



AGENDA
CITY OF ROCKLIN PLANNING COMMISSION
DATE: March 20, 2018
TIME: 6:30 PM
PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

MEETING PROCEDURES AND STANDARDS OF DECORUM

Citizens may address the Planning Commission on any items on the agenda, when the item is considered. Citizens wishing to speak may request recognition from the presiding officer by raising his or her hand and stepping to the podium when requested to do so. Although not required, speakers are requested to identify themselves by stating their name and city of residence for the official record.

For items not listed on the agenda, any person may do so under "Citizens Addressing the Planning Commission on non-agenda items." Three to five-minute time limits may be placed on citizen comments. As a reminder, the Brown Act does not permit the Commission to take action on items not on the agenda.

All remarks shall be addressed to the Commission as a body and not to any member thereof, or to staff, or to the public. No person, other than a member of the Commission, and the person having the floor, shall be permitted to enter into any discussion without the permission of the presiding officer.

Whenever any group of persons wishes to address the Commission on the same subject matter, it shall be proper for the Chairman to request that a spokesperson be chosen.

Any person who disrupts the meeting of the Commission, may be barred by the Chairman from further audience before the Commission during that meeting.

WRITINGS RECEIVED AFTER AGENDA POSTING

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission less than 72 hours before this meeting is available for inspection at City Hall, 3970 Rocklin Road, Rocklin, during normal business hours. These writings will also be available for review at the planning commission meeting in the public access binder located on the table at the back of the Council Chambers. If you have questions related to this agenda, please call 916-625-5160.

WRITTEN MATERIAL INTRODUCED INTO THE RECORD

Any citizen wishing to introduce written material into the record at the hearing on any item is requested to provide a copy of the written material to the Planning Department prior to the hearing date so that the material may be distributed to the Planning Commission prior to the hearing.

AMERICANS WITH DISABILITIES ACT

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have a special need in order to allow you to attend or participate in our public hearing process or programs, please contact our office at (916) 625-5160 well in advance of the public hearing or program you wish to attend so that we may make every reasonable effort to accommodate you.

COURT CHALLENGES AND APPEAL PERIOD

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code Section 65009)

There is a 10-day appeal period for most Planning Commission decisions. However, a Planning Commission approval of a tentative parcel map has a 15-day appeal period. Appeals can be made by any interested party upon payment of the appropriate fee and submittal of the appeal request to the Rocklin City Clerk or the Planning Department, 3970 Rocklin Road, Rocklin.

ELECTRONIC PRESENTATIONS

All persons with electronic presentations for public meetings will be required to bring their own laptop or other form of standalone device that is HDMI or VGA compatible. It is further recommended that presenters arrive early to test their presentations. The City is not responsible for the compatibility or operation of non-city devices or the functionality of non-city presentations.

FURTHER INFORMATION

Any person interested in an agenda item may contact the Planning Staff prior to the meeting date, at 3970 Rocklin Road, Rocklin, CA 95677 or by phoning (916) 625-5160 for further information.

POSTING OF AGENDA

In accordance with Government Code Section 54954.2(a) this agenda was posted on the City's bulletin board at City Hall, 3970 Rocklin Road, Rocklin, and City of Rocklin website at www.rocklin.ca.us.

AGENDA

1. **Meeting Called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes**
 - a. February 20, 2018 Minutes
5. **Correspondence**
6. **Citizens Addressing the Commission on Non Agenda Items**

CONSENT ITEMS

PUBLIC HEARINGS

7. **ROCKLIN 60 GENERAL DEVELOPMENT PLAN, SECOND AMENDMENT
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2018-0001**

This City-initiated application is a request for approval of a General Development Plan (PDG) Amendment to revise the Rocklin 60 Subdivision PDG (originally approved as Ordinance No. 968; amended as Ordinance No. 1047) to reinsert language into the plan that was inadvertently deleted as a part of adoption of Ordinance No. 1047. The subject site is the approximately 57-acre Rocklin 60 subdivision, now called the Preserve at Secret Ravine, generally located north of Schriber Way and Lakepointe Drive and east of the Rocklin Crossings shopping center. The property is zoned Planned Development 4 dwelling units per acre (PD-4) and Planned Development 2 dwelling units per acre (PD-2). The General Plan designation is Medium Density Residential (MDR) and Low Density Residential (LDR).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15305 Minor Alterations in Land Use Limitations has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is the City of Rocklin. The property owner is Taylor Morrison of California.

- a. Resolution of The Planning Commission of The City of Rocklin Recommending Approval of a Notice of Exemption Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001)
- b. Resolution of The Planning Commission of The City of Rocklin Recommending Approval of an Ordinance Repealing Ordinance No 1047 and Reenacting The Rocklin 60 General Development Plan With the Inclusion of Language That Was Inadvertently Deleted as Part of a Prior Amendment Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001)

**8. PACIFIC TECH PARK LAND USE MODIFICATION
GENERAL PLAN AMENDMENT, GPA2017-0006
REZONE, Z2017-0008
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0006**

This application is a request for approval of a General Plan Amendment, Rezone, and General Development Plan Amendment to change the existing land use of Retail Commercial (RC) to Light Industrial (LI), the zoning from Planned Development Business Professional (PD-BP) to Planned Development Light Industrial (PD-LI) and amend the Pacific Tech Park General Development Plan (Ordinance 923) to reflect the requested land use changes. The subject site is generally located 900 feet southerly of the intersection of Sunset Boulevard and Pacific Street. APN 046-010-058.

The property is zoned Planned Development Business Professional (PD-BP). The General Plan designation is Retail Commercial (RC).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified that the project may rely on the previously approved Mitigated Negative Declaration for the Pacific Tech Park project adopted by City Council on August 14, 2007 (Reso 2007-227).

The applicant is Karendra McDonald with Borges Architectural Group. The property owner is BEM, Inc.

- a. Resolution of The Planning Commission of The City of Rocklin Recommending Approval of a General Plan Amendment to Change The Land Use Designation of a 2.0 Acre Portion of an Approximately 7.56 Acre Site From Retail Commercial (RC) to Light Industrial (LI) (Pacific Tech Park / GPA2017-0006)
- b. Resolution of The Planning Commission of The City of Rocklin Recommending City Council Approval of an Ordinance Approving The First Amendment to The Pacific Tech Park General Development Plan, Replacing And Superseding Ordinance 923, And to Rezone Three Parcels From Planned Development Business Professional (PD-BP) to Planned Development Light Industrial (PD-LI) (Pacific Tech Park / PDG2017-0006, Z2017-0008)

NON PUBLIC HEARINGS

9. Informational Items and Presentations
10. Reports and Discussion Items from Planning Commissioners
11. Reports from City Staff
12. Adjournment

**CITY OF ROCKLIN
MINUTES OF THE
PLANNING COMMISSION MEETING**

**February 20, 2018
Rocklin Council Chambers
Rocklin Administration Building
3970 Rocklin Road
(www.rocklin.ca.us)**

-
- 1. Meeting Called to Order at 6:40 pm**
 - 2. Pledge of Allegiance was led by Commissioner McKenzie.**
 - 3. Roll Call**

Chairman Martinez
Commissioner McKenzie
Commissioner Sloan
Vice Chairman Whitmore - *excused*
Commissioner Vass - *excused*

Others Present:

Steve Rudolph, City Attorney
Marc Mondell, Economic & Community Development Director
Laura Webster, Director of the Office of Long Range Planning
Bret Finning, Manager of Planning Services
Nathan Anderson, Senior Planner
Dave Palmer, City Engineer
David Mohlenbrok, Deputy Director Public Services Department
Terry Stemple, Planning Commission Secretary

About 60

- 4. Minutes –**
 - a. Minutes of February 6, 2018 were approved as submitted.
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items – None**
- 7. Informational Items and Presentations**
 - a. ZONAR 3D Zoning Visualization Presentation

CONSENT ITEMS

None

PUBLIC HEARINGS

8. CROFTWOOD UNIT #2
TENTATIVE SUBDIVISION MAP, SD2017-0002
GENERAL DEVELOPMENT PLAN, PDG2017-0002
OAK TREE PRESERVATION PLAN PERMIT, TRE2017-0003

This application is a request for approval of a Tentative Subdivision Map and Oak Tree Preservation Plan Permit to create 60 residential lots, and several parcels for open space, landscaping, and storm water detention on approximately 25.5 total acres; and a General Development Plan Amendment to modify the development standards applicable to the site. The subject property is generally located on the west side of Barton Road approximately 0.8 miles north of Rocklin Road and north of the terminus of Lakepointe Drive. APN 045-053-015. The property is zoned Planned Development Residential 2.5 du/acre (PD-2.5). The General Plan designation is Low Density Residential (LDR).

Notice is hereby given that the City of Rocklin will consider adoption of a Mitigated Negative Declaration for the development project described above. The review and comment period for the Mitigated Negative Declaration ended at 5:00 p.m. on January 16, 2018.

The owner and applicant of the project is Jesper Petersen Revocable Trust

Nathan Anderson, Senior Planner presented the project staff report.

The Commission had questions for staff regarding:

1. Development standards for new streets being integrated into existing streets
2. Sidewalks on both sides of the street
3. Parking on both sides of the street
4. Different standards of both projects
5. Lot B drainage not being part of HOA
6. Original map for Croftwood I

The Applicant, Marcos LoDuca, addressed the Commission and requesting approval of the project. He gave a brief overview of the project history and the increase of required open space thus producing smaller lots.

The Commission had questions for the applicant regarding:

1. Open space and Federal agency regulations
2. Sidewalks on both sides of street vs. only on one side
3. Budget for HOA annexation

The hearing was opened to the public for comment.

1. Carolyn Petree, Rocklin, made a presentation and spoke in opposition
By show of hands 50+ raised their hands in opposition
2. Randy Howard, Rocklin – spoke in opposition. He quoted information from a chart he created and presented to the Commission.
3. Ashley Titus – spoke in opposition referencing small lots, more neighbors and traffic
4. Amanda Sanders– spoke in opposition referencing decreased home values

5. Chris Champlain spoke in opposition referencing concerns about traffic, security gate and fire. Wants construction traffic to come from Barton Road.
6. Susanne Crouse spoke in opposition referencing concerns with schools, street lights and small houses directly across from her residence.
7. Miles Webber spoke in opposition stating the project is not consistent with the Crowne Point subdivision.
8. Howard Crouse spoke in opposition suggesting right thing to do is reduce number of lots.

There being no further public comment, the hearing was closed.

Additional Questions for Staff and the Applicant:

1. Maintenance of property next to Crouse property
2. Street lights on cul-de-sac next to Crouse property
3. Construction traffic through Crouse driveway
4. Impact on schools
5. Significant difference in number of oak trees being removed
6. Condition to require construction traffic from Barton Road
7. No sidewalks on cul-de-sac

Chairman Martinez called for a recess at 8:43pm.

The meeting reconvened at 8:48pm.

Commission Deliberation/Discussion:

Commission Sloan thanked the residents for coming out and participating in the process. He stated he had exparte communications with both the developer and the residents. He stated that the property owner has rights and the residents have concerns. The Planning Commission cannot take rights away from the land owner. They are entitled to R-1.75 by current zoning and feels the General Development Plan Amendment should be taken off the table and the subdivision be redesigned to stay with the zoning.

Commissioner McKenzie stated he also had exparte communications with both sides of the project. He does not want street section to differ from existing Croftwood I. He is interested in conditioning the construction traffic to come from Barton Road. Stated that the goal is to integrate this project as much as possible given the existing zoning and general development plan.

Chairman Martinez stated that he doesn't think the lot sizes are that substantially different. He questioned if the developer would consider single story only homes on boundary/transition between the two subdivisions. He also questioned whether the 40% lot coverage could be limited to the single story homes only similar to the General Development Plan of Croftwood I. He is okay with sidewalks on one side of the street only and supports construction traffic on Barton Road. He also stated that more open space, whether volunteered or not, is a greater amenity.

Marcos LoDuca, stated they would be okay with the homes boarding Crowne Point being no more than 50% two-story. He is okay with the 40% maximum lot coverage for single-story and is also okay with sidewalks on one side only.

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Mitigated Negative Declaration Of Environmental Impacts (Croftwood Unit #2 / SD-2017-0002, PDG-2017-0002, and TRE-2017-0003) was approved by the following vote:

AYES: McKenzie, Martinez, Sloan
NOES: None
ABSENT: Vass, Whitmore
ABSTAIN: None

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Amending the Croftwood Unit #2 General Development Plan [Ordinance No. 711] (Croftwood Unit #2 / PDG-2017-0002) was approved by the following vote as amended:

Amend Development Standards 1.c. and 1.e.:

c. Maximum Lot Coverage:

Single Story:	40%
Two Story:	35%

e. Number of Stories: A minimum of 50% (6 lots) of Area A, to include Lots 26, 27, and 50 of the Tentative Map, shall be limited to development of single-story homes (no second story, mezzanine, or similar features shall be permitted).

AYES:	McKenzie, Martinez
NOES:	Sloan
ABSENT:	Vass, Whitmore
ABSTAIN:	None

On a motion by Commissioner McKenzie and seconded by Commissioner Martinez, Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Tentative Subdivision Map and an Oak Tree Preservation Plan Permit (Croftwood Unit #2 / SD-2017-0002, TRE-2017-0003) was approved by the following vote as amended:

Add condition 5.c.13:

Streets shall be constructed to match the 42-foot-wide street section used in the Croftwood Unit #1 (Crowne Point) subdivision, with sidewalks on one side only of each of the streets. Prior to approval of improvement plans and / or recording of a final map, the project plans shall be revised as needed so that all drawings reflect this street design, to the satisfaction of the City Engineer.

Add condition 12.a. Construction Access:

If feasible, construction traffic shall take access from the Emergency Vehicle Access (E.V.A.) off of Barton Road, subject to the granting of permission by the appropriate government agencies, to the satisfaction of the Rocklin City Engineer.

AYES: McKenzie, Martinez
 NOES: Sloan
 ABSENT: Vass, Whitmore
 ABSTAIN: None

NON PUBLIC HEARINGS

8. Reports and Discussion Items from Planning Commissioners

1. None

9. Reports from City Staff

1. No meeting on March 6, 2018
2. 125th Anniversary celebration on Saturday, February 23, 2018
3. Adventure Park construction

10. Adjournment

There being no further business brought before the Commission, the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Terry Stemple
 Planning Commission Secretary

*Approved at the regularly scheduled
 Meeting of*

P:\PUBLIC PLANNING FILES\Terry\2018 Meetings\02.20.18\02.20.18 PC Minutes.docx



City of Rocklin Economic and Community Development Department

**Planning Commission
Staff Report**

**ROCKLIN 60 GENERAL DEVELOPMENT PLAN, SECOND AMENDMENT
PDG2018-0001**

March 20, 2018

Recommendation

Staff recommends Planning Commission approval of the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A NOTICE OF EXEMPTION Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE REPEALING ORDINANCE NO 1047 AND REENACTING THE ROCKLIN 60 GENERAL DEVELOPMENT PLAN WITH THE INCLUSION OF LANGUAGE THAT WAS INADVERTENTLY DELETED AS PART OF A PRIOR AMENDMENT Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001)

Proposal

This City-initiated application is a request for approval of a General Development Plan (PDG) Amendment to revise the Rocklin 60 Subdivision PDG (originally approved as Ordinance No. 968; amended as Ordinance No. 1047) to reinsert language into the plan that was inadvertently deleted as a part of an earlier modification, Ordinance No. 1047.

Owner/Applicant

The applicant is the City of Rocklin. The property owner is Taylor Morrison of California LLC.

General Site Information

The subject site is the approximately 57-acre Rocklin 60 subdivision, now called the Preserve at Secret Ravine, generally located north of Schriber Way and Lakepointe Drive and east of the Rocklin Crossings shopping center.

Figure 1 – Project Site



Project Background

On December 14, 2010, the Rocklin City Council approved Ordinance No. 968 (**Attachment 1**), which adopted a General Development Plan for the Rocklin 60 Subdivision and rezoned the site to Planned Development PD-4, PD-1.5, and PD-OA.

On November 10, 2015, the City Council approved Ordinance No. 1047 (**Attachment 2**), which amended the Rocklin 60 General Development Plan to modify the rear setback and maximum lot coverage development standards. Unfortunately, the exhibit included with this amendment inadvertently left off Sections 8 – 12, the last three pages, of the original general development plan, Ordinance No. 968, thereby omitting language which was not intended for removal.

The purpose of this project is to amend the General Development Plan to address this omission and to reinsert the language back into the approved document.

General Plan and Zoning Compliance

The property is zoned Planned Development 4 dwelling units per acre (PD-4) and Planned Development 2 dwelling units per acre (PD-2). The General Plan designation is Medium Density Residential (MDR) and Low Density Residential (LDR).

*Planning Commission Staff Report
Re: Rocklin 60 General Development Plan, Second Amendment
March 20, 2018
Page 3*

The proposed General Development Plan Amendment to reinsert language which was erroneously omitted from the document as part of the 2015 amendment is consistent with the General Plan and Zoning standards within the project site.

Environmental Determination

The City of Rocklin's Environmental Coordinator has reviewed the Rocklin 60 General Development Plan, Second Amendment and determined that it is exempt from review under the California Environmental Quality Act pursuant to Section 15305 – Minor Alterations in Land Use Limitations.

For additional discussion of the environmental evaluation and conclusion, please refer to the Notice of Exemption.

Attachments

- 1) Ordinance No. 958 (Approved December 14, 2010)
- 2) Ordinance No. 1047 (Approved November 10, 2015)

Prepared by Nathan Anderson, Senior Planner

ORDINANCE NO. 968

ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF ROCKLIN APPROVING A REZONING FROM
UNCLASSIFIED (UN), R1-12.5, OA, AND C-2 TO
PLANNED DEVELOPMENT (PD-4, PD-1.5, PD-OA) AND
ADOPTING A GENERAL DEVELOPMENT PLAN
(Rocklin 60/ Z-2005-02 /PDG-2010-01)

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. Rezone Z-2005-02 and General Development Plan PDG-2010-01 propose changes to the City of Rocklin's Zoning Map on an approximately 57 acre site known as the Rocklin 60 Subdivision (APN: 045-053-036, 043, 044 and 045-430-005, 008, 027, 039, 041, 043, 054, 063 and 064) and establishment of applicable use and development standards. Specifically, the proposal will make the following changes as shown on Exhibit A:

- Amend approximately 44.03 acres presently zoned a combination of Unclassified (UN), R1-12.5, OA and C-2 to Planned Development Single Family Residential, 4 dwelling units per gross acre (PD-4);
- Amend approximately 1.15 acres presently zoned Unclassified (UN) to Planned Development Single Family Residential, 2 dwelling units per gross acre (PD-2); and,
- Amend the locations and increase the area presently zoned as OA from 9.95 acres to 11.71 acres and rezone it to Planned Development Open Area (PD-OA).

B. An environmental impact report for this project has been certified via City Council Resolution No. 2010-203.

C. The proposed general development plan and zoning are being considered concurrently with an amendment to the General Plan land use diagram (GPA-2005-02) which would designate the site as LDR (Low Density Residential), MDR (Medium Density Residential) and R-C (Recreation/Conservation), and is made conditional on approval of GPA-2005-02.

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

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

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

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

H. The City Council has considered the effect of the proposed general development plan 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 and General Development Plan (Z-2005-02/PDG-2010-01) in the form as shown on Exhibits A & B, attached hereto and incorporated by reference herein, subject to the following conditions:

- A. This entitlement shall not be considered valid and approved unless and until the concurrent General Plan Amendment (GPA-2005-02) has been approved.
- B. Within 30 days of approval of the project entitlements, excluding any approvals governed by California Government Code Section 66474.9, the applicant or landowner shall execute an Indemnity Agreement, approved by the City Attorney's Office, whereby the applicant or landowner agrees to indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City ") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City 's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, general developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and /or any mitigation monitoring program, or brought against the City due to acts or omissions in any way connected to the applicant's project. The City will promptly notify the applicant or landowner of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding, however, if the applicant or landowner is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City.

Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the project shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days.

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

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on November 23, 2010, by the following vote:

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

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on December 14, 2010, by the following roll call vote:

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



George Magnuson, Mayor

ATTEST:



Barbara Ivanusich, City Clerk

First Reading:	11/23/10
Second Reading:	12/14/10
Effective Date:	1/14/11

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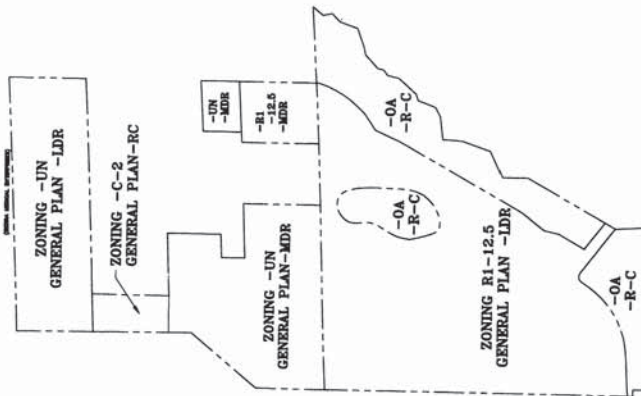
EXHIBIT A

Rezone/GDP Map available from the Community Development Department

APPROVED BY COUNCIL ON

SA

November 23, 2010



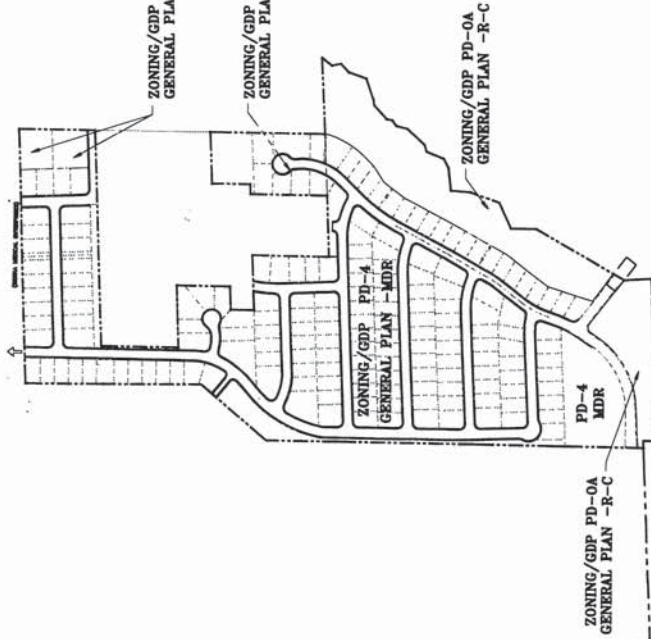
EXISTING ZONING & GENERAL PLAN DESIGNATIONS

Zoning General Plan
Acreage Summary

UN	18.74 AC.
R1-12.5	27.00 AC.
OA	9.92 AC.
C-2	1.23 AC.
TOTAL	56.89 AC.

General Plan
Acreage Summary

LDR	33.23 AC.
MDR	12.48 AC.
R-C	9.95 AC.
RC	1.23 AC.
TOTAL	56.89 AC.



PROPOSED ZONING/GDP & GENERAL PLAN DESIGNATIONS

Zoning/GDP and General
Plan Acreage Summary

PD-4 and MDR	44.03 AC.
PD-2 and LDR	1.15 AC.
PD-OA and R-C	11.71 AC.
TOTAL	56.89 AC.



REVISION	DATE	BY
1	11/16/10	SA

FILE NO. Z-2005-02
PD6-2010-01

Prepared By:
Rocklin Engineering
1445 River Drive, Suite A
Sacramento, CA 95834
(916) 971-3355

Checked By:
Rocklin Engineering
1445 River Drive, Suite A
Sacramento, CA 95834
(916) 971-3355

Designed By:
Rocklin Engineering
1445 River Drive, Suite A
Sacramento, CA 95834
(916) 971-3355

Drawn By:
Rocklin Engineering
1445 River Drive, Suite A
Sacramento, CA 95834
(916) 971-3355

Project No.: 001-001

Scale: 1" = 200'

North Arrow:

REZONE/ODP EXHIBIT A
ROCKLIN 60 RESIDENTIAL
GENERAL PLAN AMENDMENT
SERIAL 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100

SHEET TITLE
RZ/ODP4
OPA
SHEET NO.
1

RECEIVED
NOV 16 2010
By

EXHIBIT B

ROCKLIN 60 GENERAL DEVELOPMENT PLAN PDG-2010-01

1. **PURPOSE.** The Rocklin 60 site is located south of Interstate 80 and east of Sierra College Boulevard adjacent to Secret Ravine Creek. The site's location and land uses serve as a transition between lands designated for regional commercial use to the west and existing or planned lower density residential development in Rocklin and the Town of Loomis beyond. The General Development Plan includes special conditions adopted as part of the environmental review process and also specifies the use and development standards for lots within 57 +/-acre property.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding residential projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development.

2. **MAP – Refer to Exhibit A**
3. **RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE.** All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

4. ZONING DISTRICTS

PD-2 Planned Development Residential – 2 dwelling units to the gross acres.

Purpose: To provide for low density single family-detached residential units, with minimum lot size of 20,000 square feet.

PD-4 Planned Development Residential – 4 dwelling units to the gross acres.

Purpose: To provide for medium density single family-detached residential units, with minimum lot size of 6,000 square feet.

PD-OA Planned Development – Open Area

Purpose: To preserve slope areas, streams, and other natural resources, as well as, buffer them from adjacent land uses. Storm water conveyance, detention facilities, landscaping, maintenance access and some fencing may also be incorporated in open space areas where determined appropriate by the City.

5. USES IN PD-2 AND PD-4 ZONES

a)	Single-Family Residential Dwelling	P	
b)	Accessory uses as regulated by RMC Section 17.08.100	P	
c)	Accessory buildings as regulated by RMC Section 17.08.090	P	
d)	Secondary residential units as regulated by RMC Sections: 17.04.515, 17.08.020, 17.66.155	P	
e)	Schools, public elementary and secondary	P	
f)	Public utility buildings and uses, excluding equipment yards, warehouses, or repair shops		U

P = Permitted Use U = Conditionally Permitted Use

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

6. DEVELOPMENT STANDARDS.

PD-4 DEVELOPMENT STANDARDS

- a) Min. lot area (sq. ft.) 6,000 (interior lots) 6,500 (corner)
- b) Min. lot width
 - Interior 60'
 - Corner 65'
- c) Min. lot depth 100'
- d) Setbacks
 - Front⁽¹⁾ 22' minimum
 - Side, Interior 5'
 - Side, Street 10'
 - Rear 20'

- e) Max. lot coverage 40%
- f) Max. building height
 - Principal building 30'
 - Accessory building 14'
- g) Max. number of stories 2

Note

- (1) Varied front yard setbacks are required along all residential streets. However, the minimum setback must be met in all cases. A minimum 3 foot variation is required between adjacent single family lots. The only lots where the 3 foot variation will not be required are those lots located on cul-de-sacs where the majority of the lot frontage is curved.

PD-2 DEVELOPMENT STANDARDS

- a) Min. lot area (sq. ft.) 20,000
- b) Min. lot width
 - Interior 100'
 - Corner 110'
- c) Setbacks
 - Front 35' minimum
 - Side, Interior 10'
 - Side, Street 20'
 - Rear 30'
- d) Max. lot coverage 25% (up to 30% with a Use Permit)
- e) Max. building height
 - Principal building 30'
 - Accessory building 14'
- f) Max. number of stories 2

7. OFF-STREET PARKING

Off-street parking shall be regulated by Title 17.66 of the Rocklin Municipal Code.

8. **SPECIAL PROVISIONS AND CONSTRUCTION STANDARDS.** The following are EIR mitigation measures and other special provisions or construction standards applicable only to the Rocklin 60 Subdivision, **SD-2005-07**, if it is recorded.

- a. The residence on Lot 141 as shown on Exhibit A of SD-2005-07 shall be limited to one story in height.
- b. A “no access” restriction applies to Lots 167-177 as shown on Exhibit A of SD-2005-07 prohibiting access from such lots onto Makabe Lane.
- c. Lots 177 and 178 as shown on Exhibit A of SD-2005-07 are prohibited from further subdivision.
- d. All wood fences that are adjacent to City owned landscape or open space lots throughout the project shall have metal posts.
- e. Gates are prohibited between Lot 21 and Open Space Lot K.
- f. Access to the project via Makabe lane shall be limited to emergency vehicles. No construction vehicles access shall be allowed on Makabe Lane during any stage of development, except that construction access on Makabe Lane is allowed for installation of the proposed culvert which crosses under it.
- g. The City, after consultation with the subdivider/builder, shall require that all feasible emission control measures be incorporated into the project design and operation. Such measures may include, but are not limited to: solar, low-emissions, or central or tankless water heaters, increased wall and attic insulation beyond currently applicable Title 24 requirements, energy efficient windows, and clean energy features to promote energy self-sufficiency.
Portion of Mitigation Measure 6-7: Cumulative Operational (Regional) Criteria Air Pollutant and Precursor Emissions

- h. Following completion of the noise wall along the northern boundary of the project as shown on Exhibit A of SD-2005-07, the project applicant shall retain a qualified noise consultant to prepare and submit an acoustical analysis that verifies compliance with the City of Rocklin 45 dBA Ldn interior noise level standard for the residential buildings determined to be within the 60 dBA noise contour of I-80 (distance to be determined after mitigation has been implemented [i.e., accounting for the actual attenuation achieved from the noise barrier constructed along the northern project boundary]). The analysis shall be based upon actual building plans and shall be conducted before the issuance of building permits for these units. To achieve compliance with the 45 dBA Ldn interior noise level standard at elevated second floor facades, an exterior-to-interior noise reduction through the use of techniques such as building façade and window assembly upgrades will be required as necessary to meet the standard. An analysis

of project construction plans is required when such plans are available to ensure that sufficient sound insulation has been incorporated into the project design. In addition, the project applicant shall implement the following measure.

- 1) All residential buildings shall be constructed with mechanical ventilation systems which would allow occupants to keep windows and doors closed to achieve acoustical isolation from I-80 traffic noise. The systems shall allow for the introduction of fresh outside air, without the requirement of open windows.

Mitigation Measure 4.4-3: Land Use Compatibility with Off-Site Traffic Noise Levels. (Part 2 – Sound Insulation)

- i. All landscaping shall include an automatic irrigation system and drip irrigation to meet the requirements of the Water Conservation in Landscaping Act.

Mitigation Measure 6-29: Cumulative Climate Change

9. **FIREPLACES AND WOOD STOVES.** Only EPA-Certified Phase II wood burning devices or natural gas fireplaces are allowed. Wood burning fireplaces are prohibited.
10. **RETAINING WALLS.** Individual lot side yard and rear yard retaining walls shall be constructed of segmental block, cement masonry units (CMU) or other masonry product. Wood retaining walls are not allowed. Retaining walls which are not visible from the public right-of-way are not required to be split face. However, retaining walls which are visible from the public right-of-way are required to be split face
11. **FRONT YARD LANDSCAPING.** The front and street side yard landscaping for each lot shall be installed prior to final inspection of the structure. Said landscaping shall include at minimum one 15-gallon tree, one other tree, 5-gallon shrubs and turf. Landscaping and irrigation must comply with Water Conservation in Landscaping Act. All landscaping installed after the final inspection shall be at the discretion of the property owner.
12. **MODEL HOME COMPLEXES AND TEMPORARY SALES TRAILER.**
 - a. The Community Development Director may approve, at a staff level, the use of a temporary sales trailer, for a limited period of time, within the project area, subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety. The term for use of a temporary sales trailer shall be 12 months unless otherwise approved or extended by the Director.
 - b. The Community Development Director may approve the use of one or more residences as model homes and the use of the garage of one model home as a sales office subject to such standards and conditions as deemed necessary to

ensure aesthetic qualities, public health, and safety. Prior to approval of a final inspection for any model home the developer shall reconvert any garage used for a sales office to a garage use to the satisfaction of the Community Development Director.

ORDINANCE NO. 1047

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
REPEALING ORDINANCE 968 AND REENACTING THE ROCKLIN 60 GENERAL DEVELOPMENT
PLAN TO MODIFY CERTAIN DEVELOPMENT STANDARDS WITHIN THE PD-4 ZONE DISTRICT

(Rocklin 60 Subdivision General Development Plan Amendment / PDG-2010-01)

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. A Notice of Exemption has been approved for this project via City Council Resolution No. 2015-285.

B. The proposed amendment to the Rocklin 60 General Development Plan would modify the development criteria applicable to single-family homes built in the PD-4 zone district.

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

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

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

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

G. 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.

Section 2. The City Council of the City of Rocklin hereby repeals Ordinance 968, The Rocklin 60 General Development Plan, and approves the revised Rocklin 60 General Development Plan as set forth in Exhibits A and B, attached hereto and incorporated herein.

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

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on October 27, 2015, by the following vote:

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

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

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

George Magnuson, Mayor

ATTEST:

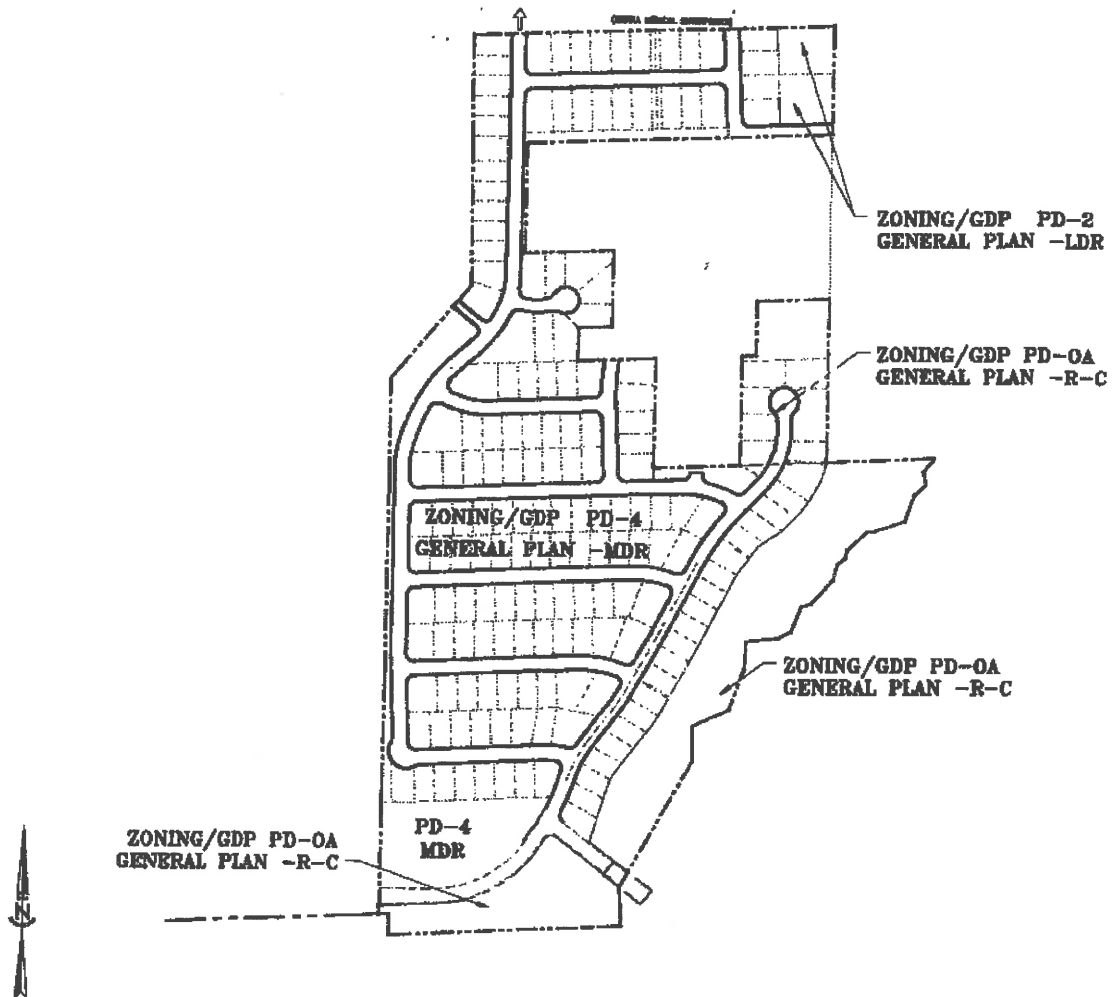
Barbara Ivanusich, City Clerk

First Reading:	10/27/15
Second Reading:	11/10/15
Effective Date:	12/10/15

P:\PUBLIC PLANNING FILES\PROJECT FILES\Rocklin 60 PDG Text Amendment\Meeting Packets\CC 10-20-15\3 Rocklin 60 PDG Amendment (CC 10-27-15).docx

EXHIBIT A

Map of General Development Plan Area and Zoning



Existing Zoning of General Development Plan Area

EXHIBIT B
ROCKLIN 60
GENERAL DEVELOPMENT PLAN
PDG2015-0002

1. PURPOSE. The Rocklin 60 site is located south of Interstate 80 and east of Sierra College Boulevard adjacent to Secret Ravine Creek. The site's location and land uses serve as a transition between lands designated for regional commercial use to the west and existing or planned lower density residential development in Rocklin and the Town of Loomis beyond. The General Development Plan includes special conditions adopted as part of the environmental review process and also specifies the use and development standards for lots within 57 +/-acre property.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding residential projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development.

2. MAP – Refer to Exhibit A

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

4. ZONING DISTRICTS

PD-2 Planned Development Residential – 2 dwelling units to the gross acres.

Purpose: To provide for low density single-family, detached, residential units, with minimum lot size of 20,000 square feet.

PD-4 Planned Development Residential –4 dwelling units to the gross acres.

Purpose: To provide for medium density single family-detached residential units, with minimum lot size of 6,000 square feet.

PD-OA Planned Development – Open Area

Purpose: To preserve slope areas, streams, and other natural resources, as well as, buffer them from adjacent land uses. Storm water conveyance, detention facilities, landscaping, maintenance access and some fencing may also be incorporated in open space areas where determined appropriate by the City.

5. USES IN PD-2 AND PD-4 ZONES

a)	Single-Family Residential Dwelling	P	
b)	Accessory uses as regulated by RMC Section 17.08.100	P	
c)	Accessory buildings as regulated by RMC Section 17.08.090	P	
d)	Secondary residential units as regulated by RMC Sections: 17.04.515, 17.08.020, 17.66.155	P	
e)	Schools, public elementary and secondary	P	
f)	Public utility buildings and uses, excluding equipment yards, warehouses, or repair shops		U

P = Permitted Use

U = Conditionally Permitted Use

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

6. DEVELOPMENT STANDARDS.

PD-4 DEVELOPMENT STANDARDS

- a) Min. lot area (sq. ft.) 6,000 (interior lots) 6,500 (corner)
- b) Min. lot width
 - Interior 60'
 - Corner 65'
- c) Min. lot depth 100'
- d) Setbacks
 - Front⁽¹⁾ 22' minimum
 - Side, Interior 5'
 - Side, Street 10'
 - Rear (Single-story) 15'
 - Rear (Two-story) 20'

e)	Max. Lot Coverage Single-Story Two-Story	50% 40%
f)	Max. Building Height	
	Principal Building	30'
	Accessory Building	14'
g)	Max. Number of Stories	2

Note

- (1) Varied front yard setbacks are required along all residential streets. However, the minimum setback must be met in all cases. A minimum 3 foot variation is required between adjacent single family lots. The only lots where the 3 foot variation will not be required are those lots located on cul-de-sacs where the majority of the lot frontage is curved.

PD-2 DEVELOPMENT STANDARDS

- a) Min. lot area (sq. ft.) 20,000
- b) Min. lot width
 - Interior 100'
 - Corner 110'
- c) Setbacks
 - Front 35' minimum
 - Side, Interior 10'
 - Side, Street 20'
 - Rear 30'
- d) Max. lot coverage 25% (up to 30% with a Use Permit)
- e) Max. building height
 - Principal building 30'
 - Accessory building 14'
- f) Max. number of stories 2

7. OFF-STREET PARKING

Off-street parking shall be regulated by Title 17.66 of the Rocklin Municipal Code.

RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF ROCKLIN

APPROVING A NOTICE OF EXEMPTION

(Rocklin 60 General Development Plan, Second Amendment / PDG2018-0001)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001) (“Project”) and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15305 – Minor Alterations in Land Use Limitations; and

WHEREAS, a Notice of Exemption has been prepared for the Project.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Rocklin as follows:

Section 1. Based on the review and determination of the Environmental Coordinator, the Planning Commission of the City of Rocklin finds that the Project is exempt from review under the California Environmental Quality Act.

Section 2. A Notice of Exemption is recommended for approval for the Project.

Section 3. Upon approval of the Project by the City Council, the Environmental Coordinator may file the Notice of Exemption with the County Clerk of Placer County and, if the Project requires a discretionary approval from any state agency, with the State Office of Planning and Research, pursuant to the provisions of Section 21152(b) of the Public Resources Code and the State EIR Guidelines adopted pursuant thereto.

PASSED AND ADOPTED this ____ day of _____, 2018, by the following vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
2954 Richardson Blvd.
Auburn, CA 95604-5228

FROM: City of Rocklin
ECD Department
3970 Rocklin Road
Rocklin, CA 95677

Project Title: Rocklin 60 General Development Plan, Second Amendment (PDG2018-0001)

Project Location - Specific: The subject site is the approximately 57-acre Rocklin 60 subdivision, now called the Preserve at Secret Ravine, generally located north of Schriber Way and Lakepointe Drive and east of the Rocklin Crossings shopping center.

Project Location - City: Rocklin, CA **County:** Placer

Description of Nature, Purpose and Beneficiaries of Project: This City-initiated application is a request for approval of a General Development Plan (PDG) Amendment to revise the Rocklin 60 Subdivision PDG (Ordinance 968) to reinsert language into the plan that was inadvertently deleted as a part of a prior revision processed in 2015.

Name of Public Agency Approving Project: City of Rocklin City Council

Name of Person or Agency Carrying Out Project: The applicant is the City of Rocklin, Attn: Marc Mondell, 3970 Rocklin Road, Rocklin, CA 95677, (916) 625-5160).

Exempt Status (Check one)

☒ X Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15305 – Minor Alternations in Land Use Limitations

Reasons why the project is exempt. The project consists of a General Development Plan Amendment to reinsert language into the plan that was inadvertently deleted as part of a prior revision processed in 2015. Class 5 exemptions consist of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. The project as proposed is consistent with the exemption class descriptions noted above and is exempt pursuant to Class 5 of the CEQA Guidelines.

Contact Person: Marc Mondell, Economic and Community Development Department Director

Date received for Filing: _____

Signature: Marc Mondell, Economic and Community Development Department Director

RESOLUTION NO. PC-2018-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
RECOMMENDING APPROVAL OF AN ORDINANCE REPEALING ORDINANCE NO 1047 AND
REENACTING THE ROCKLIN 60 GENERAL DEVELOPMENT PLAN WITH THE INCLUSION OF
LANGUAGE THAT WAS INADVERTENTLY DELETED AS PART OF A PRIOR AMENDMENT

(Rocklin 60 General Development Plan, Second Amendment / PDG2018-0001)

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

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

A. The proposed amendment to the Rocklin 60 General Development Plan would replace language which was erroneously removed from Ordinance No. 968 when the General Development Plan was amended via Ordinance No. 1047.

B. A Notice of Exemption has been approved recommended for approval for this project via Planning Commission Resolution No. [REDACTED].

C. The proposed general development plan amendment is compatible with the Rocklin General Plan and the land uses existing and permitted on the properties in the vicinity.

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

E. The Planning Commission 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 Planning Commission of the City of Rocklin hereby recommends City Council approval of the general development plan amendment in the form as shown on Attachment 1, attached hereto and incorporated by reference herein.

PASSED AND ADOPTED this day of , 2018, by the following roll call
vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary

ATTACHMENT 1

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN
 APPROVING AN ORDINANCE REPEALING ORDINANCE NO 1047 AND REENACTING THE
 ROCKLIN 60 GENERAL DEVELOPMENT PLAN WITH THE INCLUSION OF LANGUAGE THAT
 WAS INADVERTENTLY DELETED AS PART OF A PRIOR AMENDMENT

(Rocklin 60 General Development Plan, Second Amendment / PDG2018-0001)

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

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

A. The amendment to the Rocklin 60 General Development Plan modifies and supersedes the approved development criteria within the Rocklin 60 Subdivision.

B. The general development plan amendment is compatible with the Rocklin General Plan and land uses existing and permitted on the properties in the vicinity.

D. The general development plan amendment does not propose any modification to allowed land uses, and would not create serious health problems or create nuisances on properties in the vicinity.

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

Section 3. Environmental. A Notice of Exemption has been recommended for approval for this project via Planning Commission Resolution No. [REDACTED].

Section 4. Approval. The City Council of the City of Rocklin hereby rescinds Ordinance No. 1047 and hereby approves the general development plan in the form as shown on Exhibit A, attached hereto and incorporated by reference herein.

Section 5. Severability. If any section, sub-section, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Ordinance. City Council hereby declares that it would have adopted the Ordinance and each section, sub-section, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases or portions to be declared invalid or unconstitutional.

Section 6. Effective Date. Within 15 days of the passage of this ordinance, the City Clerk shall cause the full text of the ordinance, with the names of
 Page 1 of Attachment 1 to
 Reso No.

ATTACHMENT 1

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 _____, 20__, by the following vote:

AYES: Councilmembers:
 NOES: Councilmembers:
 ABSENT: Councilmembers
 ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 20__, by the following roll call vote:

AYES: Councilmembers:
 NOES: Councilmembers:
 ABSENT: Councilmembers:
 ABSTAIN: Councilmembers:

 Mayor

ATTEST:

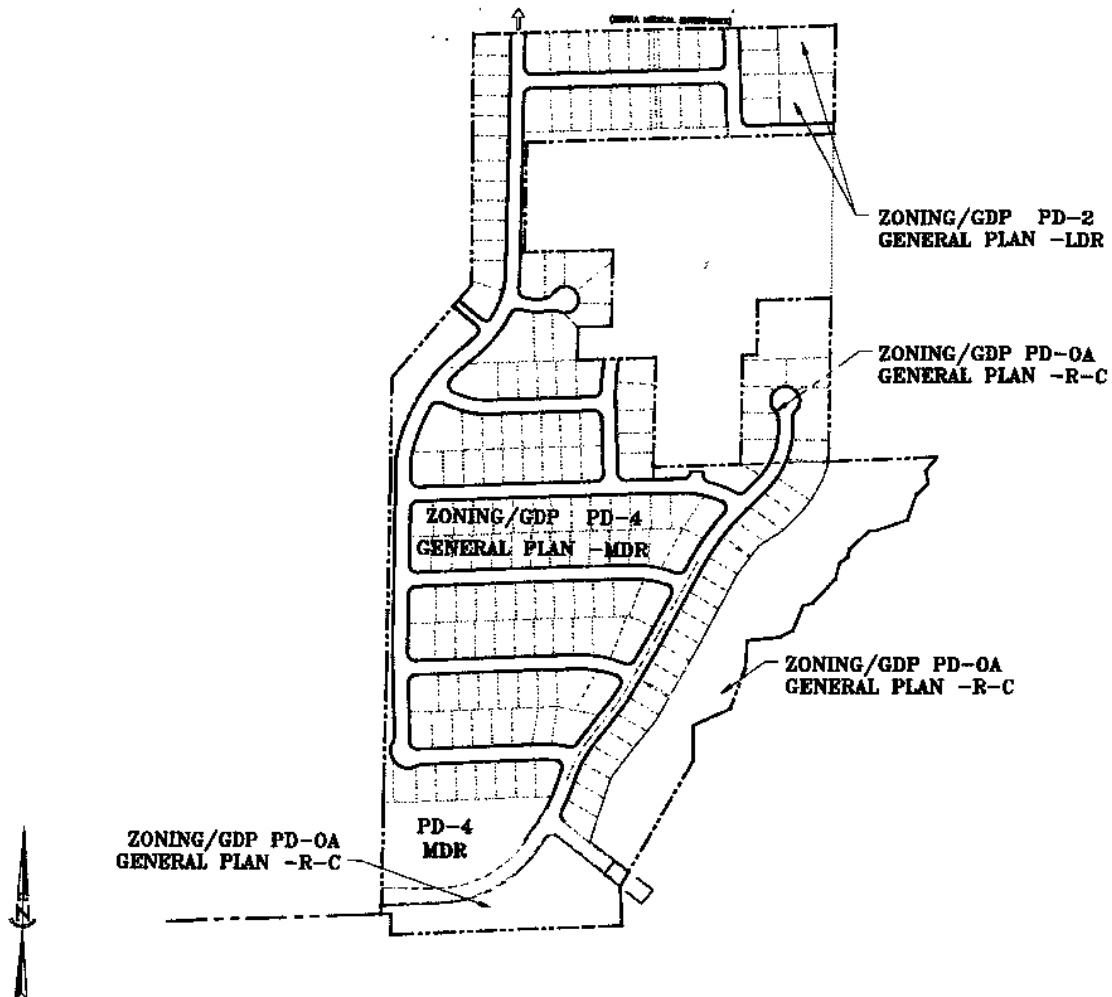
 City Clerk

First Reading:
 Second Reading:
 Effective Date:

ATTACHMENT 1

EXHIBIT A

Map of General Development Plan Area



Existing Zoning of General Development Plan Area. No changes are proposed.

ATTACHMENT 1

EXHIBIT B

**ROCKLIN 60
GENERAL DEVELOPMENT PLAN
(AMENDED)**

1. **PURPOSE.** The Rocklin 60 site is located south of Interstate 80 and east of Sierra College Boulevard adjacent to Secret Ravine Creek. The site's location and land uses serve as a transition between lands designated for regional commercial use to the west and existing or planned lower density residential development in Rocklin and the Town of Loomis beyond. The General Development Plan includes special conditions adopted as part of the environmental review process and also specifies the use and development standards for lots within 57 +/-acre property.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding residential projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development.

2. **MAP – Refer to Exhibit A**
3. **RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE.** All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

4. **ZONING DISTRICTS**

PD-2 Planned Development Residential – 2 dwelling units to the gross acres.

Purpose: To provide for low density single-family, detached, residential units, with minimum lot size of 20,000 square feet.

PD-4 Planned Development Residential – 4 dwelling units to the gross acres.

Purpose: To provide for medium density single family-detached residential units, with minimum lot size of 6,000 square feet.

ATTACHMENT 1

PD-OA Planned Development – Open Area

Purpose: To preserve slope areas, streams, and other natural resources, as well as, buffer them from adjacent land uses. Storm water conveyance, detention facilities, landscaping, maintenance access and some fencing may also be incorporated in open space areas where determined appropriate by the City.

5. USES IN PD-2 AND PD-4 ZONES

a)	Single-Family Residential Dwelling	P	
b)	Accessory uses as regulated by RMC Section 17.08.100	P	
c)	Accessory buildings as regulated by RMC Section 17.08.090	P	
d)	Secondary residential units as regulated by RMC Sections: 17.04.515, 17.08.020, 17.66.155	P	
e)	Schools, public elementary and secondary	P	
f)	Public utility buildings and uses, excluding equipment yards, warehouses, or repair shops		U

P = Permitted Use U = Conditionally Permitted Use

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

6. DEVELOPMENT STANDARDS.

PD-4 DEVELOPMENT STANDARDS

a) Min. lot area (sq. ft.)

Interior Lots 6,000 s.f.

Corner Lots 6,500 s.f.

b) Min. lot width

Interior Lots 60'

Corner Lots 65'

c) Min. lot depth 100'

d) Setbacks

Front⁽¹⁾ 22' minimum

Side, Interior 5'

Side, Street 10'

Rear (Single-story) 15'

- | | | |
|-----------|-------------------------------|-----|
| | Rear (Two-story) | 20' |
| e) | Max. lot coverage | |
| | Single-Story Lots | 50% |
| | Two-Story Lots | 40% |
| f) | Max. Building Height | |
| | Principal Building | 30' |
| | Accessory Building | 14' |
| g) | Max. Number of Stories | 2 |

Note

- (1) Varied front yard setbacks are required along all residential streets. However, the minimum setback must be met in all cases. A minimum 3 foot variation is required between adjacent single family lots. The only lots where the 3 foot variation will not be required are those lots located on cul-de-sacs where the majority of the lot frontage is curved.

PD-2 DEVELOPMENT STANDARDS

- | | | |
|-----------|--------------------------------|-----------------------------------|
| a) | Min. lot area (sq. ft.) | 20,000 s.f. |
| b) | Min. lot width | |
| | Interior Lots | 100' |
| | Corner Lots | 110' |
| c) | Setbacks | |
| | Front | 35' minimum |
| | Side, Interior | 10' |
| | Side, Street | 20' |
| | Rear | 30' |
| d) | Max. lot coverage | 25% (up to 30% with a Use Permit) |
| e) | Max. Building Height | |
| | Principal Building | 30' |
| | Accessory Building | 14' |
| f) | Max. Number of Stories | 2 |

7. OFF-STREET PARKING

Off-street parking shall be regulated by Title 17.66 of the Rocklin Municipal Code.

8. SPECIAL PROVISIONS AND CONSTRUCTION STANDARDS. The following are EIR mitigation measures and other special provisions or construction standards applicable only to the Rocklin 60 Subdivision, **SD-2005-07**, if it is recorded.

- a. The residence on Lot 141 as shown on Exhibit A of SD-2005-07 shall be limited to one story in height.
- b. A “no access” restriction applies to Lots 167-177 as shown on Exhibit A of SD-2005-07 prohibiting access from such lots onto Makabe Lane.
- c. Lots 177 and 178 as shown on Exhibit A of SD-2005-07 are prohibited from further subdivision.
- d. All wood fences that are adjacent to City owned landscape or open space lots throughout the project shall have metal posts.
- e. Gates are prohibited between Lot 21 and Open Space Lot K.
- f. Access to the project via Makabe lane shall be limited to emergency vehicles. No construction vehicles access shall be allowed on Makabe Lane during any stage of development, except that construction access on Makabe Lane is allowed for installation of the proposed culvert which crosses under it.
- g. The City, after consultation with the subdivider/builder, shall require that all feasible emission control measures be incorporated into the project design and operation. Such measures may include, but are not limited to: solar, low-emissions, or central or tankless water heaters, increased wall and attic insulation beyond currently applicable Title 24 requirements, energy efficient windows, and clean energy features to promote energy self-sufficiency.
Portion of Mitigation Measure 6-7: Cumulative Operational (Regional) Criteria Air Pollutant and Precursor Emissions

- h. Following completion of the noise wall along the northern boundary of the project as shown on Exhibit A of SD-2005-07, the project applicant shall retain a qualified noise consultant to prepare and submit an acoustical analysis that verifies compliance with the City of Rocklin 45 dBA Ldn interior noise level standard for the residential buildings determined to be within the 60 dBA noise contour of I-80 (distance to be determined after mitigation has been implemented [i.e., accounting for the actual attenuation achieved from the noise barrier constructed along the northern project boundary]). The analysis shall be based upon actual building plans and shall be conducted before the issuance of building permits for these units. To achieve compliance with the 45 dBA Ldn interior noise level standard at elevated second floor facades, an exterior-to-interior noise reduction through the use

of techniques such as building façade and window assembly upgrades will be required as necessary to meet the standard. An analysis of project construction plans is required when such plans are available to ensure that sufficient sound insulation has been incorporated into the project design. In addition, the project applicant shall implement the following measure.

- 1) All residential buildings shall be constructed with mechanical ventilation systems which would allow occupants to keep windows and doors closed to achieve acoustical isolation from I-80 traffic noise. The systems shall allow for the introduction of fresh outside air, without the requirement of open windows.

Mitigation Measure 4.4-3: Land Use Compatibility with Off-Site Traffic Noise Levels. (Part 2 – Sound Insulation)

- i. All landscaping shall include an automatic irrigation system and drip irrigation to meet the requirements of the Water Conservation in Landscaping Act.

Mitigation Measure 6-29: Cumulative Climate Change

- 9. FIREPLACES AND WOOD STOVES.** Only EPA-Certified Phase II wood burning devices or natural gas fireplaces are allowed. Wood burning fireplaces are prohibited.
- 10. RETAINING WALLS.** Individual lot side yard and rear yard retaining walls shall be constructed of segmental block, cement masonry units (CMU) or other masonry product. Wood retaining walls are not allowed. Retaining walls which are not visible from the public right-of-way are not required to be split face. However, retaining walls which are visible from the public right-of-way are required to be split face
- 11. FRONT YARD LANDSCAPING.** The front and street side yard landscaping for each lot shall be installed prior to final inspection of the structure. Said landscaping shall include at minimum one 15-gallon tree, one other tree, 5-gallon shrubs and turf. Landscaping and irrigation must comply with Water Conservation in Landscaping Act. All landscaping installed after the final inspection shall be at the discretion of the property owner.
- 12. MODEL HOME COMPLEXES AND TEMPORARY SALES TRAILER.**
 - a. The Community Development Director may approve, at a staff level, the use of a temporary sales trailer, for a limited period of time, within the project area, subject to such standards and conditions as deemed necessary to ensure aesthetic qualities, public health, and safety. The term for use of a temporary

sales trailer shall be 12 months unless otherwise approved or extended by the Director.

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



City of Rocklin Economic and Community Development Department

**Planning Commission
Staff Report**

PACIFIC TECH PARK LAND USE MODIFICATION

**GENERAL PLAN AMENDMENT, GPA2017-0006
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0006
RE-ZONE, Z2017-0008**

March 20, 2018

Recommendation

Staff recommends the Planning Commission approve the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF A 2.0 ACRE PORTION OF AN APPROXIMATELY 7.56 ACRE SITE FROM RETAIL COMMERCIAL (RC) TO LIGHT INDUSTRIAL (LI) (Pacific Tech Park / GPA2017-0006)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE PACIFIC TECH PARK GENERAL DEVELOPMENT PLAN, REPLACING AND SUPERSEDING ORDINANCE 923, AND TO REZONE THREE PARCELS FROM PLANNED DEVELOPMENT BUSINESS PROFESSIONAL (PD-BP) TO PLANNED DEVELOPMENT LIGHT INDUSTRIAL (PD-LI) (Pacific Tech Park / PDG2017-0006, Z2017-0008)

Proposal

This application is a request for approval of a General Plan Amendment, General Development Plan Amendment, and Rezone to change the General Plan and Zoning land use designations for three parcels, comprising approximately 2.0 acres, from Retail Commercial (RC) and Planned Development Business Professional (PD-BP) to Light Industrial (LI) and Planned Development Light Industrial (PD-LI) respectively and make Professional Offices a permitted use in the Planned Development Light Industrial zone.

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Location

The subject property is generally located 900 feet southerly of the intersection of Sunset Boulevard and Pacific Street. APNs 046-010-070, 071, 072, 073, 074, 075, and 076.



Vicinity Map

Applicant / Owner

The applicant is Karenda MacDonald of Borges Architecture Group. The property owner is MIMA Capital LLC.

Site Characteristics & Background

The approximately 7.82 gross acre site is comprised of the previously approved Pacific Tech Park project. In 2007, the City Council approved a General Plan Amendment,

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Rezone and General Development Plan, Design Review, Conditional Use Permit, and Tentative Parcel Map to modify land use and zoning, establish development standards and uses, allow the construction of six buildings, allow the operation of American Medical Response (AMR), an emergency ambulance service provider, and to subdivide the site into seven parcels (one for each building and one for open space).

A Mitigated Negative Declaration (MND) for the Pacific Tech Park project was approved per City Council Resolution 2007-227. Project specific analysis was conducted and potential impacts of the Pacific Tech Park project were identified in the MND document, and all of the potentially significant environmental impacts of the project identified in the MND were mitigated to a less than significant level.

After approval, the parcel map was recorded and related improvements completed, including rough grading, construction of retaining walls, installation of tubular steel fencing around the open space lot, construction of a driveway stub, and frontage landscaping. The AMR building, the only one constructed thus far, was completed shortly thereafter and AMR continues to occupy the building. The remainder of the site is covered in naturalized grasses.

Earlier this year, Staff made a substantial compliance determination approving minor modifications to the previously approved building architecture. The changes to the buildings allow for greater flexibility in their use and a wider range of potential tenants. The approved building designs are consistent with the proposed land use changes.

Land Uses

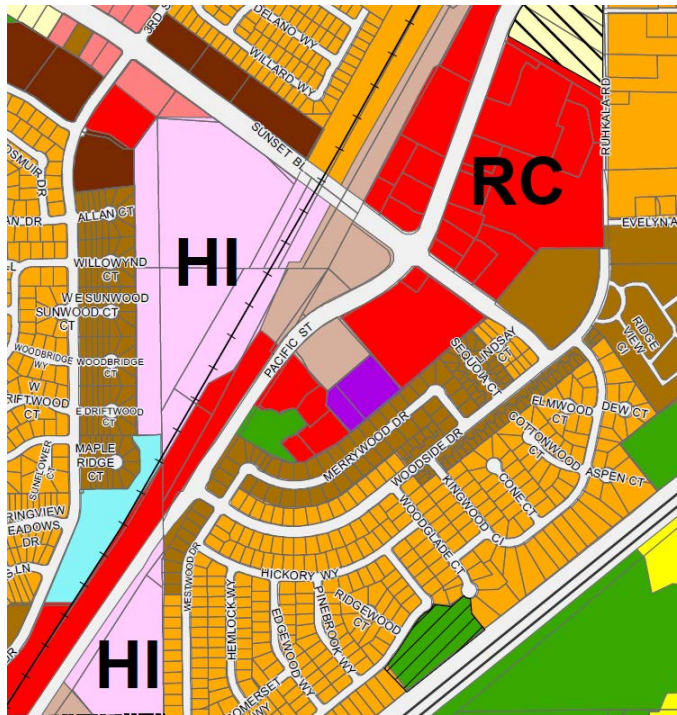
	General Plan	Zoning	Existing Land Use
Site:	Retail Commercial (RC), Light Industrial (LI), Recreation Conservation (R-C)	Planned Development Commercial (PD-C), Planned Development Business Professional (PD-BP), Planned Development Light Industrial (PD-LI), Open Space (OS)	AMR facility, otherwise vacant
North:	Service Commercial (SC) & RC	General Service Commercial (C-3) and Retail Commercial (C-2)	Retail Commercial buildings
South:	Medium High Density Residential (MHDR)	Duplex Residential (R-2)	Existing residential
East:	MHDR	Multifamily Residential (R-3) and R-2	Existing Residential

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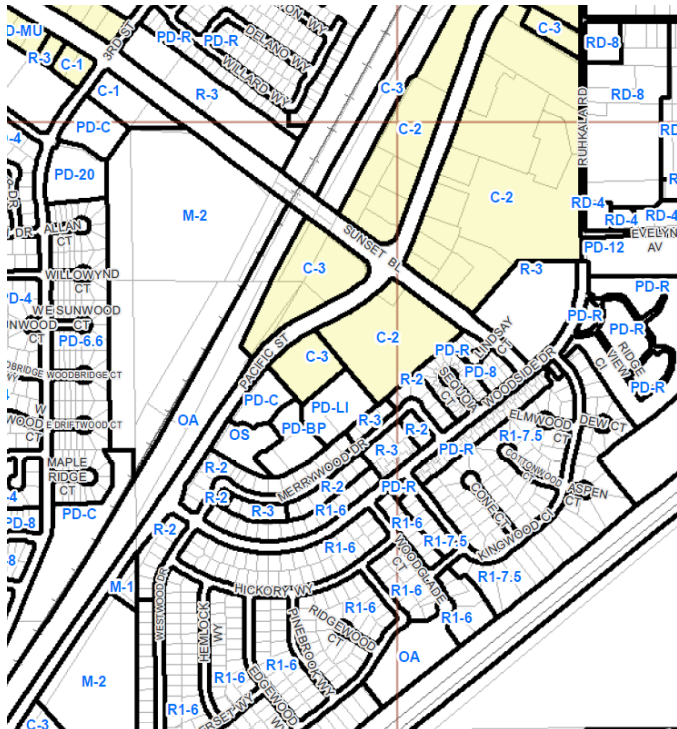
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- Heavy Industrial
- Light Industrial
- Retail Commercial
- Service Commercial
- Mixed Use
- Public/Quasi-Public
- High Density Residential
- Medium-High Density Residential
- Medium Density Residential
- Recreation/Conservation



Residential

- RD/PD-4: 4 units/acre
- RD/PD-8: 8 units/acre
- PD-6.6: 6.6 units/acre
- PD-12: 12 units/acre
- PD-20: 20 units/acre
- PD-R: Various planned development residential
- R1-6: 6,000 sq. ft. min. lots
- R1-7.5: 7,500 sq. ft. min. lots
- R-2: Duplex/triplex
- R-3: Multi-family

Commercial/Industrial

- C-1: Neighborhood Commercial
- C-2: Retail Commercial
- C-3: Service Commercial
- PD-C: Planned Development Commercial
- PD-C-2: Civic Center Commercial
- PD-BP: Planned Development Business Professional
- PD-LI: Pacific Tech Park Light Industrial
- M-2: Tank Farm Heavy Industrial

Open Area / Open Space

- OA: Open Area
- OS: Open Space

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Environmental Determination

The Mitigated Negative Declaration prepared and approved as a part of the consideration of the original Pacific Tech Park project evaluated the potential environmental impacts of the development of the site. An analysis of the proposed land use modifications was prepared to determine if further environmental review would be necessary. That analysis resulted in a determination that the Pacific Tech Park Land Use Modification project does not result in any new or significantly greater environmental impacts beyond those that were previously identified and therefore no further environmental review is necessary. See Attachment 1 for the complete analysis.

General Plan and Zoning Compliance

General Plan

Four parcels within Pacific Tech Park have a General Plan land use designation of Retail Commercial (RC). The parcel that fronts on Pacific Street is zoned Planned Development Commercial (PD-C) and the three interior parcels are zoned Planned Development Business Professional (PD-BP). Two additional parcels, including the existing AMR facility, have a General Plan land use designation of Light Industrial (LI) and are zoned Planned Development Light Industrial (PD-LI) and the remaining parcel within the center is designated as open space. The existing General Plan land use and zoning designations of the parcel that fronts on Pacific Street, the two Light Industrial parcels, and the Open Space parcel are not proposed to be changed.

The three interior parcels with PD-BP zoning are proposed to have their land use designation changed from RC with PD-BP zoning to LI with PD-LI zoning. The LI General Plan designation is intended to provide areas for restricted, non-intensive manufacturing and storage facilities which do not have significant detrimental effects upon immediately surrounding properties or the general environment of the planning area. The requested change would increase the existing area designated LI within the Pacific Tech Park from approximately 2.45 acres to 4.45 acres.

The depth of the project site and resulting lack of visibility made it very difficult to develop with strictly retail type development and the Business Professional zoning originally approved for the interior of the site has not proven to be attractive to potential tenants. The applicant is seeking to rezone the three central parcels to more specifically target potential tenants and believes the PD-LI zone would allow for a more marketable variety of low intensity assembly, manufacturing, research, office, and warehouse type uses within a structure. These types of developments are typically quiet and make acceptable transitions between residential uses and more intensive commercial and industrial developments. A similar development configuration on Sierra Meadows Drive with Light Industrial uses directly adjacent to single family residential

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uses has, to the best of staff's knowledge, not resulted in conflicts to date. The approved design review for the project would be compatible with the requested General Plan and Zoning land use designations.

If the Planning Commission recommends approval, this proposal will be considered at the second of the four possible City Council meetings at which general plan amendments could be brought to a hearing during 2018.

Zoning

The list of uses for the PD-LI zone is proposed to be amended to include "Professional office, medical offices & clinics, urgent care" as a permitted use. No other changes to the existing PD-LI uses or development standards in the General Development Plan are proposed. Staff believes that the requested change will provide potential tenants greater flexibility and would not result in any new uses that are not currently permitted by the existing Business Professional zoning. A listing of the proposed permitted, conditionally permitted, and prohibited land uses for the PD-LI zone is included in the draft resolution recommending approval of the Rezone and General Development Plan Amendment and Attachment 2 provides an underline and strikeout version of the proposed revisions.

General Development Plan Amendment

The requested General Development Plan Amendment would replace and supersede Ordinance 923, the originally approved Pacific Tech Park General Development Plan. No changes are proposed to the General Development Plan other than to add Professional Offices as a permitted use in the Light Industrial zone district and remove the no longer needed Planned Development Business Professional (PD-BP) zone district language from the various sections of the Plan consistent with the requested land use and zoning designation change. See Attachment 2 for an underline and strikeout version of the proposed language revisions to the General Development Plan.

Attachments

Attachment 1 – CEQA Section 15162 Analysis

Attachment 2 – Underline and Strikeout Version of General Development Plan proposed text revisions

DLD/

P:\PUBLIC PLANNING FILES__ PROJECT FILES\Pacific Tech Park GPA-Z\Meeting Packets\PC 3-20-18\01 Pacific Tech Park GPA SR PC 3-20-18 - final.docx

Pacific Tech Park Land Use Modification
General Plan Amendment, Rezone and General Development Plan Amendment
15162 Analysis

PROJECT DESCRIPTION:

The Pacific Tech Park Land Use Modification project consists of a request for a General Plan Amendment, Rezone, and General Development Plan Amendment to change the existing land use of Retail Commercial (RC) to Light Industrial (LI), to change the existing zoning designation of Planned Development Business Professional (PD-BP) to Planned Development Light Industrial (PD-LI) and to repeal and replace the Pacific Tech Park General Development Plan (Ordinance 923) to reflect the requested land use and zoning changes. The project does not modify the location or size of any of the previously approved buildings.

PRIOR ENVIRONMENTAL REVIEW:

In 2007, a Mitigated Negative Declaration (MND) for the Pacific Tech Park project was approved per City Council Resolution 2007-227. Project specific analysis was conducted and potential impacts of the Pacific Tech Park project were identified in the MND document, and all of the potentially significant environmental impacts of the project identified in the MND were mitigated to a less than significant level.

RELIANCE ON PRIOR ENVIRONMENTAL REVIEW:

The potential environmental impacts of the Pacific Tech Park project were analyzed as required by the California Environmental Quality Act (CEQA) in an Initial Study/Mitigated Negative Declaration which was previously approved by the Rocklin City Council acting as the lead agency through Resolution 2007-227. Once a project has been approved, the lead agency's role in project approvals is completed, unless further discretionary approval on that project is required. In this case, because the Pacific Tech Park project is requesting additional land use entitlements (a General Plan Amendment, a Rezone, and a General Development Plan Amendment) and further discretionary approval, the City must examine the adequacy of the prior environmental review.

Public Resources Code section 21166 and Section 15162 provide the framework for analysis of the adequacy of prior environmental review of a subsequent project. The questions that must be addressed when making a determination of whether further environmental review would be necessary are as follows:

1) Do Proposed Changes Involve New Significant Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, will substantial changes represented by the current project result in new significant impacts that have not already been considered and mitigated by the prior environmental review or a substantial increase in the severity of a previously identified significant impact?

2) Are There Any New Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, have there been substantial changes to the project site or vicinity (circumstances under which the project is undertaken) which have occurred subsequent to the prior environmental document, which would result in the current project having new significant environmental impacts that were not considered in the prior environmental document or that substantially increase the severity of a previously identified impact?

3) Is There Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3)(A-D) of the CEQA Guidelines, is there new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was adopted as complete that is now available requiring an update to the analysis of the previous environmental document to verify that the environmental conclusions and mitigations remain valid? If the new information shows that:

- (A) The project will have one or more significant effects not discussed in the prior environmental documents; or
- (B) That significant effects previously examined will be substantially more severe than shown in the prior environmental documents; or
- (C) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) That mitigation measures or alternative which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative, then the preparation of a subsequent or supplemental EIR would be required.

If the additional analysis completed finds that the conclusions of the prior environmental documents remain the same and no new significant impacts are identified, or identified environmental impacts are not found to be more severe, or additional mitigation is not necessary, then no additional environmental documentation (supplemental or subsequent EIR or subsequent negative declaration) is required.

COMPARISON OF THE PREVIOUSLY APPROVED PACIFIC TECH PARK PROJECT AND ITS MND:

The adopted Pacific Tech Park MND addressed the development of the Pacific Tech Park project site as follows:

- A General Plan Amendment (GPA-2006-01) to change portions of the project site from Retail Commercial to Light Industrial or Open Space;
- A Rezone (Z-2006-01) to change the zoning applicable to the project site from Retail Business Commercial (C-2) to a mix of Planned Development Commercial (PD-C), Planned Development Business Professional (PD-BP), Planned Development Light Industrial (PD-LI), and Open Space (OS);
- A General Development Plan (PDG-2007-04) to establish land use and development standards for the project;
- A Conditional Use Permit (U-2007-10) to allow American Medical Response (AMR) to locate and operate in the center;
- A Design Review to allow the construction of six buildings, and
- A Subdivision of Land (DL-2006-02) to subdivide the site into seven lots.

The Pacific Tech Park Land Use Modification project involves the same land area and building count that was previously considered and analyzed, but the changes proposed by the project reflect desired land use and zoning changes for three of the approved six buildings, B, D and F, in the Pacific Tech Park (APNs 046-010-072, 073, and 074). These changes are analyzed below.

IMPACT ANALYSIS:

- 1) Aesthetics – the changes contemplated by the Pacific Tech Park Land Use Modification project will introduce the same development into the project area that is consistent with what was anticipated by the original project. Development of the project is consistent with the surrounding existing and anticipated development and does not include any aspects that would introduce new aesthetic impacts.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant aesthetic impacts or substantially more severe aesthetic impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant aesthetic impacts or substantially more severe aesthetic impacts, and there is no new information requiring new analysis or verification. The analysis of aesthetics impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 2) Agricultural Resources – the changes contemplated by the Pacific Tech Park Land Use Modification project will occur in locations that are designated as urban and built up land and are not located within or adjacent to land in productive agriculture or lands zoned for

agricultural uses or timberland production and do not introduce any new agricultural resources impacts.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant agricultural resources impacts or substantially more severe agricultural resources impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant agricultural resources impacts or substantially more severe agricultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of agricultural resources impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 3) Air Quality - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in similar construction and operational air quality emissions due to no changes in the number or size of the buildings and associated vehicle trips generated by the project. In addition, even though the Pacific Tech Park Land Use Modification project includes the addition of a drive-through to a building that was previously approved as a retail commercial building, three buildings totaling 21,115 square feet which were previously approved for office use are now being proposed for light industrial use. Because office uses generate approximately 11 daily automobile trips per 1,000 square feet and light industrial uses generate approximately 7 daily automobile trips per 1,000 square feet, the project's proposed change results in a reduction of approximately 84 daily automobile trips (232 office daily automobile trips – 148 light industrial daily automobile trips = 84 fewer daily automobile trips). Thus, any resulting potential increase in automobile trips from a drive-through use are anticipated to be offset by the reduction of automobile trips as result of the office to light industrial land use conversion, and the changes contemplated by the Pacific Tech Park Land Use Modification are not anticipated to result in an overall increase in the number of automobile trips and associated emissions.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant air quality impacts or substantially more severe air quality impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant air quality impacts or substantially more severe air quality impacts, and there is no new information requiring new analysis or verification. The analysis of air quality impacts within the Pacific Tech Park MND is applicable to Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 4) Biological Resources - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development in the same footprint area as was previously analyzed and approved.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant biological resources impacts or substantially more severe biological resources impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant biological resources impacts or substantially more severe biological resources impacts, and there is no new information requiring new analysis or verification. The analysis of biological resources impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 5) Cultural Resources - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development in the same footprint area as was previously analyzed and approved.

In conclusion, when comparing the Pacific Tech Park Land Use Modification to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant cultural resources impacts or substantially more severe cultural resources impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant cultural resources impacts or substantially more severe cultural resources impacts, and there is no new information requiring new analysis or verification. The analysis of cultural resources impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 6) Geology and Soils - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project. The development associated with the Pacific Tech Park Land Use Modification project would be subject to compliance with the City's development review process and the City's Improvement Standards and Standard Specifications and the Uniform Building Code which will reduce any potential geology and soils impacts to a less than significant level.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant geology and soils impacts or substantially more severe geology and soils impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant geology and soils impacts or substantially more severe geology and soils impacts, and there is no new information requiring new analysis or verification. The analysis of geology and soils impacts within the Pacific Tech Park MND is

applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 7) Greenhouse Gas Emissions - The Pacific Tech Park MND was prepared and adopted prior to the requirement to address greenhouse gas emissions in CEQA documents. However, the changes contemplated by the Pacific Tech Park Land Use Modification project will result in similar construction and operational air quality/greenhouse gas emissions due to no changes in the number or size of buildings and associated vehicle trips generated by the project. In addition, even though the Pacific Tech Park Land Use Modification project includes the addition of a drive-through to a building that was previously approved as a retail commercial building, three buildings totaling 21,115 square feet which were previously approved for office use are now being proposed for light industrial use. Because office uses generate approximately 11 daily automobile trips per 1,000 square feet and light industrial uses generate approximately 7 daily automobile trips per 1,000 square feet, the project's proposed change results in a reduction of approximately 84 daily automobile trips (232 office daily automobile trips – 148 light industrial daily automobile trips = 84 fewer daily automobile trips). Thus, any resulting potential increase in automobile trips from a drive-through use are anticipated to be offset by the reduction of automobile trips as result of the office to light industrial land use conversion, and the changes contemplated by the Pacific Tech Park Land Use Modification are not anticipated to result in an overall increase in the number of automobile trips and associated emissions.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts; there are no new circumstances involving new significant greenhouse gas emissions impacts or substantially more severe greenhouse gas emissions impacts, and there is no new information requiring new analysis or verification. The analysis of greenhouse gas emissions impacts above is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 8) Hazards and Hazardous Materials - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Pacific Tech Park Land Use Modification project would be subject to compliance with various Federal, State, and local laws and regulations (including but not limited to Titles 8 and 22 of the Code of California Regulations, Uniform Fire Code, and Chapter 6.95 of the California Health and Safety Code) addressing hazardous materials management and environmental protection which will reduce any hazardous materials management and environmental protection impacts to a less than significant level. The Pacific Tech Park Land Use Modification project does not include any unusual uses of hazardous materials. In addition, the project is not on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the project site is not located within an airport land use plan or within the vicinity

of a private airstrip, the project's design and layout will not impair or physically interfere with the street system emergency evacuation route or impede an emergency evacuation plan, and the project will be reviewed by the Rocklin Fire Department and will be designed with adequate emergency access for use by the Rocklin Fire Department to reduce the risk of loss, injury or death involving wildland fires.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant hazards and hazardous materials impacts or substantially more severe hazards and hazardous materials impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant hazards and hazardous materials impacts or substantially more hazards and hazardous materials impacts, and there is no new information requiring new analysis or verification. The analysis of hazards and hazardous materials impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 9) Hydrology and Water Quality - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Pacific Tech Park Land Use Modification project would also be subject to the mitigation measures incorporated into Rocklin General Plan goals and policies, the City's Grading and Erosion and Sedimentation Control Ordinance (Rocklin Municipal Code, Chapter 15.28), the Stormwater Runoff Pollution Control Ordinance (Rocklin Municipal Code, Chapter 8.30), and the City's Improvement Standards to reduce impacts to hydrology and water quality to a less than significant level. In addition, the developable portions of the Pacific Tech Park Land Use Modification project are located in flood zone X, which indicates that the project is not located within a 100-year flood hazard area and outside of the 500-year flood hazard area. The project site is not located within the potential inundation area of any dam or levee failure, nor is the project site located sufficiently near any significant bodies of water or steep hillsides to be at risk from inundation by a seiche, tsunami, or mudflow. Therefore, the project will not expose people or structures to a significant risk or loss, injury, or death as a result of flooding and a less than significant flood exposure impact would be anticipated.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant hydrology and water quality impacts or substantially more severe hydrology and water quality impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant hydrology and water quality impacts or substantially more hydrology and water quality impacts, and there is no new information requiring new analysis or verification. The analysis of hydrology and water

quality impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 10) Land Use and Planning - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project and that is consistent with the City's General Plan and Zoning Ordinance. The construction of the Pacific Tech Park Land Use Modification project would not physically divide an established community and would be compatible with nearby existing and anticipated land uses.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant land use and planning impacts or substantially more severe land use and planning impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant land use and planning impacts or substantially more land use and planning impacts, and there is no new information requiring new analysis or verification. The analysis of land use and planning impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 11) Mineral Resources - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Pacific Tech Park Land Use Modification project would occur on sites that do not contain known mineral resources and the project is not anticipated to have a mineral resources impact.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant mineral resources impacts or substantially more severe mineral resources impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant mineral resources impacts or substantially more mineral resources impacts, and there is no new information requiring new analysis or verification. The analysis of mineral resources impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 12) Noise - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Pacific Tech Park Land Use Modification project would be anticipated to generate noise levels similar to those that would occur with the original project.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant noise impacts or substantially more severe noise impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant noise impacts or substantially more noise impacts, and there is no new information requiring new analysis or verification. The analysis of noise impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 13) Population and Housing - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Pacific Tech Park Land Use Modification project would maintain the same number and size of buildings as was previously approved. The Pacific Tech Park Land Use Modification project would not introduce unplanned growth or displace substantial numbers of people. In addition the Pacific Tech Park Land Use Modification project is not considered to induce substantial population growth because it includes the same size and number of buildings as was previously contemplated and it is located in an area that has already been planned for urban uses.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant population and housing impacts or substantially more severe population and housing impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant population and housing impacts or substantially more population and housing impacts, and there is no new information requiring new analysis or verification. The analysis of population and housing impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 14) Public Services - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project. Development associated with Pacific Tech Park Land Use Modification project would not increase the need for fire protection, police patrol and police services to the site beyond what was previously contemplated, and the need for other public facilities would not be created by the project.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant public services impacts or substantially more severe public services impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new

circumstances involving new significant public services impacts or substantially more public services impacts, and there is no new information requiring new analysis or verification. The analysis of public services impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 15) Transportation/Traffic - the changes contemplated by the Pacific Tech Park Land Use Modification project will not result in an increase in the number of automobile trips generated by the previously approved project because the number and size of buildings is not changing. In addition, even though the Pacific Tech Park Land Use Modification project includes the addition of a drive-through to a building that was previously approved as a retail commercial building, three buildings totaling 21,115 square feet which were previously approved for office use are now being proposed for light industrial use. Because office uses generate approximately 11 daily automobile trips per 1,000 square feet and light industrial uses generate approximately 7 daily automobile trips per 1,000 square feet, the project's proposed change results in a reduction of approximately 84 daily automobile trips (232 office daily automobile trips – 148 light industrial daily automobile trips = 84 fewer daily automobile trips). Thus, any resulting potential increase in automobile trips from a drive-through use are anticipated to be offset by the reduction of automobile trips as result of the office to light industrial land use conversion, and the changes contemplated by the Pacific Tech Park Land Use Modification are not anticipated to result in an overall increase in the number of automobile trips.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant transportation/traffic impacts or substantially more severe transportation/traffic impacts, and there is no new information requiring new analysis or verification. The analysis of transportation/traffic impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

- 16) Tribal Cultural Resources – the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development in the same footprint area as was previously anticipated. While the Pacific Tech Park MND was prepared and adopted prior to the requirement to address tribal cultural resources in CEQA documents, because Public Resources Code section 21080.3.3 requires consultation to occur prior to the release of a negative declaration, mitigated negative declaration or EIR for a project and the City intends to rely upon the previous MND for the Pacific Tech Park Land Use Modification project, there is no opportunity to incorporate additional mitigation measures for the protection of tribal cultural resources.

- 17) Utilities and Service Systems - the changes contemplated by the Pacific Tech Park Land Use Modification project will result in development that is consistent with the development that was anticipated with the original project. Development associated with the Pacific Tech Park Land Use Modification project would not increase the need for utilities and service systems to the site beyond what was previously contemplated, and the need for other utilities and public services would not be created by the project.

In conclusion, when comparing the Pacific Tech Park Land Use Modification project to the Pacific Tech Park MND analysis, the anticipated changes associated with the Pacific Tech Park Land Use Modification project as described above are not anticipated to result in new significant utilities and service systems impacts or substantially more severe utilities and service systems impacts that have not already been considered by the prior Pacific Tech Park MND; there are no new circumstances involving new significant utilities and service systems impacts or substantially more utilities and service systems impacts, and there is no new information requiring new analysis or verification. The analysis of utilities and service systems impacts within the Pacific Tech Park MND is applicable to the Pacific Tech Park Land Use Modification project, and no further analysis is required.

CONCLUSION:

The Pacific Tech Park MND evaluated the potential environmental impacts of the development of the Pacific Tech Park Land Use Modification project which included the same project area and same size and number of buildings. Because the Pacific Tech Park Land Use Modification project will allow the same development into the same project area that is consistent with what was anticipated by the original project, and the development would be consistent with the surrounding existing and anticipated development and does not include any aspects that would introduce new or increased environmental impacts, it was determined that the prior MND would be appropriate to rely upon for purposes of CEQA compliance. Based on the analysis provided above, no new significant environmental impacts would occur and no substantial increases in the severity of previously identified significant effects would be anticipated. None of the conditions described in CEQA Guidelines sections 15162, 15163 and 15164 calling for the preparation of a supplement, subsequent or addendum to a negative declaration or EIR are present, and therefore, no subsequent or EIR or supplemental EIR or addendum to an EIR is required pursuant to CEQA.

In summary, the analysis conducted to determine if further environmental review would be necessary has resulted in the determination that the Pacific Tech Park Land Use Modification project does not result in any environmental impacts beyond those that were previously identified and no further environmental review is necessary.

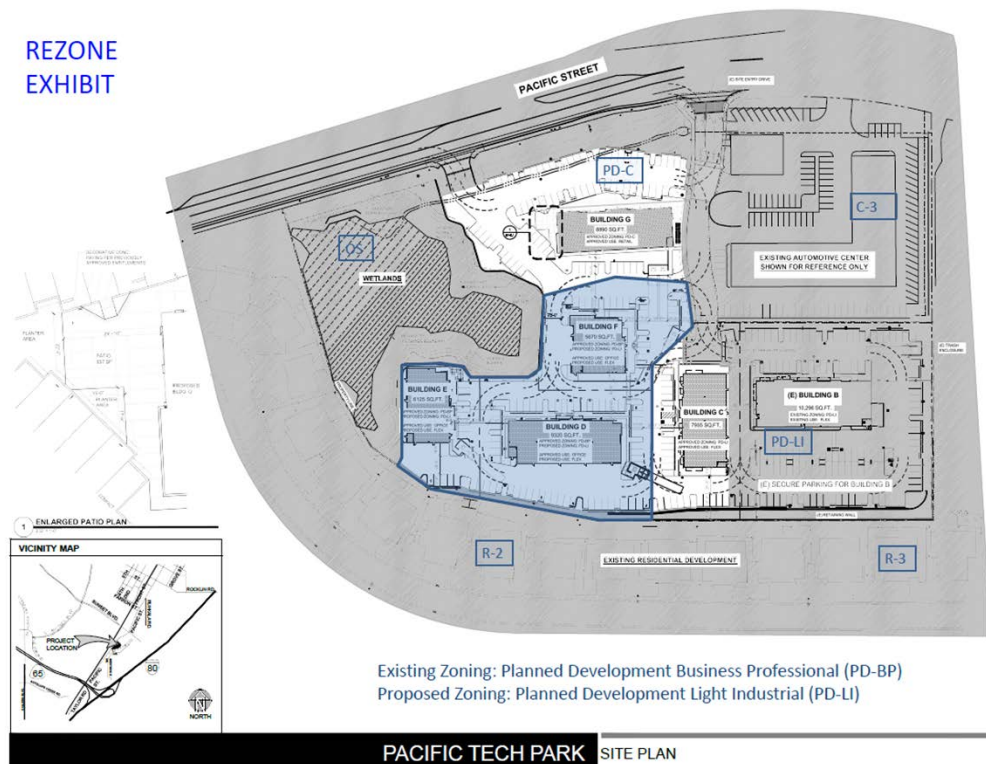
ATTACHMENT 1
Underline and Strikeout Version of Text Amendment

PACIFIC TECH PARK
GENERAL DEVELOPMENT PLAN AMENDMENT
PDG2017-0006
(Replace and Supersede PDG-2006-04 / Ordinance 923)

1. **PURPOSE.** The Pacific Tech ~~Center~~ Park project area located southerly of Pacific Street and north of Woodside Drive is an infill retail commercial / ~~office~~ light industrial project adjacent to existing residential development. The General Development Plan is intended to establish development standards, permitted, conditionally permitted, and prohibited land uses and encourage a creative and flexible approach to the development of the 7.82-acre property in a manner that integrates development with the site and surrounding development.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding residential projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development.

2. **ZONE BOUNDARIES / MAP.**



Map indicating the area included in the Pacific Tech Park General Development Plan, PDG2017-0006 ~~PDG-2006-04~~.

3. **RELATIONSHIP TO THE ROCKLIN MUNICIPAL CODE.** All provisions and definitions of the Rocklin Municipal Code (R.M.C.) shall apply to this project unless otherwise specified in this General Development Plan. Whenever there is a conflict between Title 17 of the R.M.C. and this General Development Plan, the provisions of the General Development Plan shall prevail.

4. **ZONING DISTRICTS.**

The following zoning districts are designated in the Pacific Tech Center Planned Development:

PD-C Commercial.

Purpose: To provide for retail stores, restaurants, offices, and supportive commercial uses to meet the needs of residents and travelers.

~~**PD-BP** Business Professional.~~

~~Purpose: To provide for professional office development to meet the needs of area residents.~~

PD-LI Light Industrial.

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

OS Open Space.

Purpose: To provide for the maintenance of wetland areas to preserve wildlife habitat.

5. USES APPLICABLE TO COMMERCIAL, ~~BUSINESS PROFESSIONAL~~, AND LIGHT INDUSTRIAL ZONES.

The following table identifies Permitted, Conditionally Permitted, and Prohibited Uses. All uses shall be conducted inside a building. Hours of operation for all permitted uses shall be limited to 6:00 a.m. to 10 p.m. unless a conditional use permit authorizing different hours has been approved.

P = Permitted Use U = Conditionally Permitted Use -- = Prohibited Use

Uses	PD-C	PD-BP	PD-LI
Any permitted use that would operate during the hours of 10:00 p.m. to 6:00 a.m.	U	U	U
Any use with outside sales and service and / or an outside yard	--	--	--
Appliance sales	P	--	--
Arts and crafts store, hobby shop	P	--	--
Arcades	--	--	--
Auto & Marine related sales	--	--	--
Auto & Marine related sales and service	--	--	--
Auto parts sales	P	--	--
Auto body and paint shop	--	--	--
Automobile repair (light)	--	--	--
Automotive repair (heavy)	--	--	--
Bakery / donut shop	P	--	--
Banking / insurance / financial operations	P	P	--
Barber shop	P	--	--
Beauty Shop	P	--	--
Billiard rooms	--	--	--
Bio-tech laboratories	--	--	P
Blacksmith shop	--	--	--
Boat building	--	--	--
Book Binding		--	P
Book store and periodical store (except that adult / sex oriented book and periodical stores shall be regulated b Section 17.79.020 of the RMC)	P	--	--
Bottling plant	--	--	--
Building materials sales (indoor only)	--	--	P
Cabinet shop	--	--	C
Call centers (must provide eight parking spaces / 1,000 gross s.f. of floor area)	--	--	P
Cold storage	--	--	P
Computer and related sales	P	--	--
Computer hardware and software development and assembly	--	--	P
Confectionery store	P	--	--

Uses (continued)	PD-C	PD-BP	PD-LI
Convenience Store	U	--	--
Day care facility	U	--	--
Drug store	P	--	--
Dry cleaning & Laundry	P	--	--
Dry cleaning & Laundry Bulk Plants	--	--	--
Equipment / vehicle rental and / or storage	--	--	--
Flower shop	P	--	--
Food and beverage processing	--	--	P
Furniture stores	P	--	--
Gift Shop	P	--	--
Hardware and home improvement stores with no exterior yard	P	--	--
Indoor health and fitness centers 3000 s.f. or less	P	--	--
Indoor health and fitness centers 3000 s.f. or more	--	--	--
Home improvement center with outside yards	--	--	--
Hotels, motels, and lodgings	--	--	--
Janitorial services and supplies	--	--	P
Jewelry store	P	--	--
Light manufacturing , fabrication, assembly, component manufacturing, small parts processing	--	--	P
Liquor store (including wine shops with or without tasting)	P	--	--
Mail centers	P	--	--
Movie Theater	--	--	--
Outdoor plant sales / nursery	--	--	--
Outdoor seating (subject to the provisions of Section 8 of this GDP)	P	--	--
Paint, floor and wall coverings	P	--	--
Pest control	--	--	P
Pet shop / grooming services	U	--	--
Photographic studio, photo shop	P	--	--
Places of assembly (i.e. churches, fraternal organizations, lodges)	--	€	--
Printing shops	--	--	P
Professional office, medical offices & clinics, urgent care	P	P	<u>P</u>
Public utility service yards	--	--	--
Radio and / or television repair	P	--	P
Record or music store	P	--	--
Research and development	--	--	P
Restaurant-bar combination, restaurant, coffee shop	P	--	--
Retail & office as an appurtenant use only	n/a	n/a	P
Retail food store	P	--	--
Sheet metal shop	--	--	--
Shoe repair	P	--	P
Soda fountain / ice cream parlor	P	--	--
Stationery store	P	--	--
Taxidermy	--	--	P

Uses (continued)	PD-C	PD-BP	PD-LI
Toy store	P	--	--
Upholstery	--	--	P
Variety or general merchandise store	P	--	--
Veterinary clinic	C	--	P
Video / DVD sales or rental	P	--	--
Vocational School	C	--	C
Welding shop	--	--	--
Wholesaler and warehouse	--	--	P
Yard and garden sales with no outside yard requirements	P	--	--

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be permitted, conditionally permitted, or prohibited uses.

6. **DEVELOPMENT STANDARDS APPLICABLE TO COMMERCIAL, ~~BUSINESS PROFESSIONAL,~~ AND LIGHT INDUSTRIAL ZONES.**

DEVELOPMENT STANDARDS ALL AREAS

- a) Minimum lot area 10,000 sq. ft.
 - b) Minimum lot width 100'
 - c) Minimum lot depth 100'
 - d) Setbacks
 - Front - 15' minimum (1)
 - Side - 10'
 - Rear - 10'
 - Delineated Wetland Boundary - 35' minimum (1)
25' minimum (2)
 - e) Maximum lot coverage 60%
 - f) Maximum building height 35'(3)
- (1) To parking improvements and buildings.
 - (2) To formal landscaping, retaining walls, and pedestrian amenities.
 - (3) In the Planned Development Commercial (PD-C) ~~and Planned Development Business Professional (PD-BP)~~ areas only, subject to the approval of a conditional use permit, building heights may be increased to a maximum of 50 feet.

7. **DEVELOPMENT STANDARDS AND USES APPLICABLE TO THE OPEN SPACE ZONE**

The following special land use and development standards shall apply to the open space zone. The area shall generally be left untouched and in its natural state. Limited landscaping and similar improvements may be installed subject to obtaining approval from the U.S. Army Corps of Engineers and / or the California Department of Fish and Game, as appropriate, and the City of Rocklin.

8. SPECIAL STANDARDS**a. Outdoor Seating**

- i. The outdoor seating area shall be maintained free of trash and any other debris to the satisfaction of the Community Development Director.
- ii. Prior to establishing, enlarging, or modifying an outdoor seating area, the property owner shall present a detailed dimensioned plan of the outdoor seating area, including the number of chairs and tables, provisions for access, fencing, screening, and providing shade for patrons to the Community Development Director for review and approval.
- iii. Decorative wrought iron fencing and/or container plantings shall be required to delineate outdoor seating areas to the satisfaction of the Community Development Director.
- iv. Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Community Development Director. No plastic furniture shall be permitted.

b. Noise

- i. Use of a public address system that can be heard outside of a building is prohibited.
- ii. Use of an amplified sound system to provide music for an outdoor seating area, where permitted per Section #5, is permissible however such music is intended to be a muted background noise and should not be audible from a distance of 100-feet from the building.
- iii. 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.
- iv. If dust collection systems are needed by any future tenant, such systems shall be shielded from the residences to the south of the project site and shall comply with the City of Rocklin noise level criteria.

RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
RECOMMENDING APPROVAL OF A GENERAL PLAN AMENDMENT TO CHANGE THE LAND
USE DESIGNATION OF A 2.0 ACRE PORTION OF AN APPROXIMATELY 7.56 ACRE SITE
FROM RETAIL COMMERCIAL (RC) TO LIGHT INDUSTRIAL (LI)

(Pacific Tech Park / GPA2017-0006)

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

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

A. The General Plan Amendment (GPA2017-0006) would change an approximately 2.0 acre portion of the existing Pacific Tech Park project area from land use designation of Retail Commercial (RC) to Light Industrial (LI). The subject property is generally located 900 feet south of the intersection of Sunset Boulevard and Pacific Street. APNs 046-010-070, 071, 072, 073, 074, 075, and 076.

B. The proposed Pacific Tech Park project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Pacific Tech Park Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND), approved and certified by City Council Resolution No. 2007-227. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Pacific Tech Park project is required, nor should be conducted, since the Pacific Tech Park General Development Plan Amendment and Rezone is within the scope of the Pacific Tech Park MND which adequately describe these activities for purposes of CEQA for the following reasons:

i) No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from the Pacific Tech Park project;

ii) No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

iii) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous MND was certified as complete shows any of the following:

a) That the project will have one or more significant effects not discussed in the previous MND;

b) That significant effects previously examined will be substantially more severe than shown in the previous MND;

c) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

d) That mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

C. The Planning Commission has considered the effect of the recommended approval of this General Plan Amendment (GPA2017-0006) 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.

D. The area is physically suited for the land uses allowed by the proposed amendment in terms of topography and availability of services.

E. The circulation and land uses allowed by the proposed amendment are compatible with land uses existing and permitted on properties in the vicinity, providing the properties are developed in accordance with the policies and requirements of the Rocklin General Plan and applicable zoning and subdivision ordinances.

F. The circulation and land uses allowed by the proposed amendment, and their intensity, are not likely to create serious health problems or nuisances on properties in the vicinity.

G. The land uses and circulation allowed by the proposed amendment are consistent with and implement the goals and policies of the Rocklin General Plan, including the Housing Element.

Section 2. The Planning Commission hereby recommends City Council approval of the General Plan Amendment (GPA2017-0006), as shown in Exhibit A, attached hereto and by this reference incorporated herein.

PASSED AND ADOPTED this 20th day of March, 2018, by the following roll call vote:

AYES: Commissioners:

NOES: Commissioners:

ABSENT: Commissioners:

ABSTAIN: Commissioners:

Chairman

ATTEST:

Secretary

DLD/

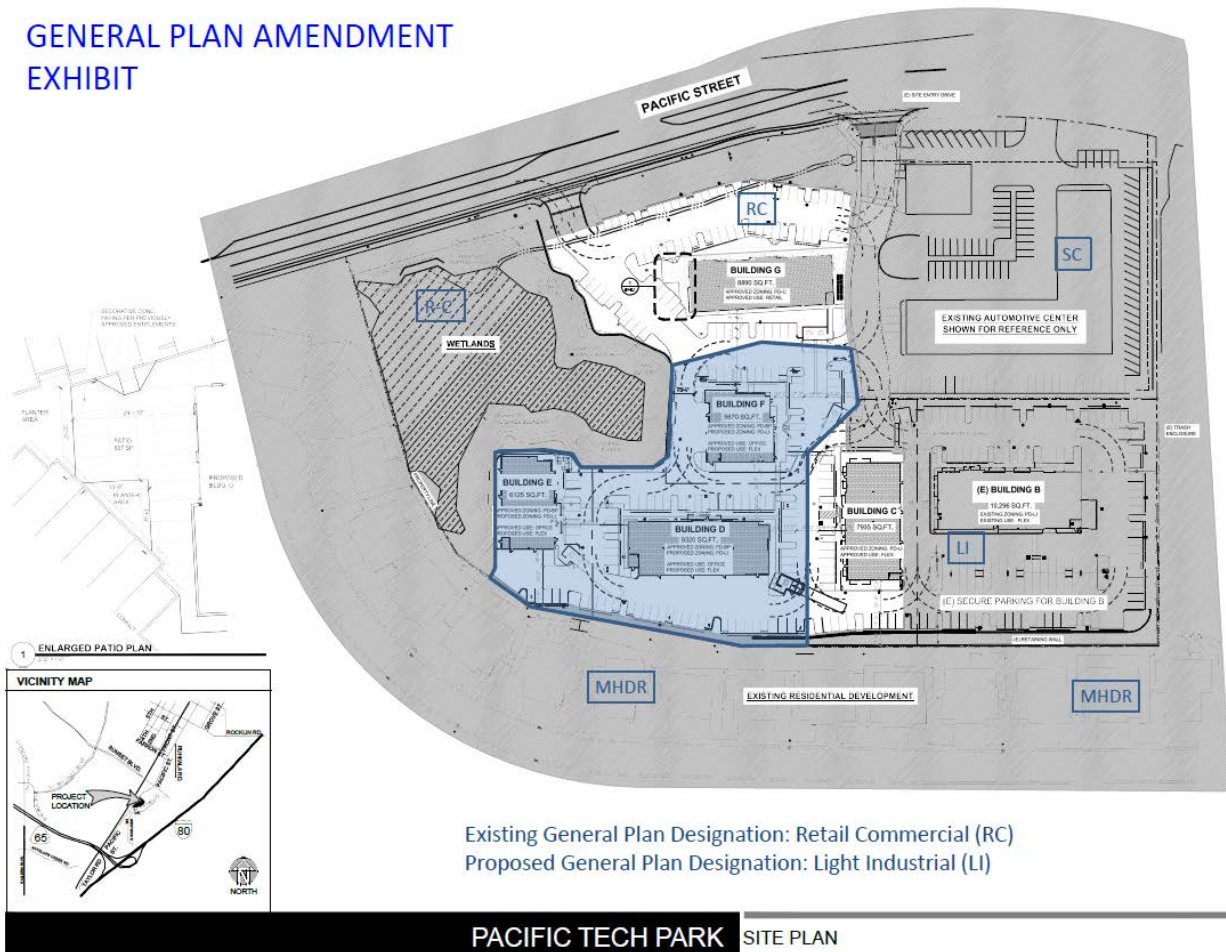
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EXHIBIT A

(Pacific Tech Park / GPA2017-0006)

Map of Existing and Proposed General Plan Land Use Designations

GENERAL PLAN AMENDMENT EXHIBIT



RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN
RECOMMENDING CITY COUNCIL APPROVAL OF AN ORDINANCE APPROVING THE FIRST
AMENDMENT TO THE PACIFIC TECH PARK GENERAL DEVELOPMENT PLAN, REPLACING
AND SUPERSEDING ORDINANCE 923, AND APPROVAL OF THE REZONE OF THREE
PARCELS FROM PLANNED DEVELOPMENT BUSINESS PROFESSIONAL (PD-BP) TO
PLANNED DEVELOPMENT LIGHT INDUSTRIAL (PD-LI)

(Pacific Tech Park / PDG2017-0006 and Z2017-0008)

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

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

A. The General Development Plan Amendment and Rezone (PDG2017-0006 and Z2017-0008) of an approximately 2.0 acre portion of the existing Pacific Tech Park project area would enlarge the PD-LI zone and remove the PD-BP zone within the Pacific Tech Park General Development Plan. The subject property is generally located 900 feet south of the intersection of Sunset Boulevard and Pacific Street. APNs 046-010-070, 071, 072, 073, 074, 075, and 076.

B. The proposed Pacific Tech Park project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Pacific Tech Park Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND), approved and certified by City Council Resolution No. 2007-227. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Pacific Tech Park project is required, nor should be conducted, since the Pacific Tech Park General Development Plan Amendment and Rezone is within the scope of the Pacific Tech Park MND which adequately describe these activities for purposes of CEQA for the following reasons:

i) No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from the Pacific Tech Park project;

ii) No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

iii) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence

at the time the previous MND was certified as complete shows any of the following:

a) That the project will have one or more significant effects not discussed in the previous MND;

b) That significant effects previously examined will be substantially more severe than shown in the previous MND;

c) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

d) That mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

C. The proposed General Development Plan Amendment and Rezone are consistent with the concurrent General Plan Amendment (GPA2017-0006) and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

D. The area is physically suited to the uses authorized in the proposed General Development Plan Amendment and Rezone.

E. The proposed General Development Plan Amendment and Rezone 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 Rezone are not likely to create serious health problems or create nuisances on properties in the vicinity.

G. The Planning Commission has considered the effect of the proposed General Development Plan Amendment and Rezone on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

H. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of industrial space 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.

Section 2. The Planning Commission of the City of Rocklin hereby recommends City Council approval of the General Development Plan Amendment and Rezone (Pacific Tech Park / PDG2017-0006 and Z2017-0008) in the form as shown on Attachment 1, attached hereto and incorporated by reference herein, contingent upon City Council approval of the concurrent General Plan Amendment (GPA2017-0006).

PASSED AND ADOPTED this 20th day of April, 2018, by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Chairman

ATTEST:

Secretary

DLD/

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ATTACHMENT 1

ORDINANCE NO.

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKLIN APPROVING THE FIRST AMENDMENT TO THE PACIFIC TECH PARK GENERAL DEVELOPMENT PLAN, REPLACING AND SUPERSEDING ORDINANCE 923, AND APPROVING THE REZONE OF THREE PARCELS FROM PLANNED DEVELOPMENT BUSINESS PROFESSIONAL (PD-BP) TO PLANNED DEVELOPMENT LIGHT INDUSTRIAL (PD-LI)

(Pacific Tech Park / PDG2017-0006 AND Z2017-0008)

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 (PDG2017-0006 and Z2017-0008) of an approximately 2.0 acre portion of the existing Pacific Tech Park project area would enlarge the PD-LI zone and remove the PD-BP zone within the Pacific Tech Park General Development Plan. The subject property is generally located 900 feet south of the intersection of Sunset Boulevard and Pacific Street. APNs 046-010-070, 071, 072, 073, 074, 075, and 076.

B. The proposed Pacific Tech Park project, including its related land use entitlements, was analyzed as required by the California Environmental Quality Act (CEQA) as a part of the Pacific Tech Park Initial Study/Mitigated Negative Declaration of Environmental Impacts (MND), approved and certified by City Council Resolution No. 2007-227. Pursuant to Section 15162 of the CEQA Guidelines, no further environmental review of the Pacific Tech Park project is required, nor should be conducted, since the Pacific Tech Park General Development Plan Amendment and Rezone is within the scope of the Pacific Tech Park MND which adequately describe these activities for purposes of CEQA for the following reasons:

i) No new significant environmental impacts nor any substantial increase in the severity of previously identified significant impacts will occur from the Pacific Tech Park project;

ii) No substantial changes occur with respect to the circumstances under which the project will be undertaken which will require major revisions of the previous MND due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts.

iii) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence

at the time the previous MND was certified as complete shows any of the following:

a) That the project will have one or more significant effects not discussed in the previous MND;

b) That significant effects previously examined will be substantially more severe than shown in the previous MND;

c) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.

d) That mitigation measures or alternatives which are considerably different from those analyzed in the previous MND would substantially reduce one or more significant effects of the environment, but the project proponents declined to adopt the mitigation measure or alternative.

C. The proposed General Development Plan Amendment and Rezone are consistent with the concurrent General Plan Amendment (GPA2017-0006) and implement the policies of the City of Rocklin's General Plan, including the Housing Element.

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

E. The proposed General Development Plan Amendment and Rezone 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 Rezone 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 Rezone on the housing needs of the region and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

H. The requested modifications would encourage a creative and more efficient approach to the use of land; maximize the choice in the type of industrial space 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.

Section 2. The City Council of the City of Rocklin hereby approves the General Development Plan Amendment and Rezone (Pacific Tech Park / PDG2017-0006 and Z2017-0008), as shown on Exhibit A, attached hereto and incorporated by reference herein.

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

INTRODUCED at a regular meeting of the City Council of the City of Rocklin held on _____, 20__, by the following vote:

AYES: Councilmembers:
 NOES: Councilmembers:
 ABSENT: Councilmembers
 ABSTAIN: Councilmembers

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Rocklin held on _____, 20__, by the following roll call vote:

AYES: Councilmembers:
 NOES: Councilmembers:
 ABSENT: Councilmembers:
 ABSTAIN: Councilmembers:

 Mayor

ATTEST:

 City Clerk

First Reading:
 Second Reading:
 Effective Date:

EXHIBIT A

Pacific Tech Park / Z2017-0008

Map of Existing and Proposed Zoning

REZONE EXHIBIT

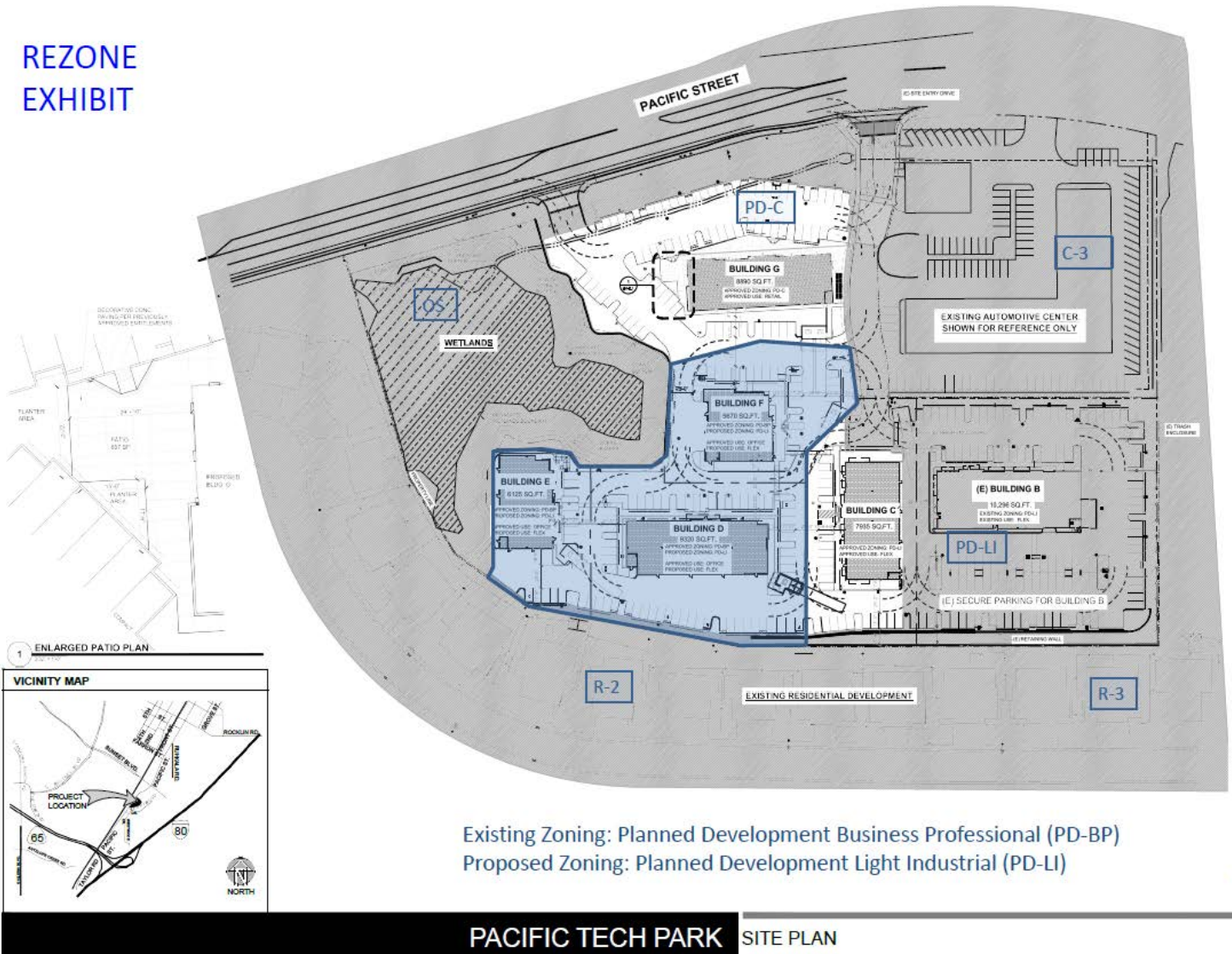


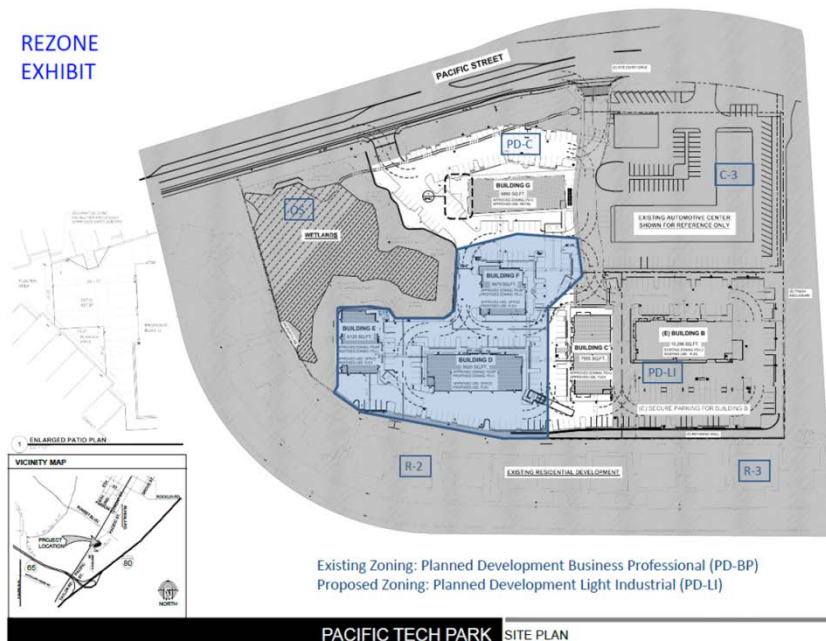
EXHIBIT B**ORDINANCE XXX**

**PACIFIC TECH PARK
GENERAL DEVELOPMENT PLAN AMENDMENT
PDG2017-0006
(Replace and Supersede Ordinance 923)**

- 1. PURPOSE.** The Pacific Tech Park project area located southerly of Pacific Street and north of Woodside Drive is an infill retail commercial / light industrial project adjacent to existing residential development. The General Development Plan is intended to establish development standards, permitted, conditionally permitted, and prohibited land uses and encourage a creative and flexible approach to the development of the approximately 7.82 acre property in a manner that integrates development with the site and surrounding development.

This General Development Plan is established per the provisions of Rocklin Municipal Code Chapter 17.60 PD Zone. Compatibility of this development with the surrounding residential projects is addressed by establishing design standards and limiting potential land uses to those deemed to be compatible or potentially compatible with surrounding development.

- 2. ZONE BOUNDARIES / MAP.**



Map indicating the area included in the Pacific Tech Park General Development Plan, PDG2017-0006

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

4. ZONING DISTRICTS. The following zoning districts are designated in the Pacific Tech Center Planned Development:

PD-C Commercial.

Purpose: To provide for retail stores, restaurants, offices, and supportive commercial uses to meet the needs of residents and travelers.

PD-LI Light Industrial.

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

OS Open Space.

Purpose: To provide for the maintenance of wetland areas to preserve wildlife habitat.

5. USES APPLICABLE TO COMMERCIAL AND LIGHT INDUSTRIAL ZONES.

The following table identifies Permitted, Conditionally Permitted, and Prohibited Uses. All uses shall be conducted inside a building. Hours of operation for all permitted uses shall be limited to 6:00 a.m. to 10 p.m. unless a conditional use permit authorizing different hours has been approved.

P = Permitted Use U = Conditionally Permitted Use -- = Prohibited Use

Uses	PD-C	PD-LI
Any permitted use that would operate during the hours of 10:00 p.m. to 6:00 a.m.	U	U
Any use with outside sales and service and / or an outside yard	--	--
Appliance sales	P	--
Arts and crafts store, hobby shop	P	--
Arcades	--	--

Uses (continued)	PD-C	PD-LI
Auto & Marine related sales	--	--
Auto & Marine related sales and service	--	--
Auto parts sales	P	--
Auto body and paint shop	--	--
Automobile repair (light)	--	--
Automotive repair (heavy)	--	--
Bakery / donut shop	P	--
Banking / insurance / financial operations	P	--
Barber shop	P	--
Beauty Shop	P	--
Billiard rooms	--	--
Bio-tech laboratories	--	P
Blacksmith shop	--	--
Boat building	--	--
Book Binding		P
Book store and periodical store (except that adult / sex oriented book and periodical stores shall be regulated b Section 17.79.020 of the RMC)	P	--
Bottling plant	--	--
Building materials sales (indoor only)	--	P
Cabinet shop	--	C
Call centers (must provide eight parking spaces / 1,000 gross s.f. of floor area)	--	P
Cold storage	--	P
Computer and related sales	P	--
Computer hardware and software development and assembly	--	P
Confectionery store	P	--
Convenience Store	U	--
Day care facility	U	--
Drug store	P	--
Dry cleaning & Laundry	P	--
Dry cleaning & Laundry Bulk Plants	--	--
Equipment / vehicle rental and / or storage	--	--
Flower shop	P	--
Food and beverage processing	--	P
Furniture stores	P	--
Gift Shop	P	--
Hardware and home improvement stores with no exterior yard	P	--
Indoor health and fitness centers 3000 s.f. or less	P	--
Indoor health and fitness centers 3000 s.f. or more	--	--
Home improvement center with outside yards	--	--
Hotels, motels, and lodgings	--	--
Janitorial services and supplies	--	P

Uses (continued)	PD-C	PD-LI
Jewelry store	P	--
Light manufacturing , fabrication, assembly, component manufacturing, small parts processing	--	P
Liquor store (including wine shops with or without tasting)	P	--
Mail centers	P	--
Movie Theater	--	--
Outdoor plant sales / nursery	--	--
Outdoor seating (subject to the provisions of Section 8 of this GDP)	P	--
Paint, floor and wall coverings	P	--
Pest control	--	P
Pet shop / grooming services	U	--
Photographic studio, photo shop	P	--
Places of assembly (i.e. churches, fraternal organizations, lodges)	--	--
Printing shops	--	P
Professional office, medical offices & clinics, urgent care	P	P
Public utility service yards	--	--
Radio and / or television repair	P	P
Record or music store	P	--
Research and development	--	P
Restaurant-bar combination, restaurant, coffee shop	P	--
Retail & office as an appurtenant use only	n/a	P
Retail food store	P	--
Sheet metal shop	--	--
Shoe repair	P	P
Soda fountain / ice cream parlor	P	--
Stationery store	P	--
Taxidermy	--	P
Toy store	P	--
Upholstery	--	P
Variety or general merchandise store	P	--
Veterinary clinic	C	P
Video / DVD sales or rental	P	--
Vocational School	C	C
Welding shop	--	--
Wholesaler and warehouse	--	P
Yard and garden sales with no outside yard requirements	P	--

The Community Development Director may determine certain uses or activities, which are not explicitly stated above to be permitted, conditionally permitted, or prohibited uses.

6. DEVELOPMENT STANDARDS APPLICABLE TO COMMERCIAL AND LIGHT INDUSTRIAL ZONES.

DEVELOPMENT STANDARDS ALL AREAS

- | | | |
|-----|---|-----------------|
| a) | Minimum lot area | 10,000 sq. ft. |
| b) | Minimum lot width | 100' |
| c) | Minimum lot depth | 100' |
| d) | Setbacks: | |
| | Front - | 15' minimum (1) |
| | Side - | 10' |
| | Rear - | 10' |
| | Delineated Wetland Boundary - | 35' minimum (1) |
| | | 25' minimum (2) |
| e) | Maximum lot coverage | 60% |
| f) | Maximum building height | 35'(3) |
| (1) | To parking improvements and buildings. | |
| (2) | To formal landscaping, retaining walls, and pedestrian amenities. | |
| (3) | In the Planned Development Commercial (PD-C) area only, subject to the approval of a conditional use permit, building heights may be increased to a maximum of 50 feet. | |

7. DEVELOPMENT STANDARDS AND USES APPLICABLE TO THE OPEN SPACE ZONE.

The following special land use and development standards shall apply to the open space zone.

The area shall generally be left untouched and in its natural state. Limited landscaping and similar improvements may be installed subject to obtaining approval from the U.S. Army Corps of Engineers and / or the California Department of Fish and Wildlife, as appropriate, and the City of Rocklin.

8. SPECIAL STANDARDS.

- a. Outdoor Seating
 - i. The outdoor seating area shall be maintained free of trash and any other debris to the satisfaction of the Community Development Director.
 - ii. Prior to establishing, enlarging, or modifying an outdoor seating area, the property owner shall present a detailed dimensioned plan of the outdoor seating area, including the number of chairs and tables, provisions for access, fencing, screening, and providing

shade for patrons to the Community Development Director for review and approval.

- iii. Decorative wrought iron fencing and/or container plantings shall be required to delineate outdoor seating areas to the satisfaction of the Community Development Director.
 - iv. Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Community Development Director. No plastic furniture shall be permitted.
- b. Noise
 - i. Use of a public address system that can be heard outside of a building is prohibited.
 - ii. Use of an amplified sound system to provide music for an outdoor seating area, where permitted per Section #5, is permissible however such music is intended to be a muted background noise and should not be audible from a distance of 100-feet from the building.
 - iii. 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.
 - iv. If dust collection systems are needed by any future tenant, such systems shall be shielded from the residences to the south of the project site and shall comply with the City of Rocklin noise level criteria.