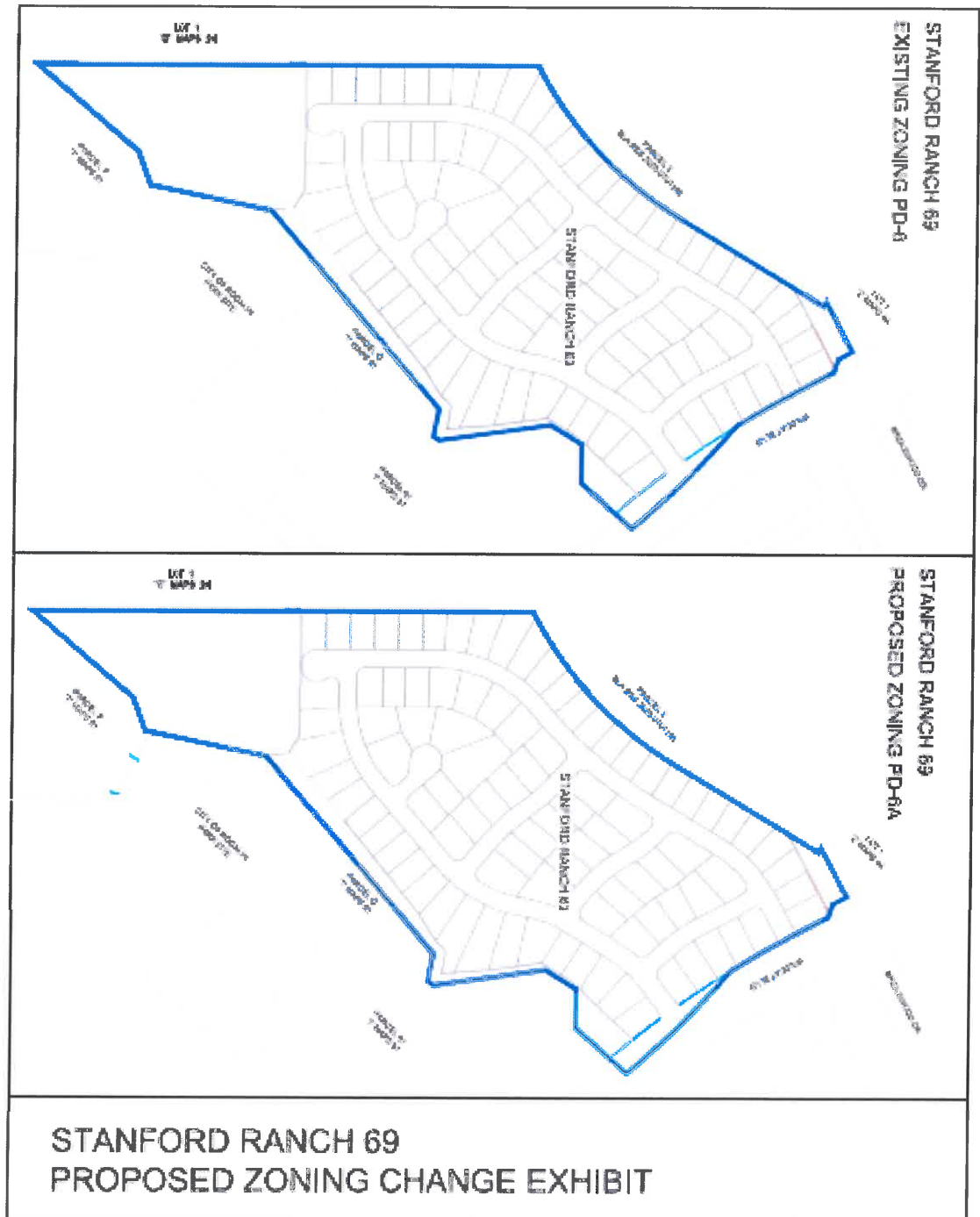


EXHIBIT B

The Stanford Ranch General Development Plan is hereby amended to revise and add the following subsections:

{These sections to replace entirely the existing subsections VIII.B. and VIII.E.1. and E.2. Subsections E.3. through E.8. are unchanged and remain in affect for both existing PD-6 and newly created PD-6A zones.}

VIII. RESIDENTIAL DEVELOPMENT STANDARDS

B. Utilization of the Residential Planned Development Zone Classification Use Regulations

PD-6	Maximum 6 units per gross acre
PD-6A	Maximum 6 units per gross acre
PD-8	Maximum 8 units per gross acre
PD-12	Maximum 12 units per gross acre
PD-16	Maximum 16 units per gross acre
PD-20	Maximum 20 units per gross acre

E. Area Regulations (Single Family Detached, PD-6 and PD-6A)

Buildings and structures shall comply with the following area regulations:

1. Lot Coverage

- a. In PD-6 zones, the maximum lot coverage by all structures shall not exceed 40 percent of the lot area.
- b. In PD-6A zones, the maximum lot coverage by all structures shall not exceed:
 - i) 50 percent of the lot area for a lot on which a single story home is built
 - ii) 40 percent of the lot area for a lot on which a two story home is built

2. Front and Street Side Yards

- a. In PD-6 zones, buildings and structures shall have a front yard set back of at least twenty-five (25) feet from all

adjacent streets. Sideyard setbacks shall be a minimum of ten (10) feet from all adjacent streets.

- i) The standard twenty five (25) feet setback for Conventional Single Family, may be reduced up to twenty (20) feet from the street right-of-way provided that the average sum of the setbacks are equal to twenty five (25) feet and that setbacks greater than thirty five (35) feet are not considered in the averaging of the sum of those setbacks, with the intent of creating a variety of setbacks.
- ii) The setback requirements as outlined above may be further reduced five (5) feet for corners of buildings when the angle formed by extended lines of the building intersecting with the street are between 20 and 70.

b. In PD-6A zones, the following front setbacks shall apply:

- i) Living area: twenty (20) feet
- ii) Porch: fifteen (15) feet
- iii) Garage, front loaded: twenty (20) feet
- iv) Garage, side loaded: fifteen (15) feet

In PD-6A zones, sideyard setbacks shall be a minimum of ten (10) feet from all adjacent streets.

ORDINANCE NO. 1003

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
APPROVING AN AMENDMENT TO THE STANFORD RANCH GENERAL DEVELOPMENT
PLAN, ORDINANCE 560 ET SEQ., TO REZONE STANFORD RANCH PARCELS 54, 55, 57, AND
71 FROM PLANNED DEVELOPMENT SIX DWELLING UNITS PER ACRE (PD-6) TO
PLANNED DEVELOPMENT SIX DWELLING UNITS PER ACRE (PD-6B)

(Stanford Ranch General Development Plan Amendment – Two Oaks Subdivision /
PDG-2013-05 and Z-2013-08)

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

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

A. The general development plan amendment and rezone of an approximately 60.0 acre site, part of the property known as Two Oaks Subdivision (aka West Oaks Subdivision), Stanford Ranch Parcels 54, 55, 57, AND 71, APNs 017-081-050, -060, -061, and -064), would create a new residential zone district and would establish development criteria for the proposed zoning designation.

B. A Notice of Exemption has been approved for this project via City Council Resolution No. 2013-225.

C. The proposed general development plan amendment and rezoning are consistent with and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The original PD-6 front setback provision does not provide the same level of diversity in the house forms by allowing porches and side-loaded garages to deviate from the living area setbacks.

E. The proposed setback standards will create a variety of offsets as home plans with different features are developed. The result will be similar to the existing twenty-five foot setback requirement in the straight PD-6 zone that also allows for a front setback reduction to twenty feet from the street right-of-way, provided that the average sum of the setbacks is equal to twenty-five feet and that setbacks greater than thirty five feet are not considered in the averaging of the sum.

F. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of housing available in Rocklin; and 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, consistent with three of the stated purposes of the Stanford Ranch General Development Plan Residential Development Standards Section VIII.A.1., 2., and 4.

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

H. The proposed general development plan amendment and rezoning are compatible with the land uses existing and permitted on the properties in the vicinity.

I. 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.

J. 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 approves the general development plan amendment and rezoning as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 3. The City Council of the City of Rocklin hereby approves an amendment to the Stanford Ranch General Development Plan as set forth in Exhibit B, attached hereto and incorporated herein.

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

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on November 12, 2013, by the following vote:

AYES: Councilmembers: Magnuson, Janda, Butler, Yuill, Ruslin
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 10, 2013, by the following vote:

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



Scott Yuill, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 11/12/13
Second Reading: 12/10/13
Effective Date: 1/10/14

P:\PUBLIC PLANNING FILES\Dara\Stanford Ranch Two Oaks PDGA\Packets\Stanford Ranch Two Oaks CC Reso (PDG-2013-05 Z-2013-08) - draft.doc

EXHIBIT A

Map of Existing and Proposed General Development Plan / Zoning

400' 0' 400' 800'

GRAPHIC SCALE: 1"=400'

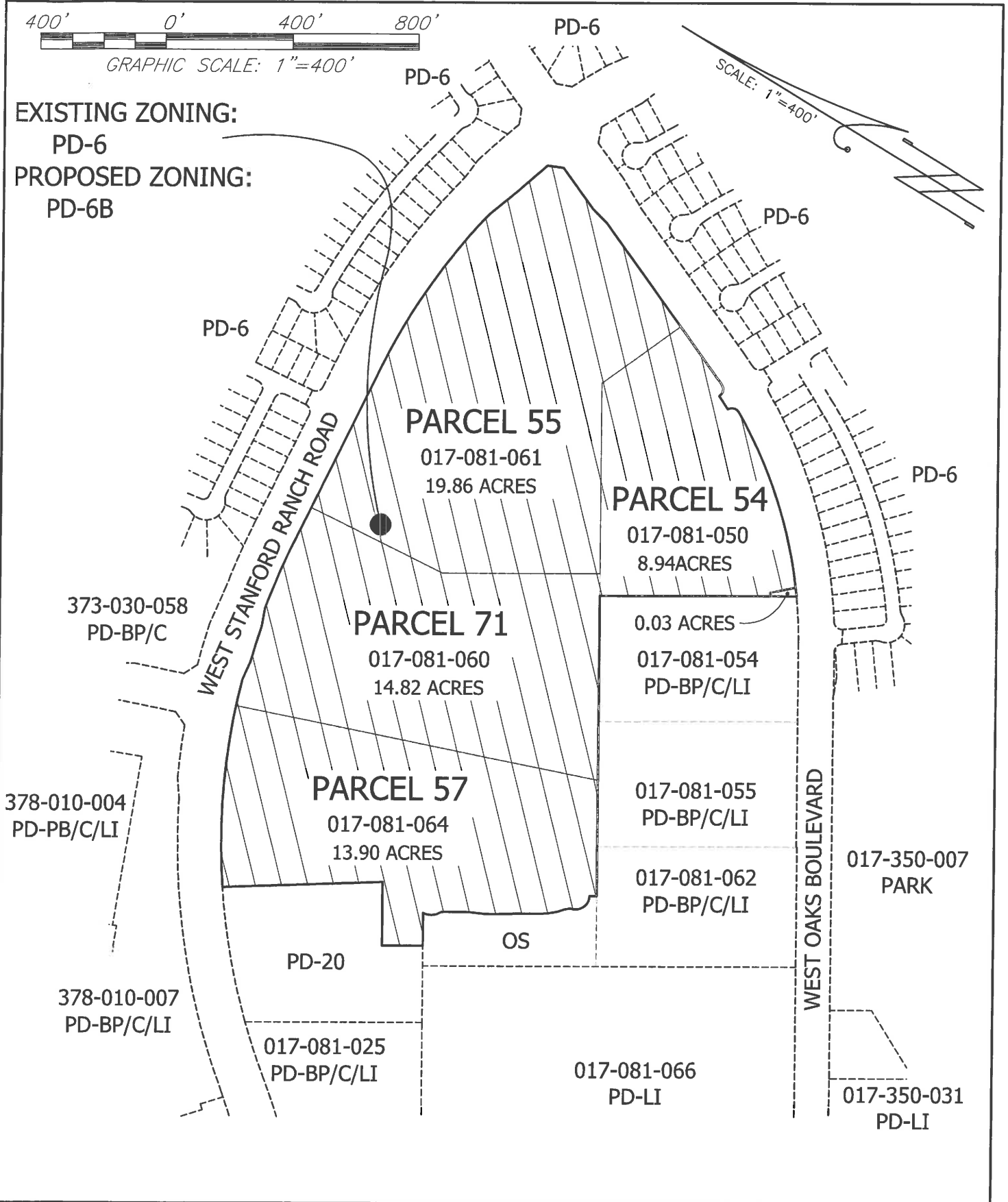
SCALE: 1"=400'

EXISTING ZONING:

PD-6

PROPOSED ZONING:

PD-6B



REZONING/GENERAL DEVELOPMENT PLAN EXHIBIT

STANFORD RANCH PH. IV UNIT 1 - PARCELS 54 & 55
STANFORD RANCH PH. IV UNIT 2 - PARCELS 57 & 71

PLANNING NO.

EXHIBIT B

The Stanford Ranch General Development Plan is hereby amended to revise and add the following subsections:

{These sections to replace entirely the existing subsections VIII.B. and VIII.E.1. and E.2. Subsections E.3. through E.8. are unchanged and remain in affect for existing PD-6, recently approved PD-6A, and newly created PD-6B zones.}

VIII. RESIDENTIAL DEVELOPMENT STANDARDS

B. Utilization of the Residential Planned Development Zone Classification Use Regulations

PD-6	Maximum 6 units per gross acre
PD-6A	Maximum 6 units per gross acre
PD-6B	Maximum 6 units per gross acre
PD-8	Maximum 8 units per gross acre
PD-12	Maximum 12 units per gross acre
PD-16	Maximum 16 units per gross acre
PD-20	Maximum 20 units per gross acre

E. Area Regulations (Single Family Detached, PD-6, PD-6A, and PD-6B)

Buildings and structures shall comply with the following area regulations:

1. Lot Coverage

- a. In PD-6 zones, the maximum lot coverage by all structures shall not exceed 40 percent of the lot area.
- b. In PD-6A and PD-6B zones, the maximum lot coverage by all structures shall not exceed:
 - i) 50 percent of the lot area for a lot on which a single story home is built
 - ii) 40 percent of the lot area for a lot on which a two story home is built

2. Front and Street Side Yards

a. In PD-6 zones, buildings and structures shall have a front yard set back of at least twenty-five (25) feet from all adjacent streets. Sideyard setbacks shall be a minimum of ten (10) feet from all adjacent streets.

i) The standard twenty five (25) feet setback for Conventional Single Family, may be reduced up to twenty (20) feet from the street right-of-way provided that the average sum of the setbacks are equal to twenty five (25) feet and that setbacks greater than thirty five (35) feet are not considered in the averaging of the sum of those setbacks, with the intent of creating a variety of setbacks.

ii) The setback requirements as outlined above may be further reduced five (5) feet for corners of buildings when the angle formed by extended lines of the building intersecting with the street are between 20 and 70.

b. In PD-6A zones, the following front setbacks shall apply:

- i) Living area: twenty (20) feet
- ii) Porch: fifteen (15) feet
- iii) Garage, front loaded: twenty (20) feet
- iv) Garage, side loaded: fifteen (15) feet

In PD-6A zones, sideyard setbacks shall be a minimum of ten (10) feet from all adjacent streets.

c. PD-6B zones, the following front setbacks shall apply:

Standard	For lots less than 6,500 sq. ft.	For lots 6,500 sq. ft. and greater
i) Living -1-story/2-story:	15 feet/20 feet	20 feet/20 feet
ii) Porch:	15 feet	15 feet
iii) Garage, front loaded:	20 feet	20 feet
iv) Garage, side-load:	15 feet	15 feet

In PD-6B zones, sideyard setbacks shall be a minimum of ten (10) feet from all adjacent streets.

ORDINANCE NO. 1037

ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN APPROVING AN AMENDMENT TO
THE STANFORD RANCH GENERAL DEVELOPMENT PLAN,
TO REZONE STANFORD RANCH PARCEL LOT Y OF THE A-1 SUBDIVISION
FROM PLANNED DEVELOPMENT, MAXIMUM 20 DWELLING UNITS PER ACRE
(PD-20) TO PLANNED DEVELOPMENT MIXED USE (PD-MU)
(Stanford Ranch General Development Plan Amendment, Z2014-0007/PDG2014-0007)

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

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

A. The proposed zone change will amend the City Zoning Map and the Stanford Ranch General Development Plan to ensure that the zoning on the 2 acre Park and Ride site, Lot Y of the Stanford Ranch A-1 Subdivision (APN: 0116-450-016) will be consistent with the concurrently proposed general plan amendment, GPA2014-0005 and the purpose, character, and density provisions of the General Plan for a Mixed Use designated parcel.

B. A Notice of Exemption has been prepared for this project and approved via City Council Resolution No. - .

C. The Stanford Ranch General Development Plan is amended to provide for a (PD-MU) Mixed Use Zone consistent with the concurrent General Plan Amendment (GPA2014-005) applying the City of Rocklin General Plan Mixed Use land use designation and will 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 general development plan and zoning.

E. The proposed general development plan amendment and zoning are compatible with the land uses existing and permitted on the properties in the vicinity.

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

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

Section 2. The City Council of the City of Rocklin hereby approves the Rezone (Z2014-0007) and General Development Plan Amendment (PDG2014-0007) as shown on Exhibit A and B, attached hereto and incorporated by reference herein contingent upon City Council approval of the concurrent general plan amendment, GPA2014-0005.

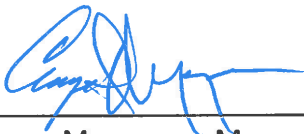
Section 3. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of those City Council members voting for and against the ordinance, to be published in the Placer Herald. In lieu of publishing the full text of the ordinance, the City 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 June 23, 2015, by the following vote:

AYES:	Councilmembers:	Yuill, Ruslin, Butler, Janda, 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 July 14, 2015, by the following vote:

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



George Magnuson, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading: 6/23/15
Second Reading: 7/14/15
Effective Date: 8/13/15

EXHIBIT A



*Rezone/General Development Plan Amendment from PD-20 to PD-MU
(Z2014-0007/PDG2014-0007)*

EXHIBIT B

PLANNED DEVELOPMENT MIXED USE (PD-MU) GENERAL DEVELOPMENT PLAN Pebble Creek Drive and Sunset Boulevard (PDG2014-0007)

1. **Purpose** - This General Development Plan is a component within the Stanford Ranch General Development Plan and 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 2-acre property with a mix of residential and commercial uses in a manner that integrates development with the site and surrounding development.
2. **Zone Boundaries Map** –



3. **Relationship to the Rocklin Municipal Code.** All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this site 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.

4. **Uses and Development Standards** – Allowed uses and development standards within this Mixed Use (PD-MU) Zone shall be consistent with those specified in the current (PD-20) and (PD-C) zones contained within the Stanford Ranch General Development Plan and incorporated herein by reference.

5. **Special Conditions** –
 - a. No building or portion of any structure that was designed, approved, and built for use as residential unit may subsequently be used to house a Commercial / Office / Civic use without first modifying the building or portion thereof, to the satisfaction of the Community Development Director, to comply with all applicable Building Code, Parking, and Design Review requirements. Likewise no building or portion thereof designed and approved for Commercial / Office / Civic use may be converted to a Residential use without going through the same process.
 - b. Use of a public address system that can be heard outside of a building is prohibited. However, acoustic or amplified music and entertainment may be allowed in outdoor dining and common areas provided that the music is not audible from the property line of an adjacent single family residential use.
 - c. The location, design and other special requirements for outdoor dining areas shall be to the satisfaction of the Community Development Director.
 - d. Delivery trucks and loading dock operations shall be restricted to the daytime hours of 7:00 a.m. to 10:00 p.m. This time restriction does not apply to trash pick-up services. Delivery hours shall be posted at all appropriate locations.
 - e. Prior to issuance of a building permit and / or a certificate of occupancy for any Commercial / Office / Civic use located contiguous to a residential use within the same structure, the developer shall demonstrate that the tenant improvements include noise attenuation measures in the form of soundproofing of the walls, floors, and / or ceilings, as appropriate, to ensure that an interior noise level of 45 dB as set forth in the Rocklin General Plan is maintained within the residential units. The Chief Building Official shall have the authority to waive this requirement when, in his / her opinion the work authorized under said building permit would have no significant acoustical impact.
 - f. Prior to building permit issuance building plans for residential units located above a commercial space and / or that are located adjacent to a street shall be reviewed by a qualified acoustical professional to identify and ensure the incorporation of appropriate acoustical treatments in the building design and materials as needed to ensure that these units to meet the 45 dB interior noise

level criteria set forth in the Rocklin General Plan. The Chief Building Official shall have the authority to waive this requirement when, in his / her opinion the work authorized under said building permit would have no significant acoustical impact.

- g. Prior to issuance of a building permit and / or a certificate of occupancy for any Commercial / Office / Civic use the developer shall demonstrate that the tenant improvements include a ventilation system to prevent any noxious odors disseminating into the building. The Chief Building Official shall have the authority to waive this requirement when, in his / her opinion the work authorized under said building permit would have no significant impact related to ventilation.