

**AGENDA**  
**CITY OF ROCKLIN PLANNING COMMISSION**  
**DATE: July 19, 2016**  
**TIME: 6:30 PM**  
**PLACE: Council Chambers, 3970 Rocklin Road**  
**www.rocklin.ca.us**

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**CITIZENS ADDRESSING THE COMMISSION**

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. An opportunity will be provided for citizens wishing to speak on non-agenda items to similarly request recognition and address the Planning Commission. Three to five-minute time limits may be placed on citizen comments.

*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.*

**ACCOMMODATING THOSE INDIVIDUALS WITH SPECIAL NEEDS**

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.

**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.

**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.

**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.

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 the Community Development Department, 3970 Rocklin Road, First Floor, Rocklin, during normal business hours. These writings will also be available for review at the Planning Commission meeting in the public access binder located at the back table in the Council Chambers.

## INTRODUCTION

1. **Meeting called to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Minutes – None**
5. **Election of Officers**
6. **Correspondence**
7. **Citizens Addressing the Commission on Non Agenda Items**

## CONSENT ITEMS

### PUBLIC HEARINGS

8. **WILLIAM JESSUP UNIVERSITY TENTATIVE PARCEL MAP  
TENTATIVE PARCEL MAP, DL2015-0005**

This application is a request for approval of a Tentative Parcel Map to create seven lots and a remainder parcel at William Jessup University. The subject site is located at 2121 University Avenue, APN: 017-270-084, -088, and -089. The property is zoned Planned Development Light Industrial (PD-LI) and Open Space (OS). The General Plan designation is Mixed Use (MU), Light Industrial (LI), and Recreation Conservation (R-C).

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

The applicant is Ron Wood with RFE Engineering, Inc. The property owner is William Jessup University.

- a. Resolution of the Planning Commission of the City of Rocklin Approving a Notice of Exemption (William Jessup University Tentative Parcel Map/DL2015-0005)
- b. Resolution of the Planning Commission of the City of Rocklin Approving a Tentative Parcel Map (William Jessup University Tentative Parcel Map/DL2015-0005)

9. **NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN TEXT AMENDMENT  
PDG-99-02 et al /PDG2016-0002**

This application is a request for approval of a General Development Plan Text Amendment to:

- Consolidate previously-approved amendments to Exhibit C of the Northwest Rocklin Annexation General Development Plan (Ordinances 941, 991, 1000, 1014 and 1041) into a single document;
- Modify certain residential development standards (minimum lot area, lot width, front setbacks and maximum lot coverage) for zoning category PD-2.1 through PD-3.3;
- Add a new residential zoning category PD-22+ to the General Development Plan document and modify section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review; and,
- Complete various technical edits associated with previously approved modifications to maintain internal consistency within the document.

The subject property is generally located east of Highway 65, west of Whitney Oaks Drive, south of the Rocklin/Lincoln City limit line and north of Stanford Ranch.

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

The applicant is Eric Anderson on behalf of Sunset Rancho Investors, LLC.

- a. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of a Notice of Exemption (North West Rocklin General Development Plan Text Amendment - PDG-99-02 Et Al / PDG2016-0002)
- b. Resolution of the Planning Commission of the City of Rocklin Recommending Approval of an Ordinance Consolidating Previously Approved Amendments to Exhibit C of the North West Rocklin General Development Plan, Modifying Certain Development Standards Within the PD-2.1-3.3 Zone District, Adding a New PD-22+ Zoning Category and Completing Other Technical Edits (North West Rocklin General Development Plan Text Amendment - PDG-99-02 Et Al / PDG2016-0002)

#### **NON PUBLIC HEARINGS**

- 10. Reports and Discussion Items from Planning Commissioners**
- 11. Reports from City Staff**
- 12. Adjournment**



City of Rocklin Economic and Community Development Department

## Planning Commission

### STAFF REPORT

WILLIAM JESSUP UNIVERISTY  
TENTATIVE PARCEL MAP, DL2015-0005

July 19, 2016

#### Proposal/Recommendation

This application is a request for approval of a tentative parcel map to allow the subdivision of an approximately 108 acre site into seven parcels and a remainder lot.

Staff finds the proposed project, subject to the recommended conditions of approval, to be consistent with the applicable General Plan and zoning land use designations, and the Subdivision Ordinance. To facilitate Planning Commission discussion and possible action, the following documents have been provided:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (William Jessup University Tentative Parcel Map/DL2015-0005)

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP (William Jessup University Tentative Parcel Map/DL2015-0005)

#### Applicant

The applicant is Ron Wood with RFE Engineering, Inc. The property owner is William Jessup University.

#### Location

The subject site is located at 2121 University Avenue, APN: 017-270-084, -088, and -089.



Vicinity Map



Planning Commission Staff Report  
 Re: William Jessup University Tentative Parcel Map  
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**Site Characteristics**

William Jessup University property consists of approximately 130 acres generally located north of Sunset Boulevard and east of Highway 65. Approximately 23 acres consisting of the former Herman Miller Furniture Factory have been re-developed with campus facilities. A perimeter, or ring, road circles the developed area and provides access to it from Sunset Boulevard. The undeveloped remainder of the property has a rolling topography of low hills covered with grasslands, rock outcroppings, and some wetlands in the northwest and southeast.

**Background**

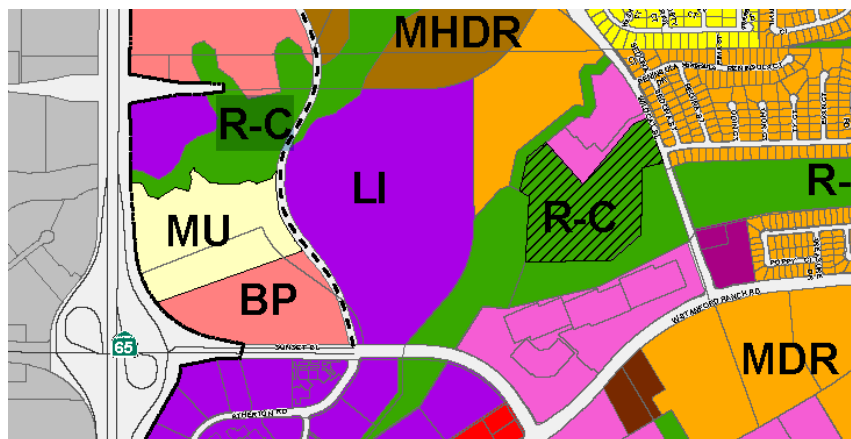
William Jessup University (aka San Jose Christian College) was approved by Placer County in January of 2003. In May of that year the North West Rocklin Annexation Area, including the William Jessup property, was officially annexed into the City of Rocklin. Since that time the campus has developed and expanded within the immediate area of the former Herman Miller factory and processed a series of parcel maps to refine the campus facilities.

**Environmental Determination**

The City of Rocklin’s Environmental Coordinator has reviewed the William Jessup Tentative Parcel Map and determined that it is exempt from review under the California Environmental Quality Act pursuant to Section 15061 (b) (3) – General rule of no potential for causing significant effect. For additional discussion of the environmental evaluation and conclusion, please refer to the Notice of Exemption.

**General Plan and Zoning Compliance**

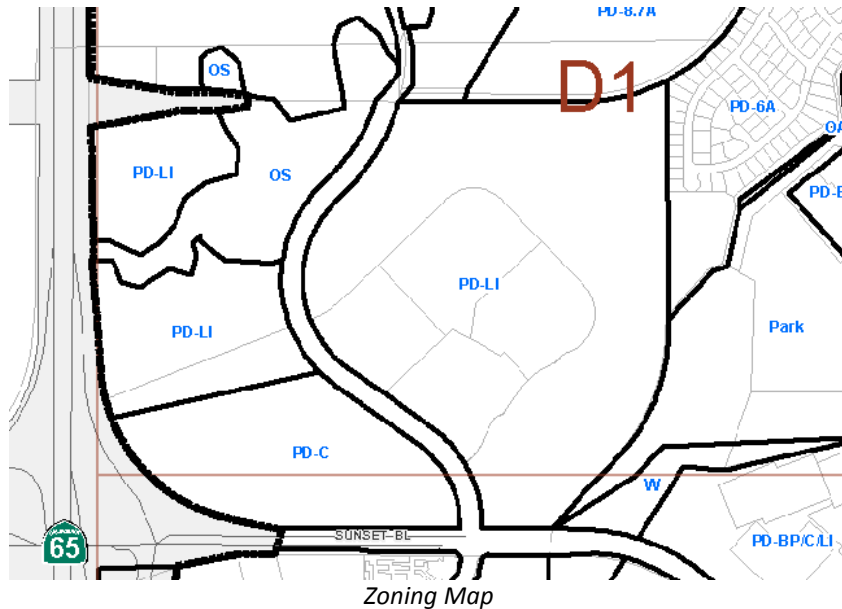
The project site is currently designated in the City’s General Plan as Light Industrial (LI), Mixed Use (MU), and Recreation – Conservation (R-C). The proposed tentative parcel map does not change the density or uses of the property and is consistent with the existing General Plan land use designations.



General Plan Map

Planning Commission Staff Report  
 Re: William Jessup University Tentative Parcel Map  
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The project does not change the existing Planned Development Light Industrial (PD-LI) or Open Space zoning of the site. The proposed parcel map conforms to the requirements of the zone districts in terms of lot configuration and area.



**Compatibility with Adjoining Land Uses**

The proposed parcel map will not change the land uses designated for the site, and therefore will not have any significant impact on compatibility with existing or potential surrounding development.

**Tentative Parcel Map Analysis and Compliance with the Subdivision Ordinance**

The State Subdivision Map Act requires that the proposed map be consistent with the City’s General Plan, Zoning Ordinance, and Subdivision Ordinance. As discussed above, the project is consistent with the General Plan and the Zoning. Staff reviewed the City’s Subdivision Ordinance regulations and concluded that the project is consistent with said ordinance as well.

**Tentative Parcel Map Design**

The proposed parcel map requests the division of an approximately 108 acre portion of the William Jessup site into seven parcels, ranging in size from 0.8 acres to 25.3 acres, and a 64 acre remainder lot. Parcels 2, 3 and 4 associated with a prior Parcel Map (35 PM 63) will remain intact and are not affected by this action. No grading, improvements or development are proposed as a part of this map.

*Planning Commission Staff Report  
Re: William Jessup University Tentative Parcel Map  
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### **Access and Utility Easements**

The east half of the extension of University Avenue from Sunset Boulevard to Whitney Ranch Parkway through the map area was completed several months ago. Proposed Parcels 2, 3, 4, 6, & 7 would have access directly to this street and/or the existing right-of-way. At the time Parcels 5, 6 and 7 are developed, a determination will need to be made regarding construction requirements for the remaining portions of the University Avenue street section. Parcel 1 has access from the existing ring road around the University campus and Parcel 5 would have access from University Avenue via an easement across Parcel 6. The remainder parcel has frontage on both University Avenue and Sunset Boulevard. Existing easements for utilities, and parking would remain in place. No street or frontage improvements are required as a part of this map.

### **Findings and Conclusions**

Staff supports approval of the proposed parcel map, with the inclusion of the conditions as drafted, because it will not change the anticipated land use or the intensity of land use on the site and is consistent with the relevant City ordinances.

*Prepared by Bret Finning, Planning Services Manager*

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RESOLUTION NO. 2016-

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN  
APPROVING A NOTICE OF EXEMPTION  
(William Jessup University Tentative Parcel Map/DL2015-0005)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the William Jessup University Tentative Parcel Map project (“Project”) and determined that it is exempt from review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15061 (b) (3) – General rule of no potential for causing significant effect; 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 Planning Commission, 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 \_\_\_\_\_, 2016, 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:** William Jessup University Tentative Parcel Map (DL2015-0005)

**Project Location - Specific:** The subject property is located at 2121 University Avenue. APNs 017-270-084, -088 and -089.

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

**Description of Nature, Purpose and Beneficiaries of Project:** A tentative parcel map to create seven lots and a remainder parcel with no grading or improvements proposed at William Jessup University..

**Name of Public Agency Approving Project:**

City of Rocklin City Council

**Name of Person or Agency Carrying Out Project**

The applicant is RFE Engineering, Attn: Ron Wood, 2260 Douglas Boulevard, Ste. 160, Roseville, CA 95661 (916) 772-7800.

**Exempt Status (Check one)**

General rule of no potential for causing significant impact (California Code of Regulations Sec. 15061 (b) (3)).

**Reasons why the project is exempt.** The project is exempt as indicated above because pursuant to CEQA Guidelines Section 15061 (b)(3), the activity (project) is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The project as proposed is consistent with the exemption description noted above and is exempt pursuant to Section 15061 (b) (3) of the CEQA Guidelines.

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

**Date received for Filing:** \_\_\_\_\_

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**Signature:** Marc Mondell, Economic and Community Development Department Director

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## RESOLUTION NO. PC-

RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF ROCKLIN APPROVING A TENTATIVE PARCEL MAP

(William Jessup University Tentative Parcel Map/DL2015-0005)

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. Tentative Parcel Map (DL2015-0005) will allow the division of approximately 108 acres (APN: 017-270-084, -088, and -089) into seven parcels, ranging in size from 0.8 acres to 25.3 acres, and a 64 acre remainder lot. No grading or improvements are proposed.

B. A Notice of Exemption has been approved for this Project via Planning Resolution No. PC-2016-    .

C. The Planning Commission has considered the effect of the approval of this subdivision 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.

D. The proposed subdivision, together with the provisions for its design, is consistent with the zoning classification on the property.

E. The proposed subdivision, together with the provisions for its design, is consistent with the objectives, policies, general land uses, and programs in the City of Rocklin's General Plan.

F. The site is physically suitable for the proposed type and density of development.

G. The design of the subdivision is not likely to cause substantial environmental damage, nor will it substantially and avoidably injure fish or wildlife or their habitat.

H. The design of the subdivision will not cause serious public health problems.

I. The design of the subdivision will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

J. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

Section 2. The tentative parcel map (William Jessup University Tentative Parcel Map/DL2015-0005) as depicted in Exhibit A attached hereto and by this reference incorporated herein, is hereby approved, subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to approval of the final map.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements, or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Indemnification and Duty to Defend

Within 30 days of approval of the tentative parcel map by the City, the subdivider shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the subdivision or parcel map by the City's planning commission or City Council, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the subdivider of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

2. Validity

This approval shall expire in two years from the date of approval unless prior to that date the final map has been recorded or a time extension has been approved.

PASSED AND ADOPTED this    <sup>th</sup> day of           , 2016, by the following roll call vote:

AYES:           Commissioners:

NOES:           Commissioners:

ABSENT:        Commissioners:

ABSTAIN:       Commissioners:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary

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EXHIBIT A

WILLIAM JESSUP UNIVERSITY TENTATIVE PARCEL MAP / DL2015-0005

Map

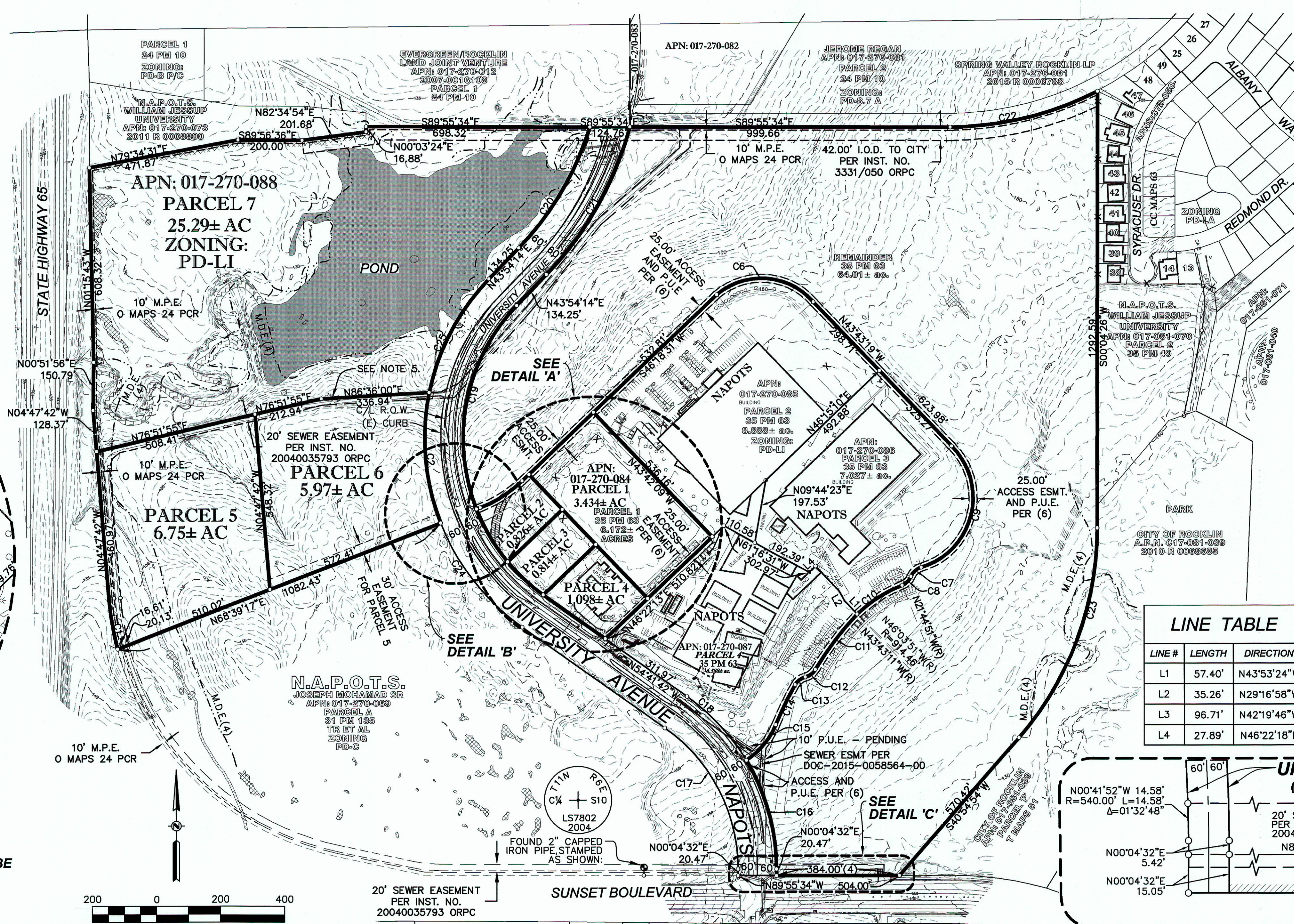
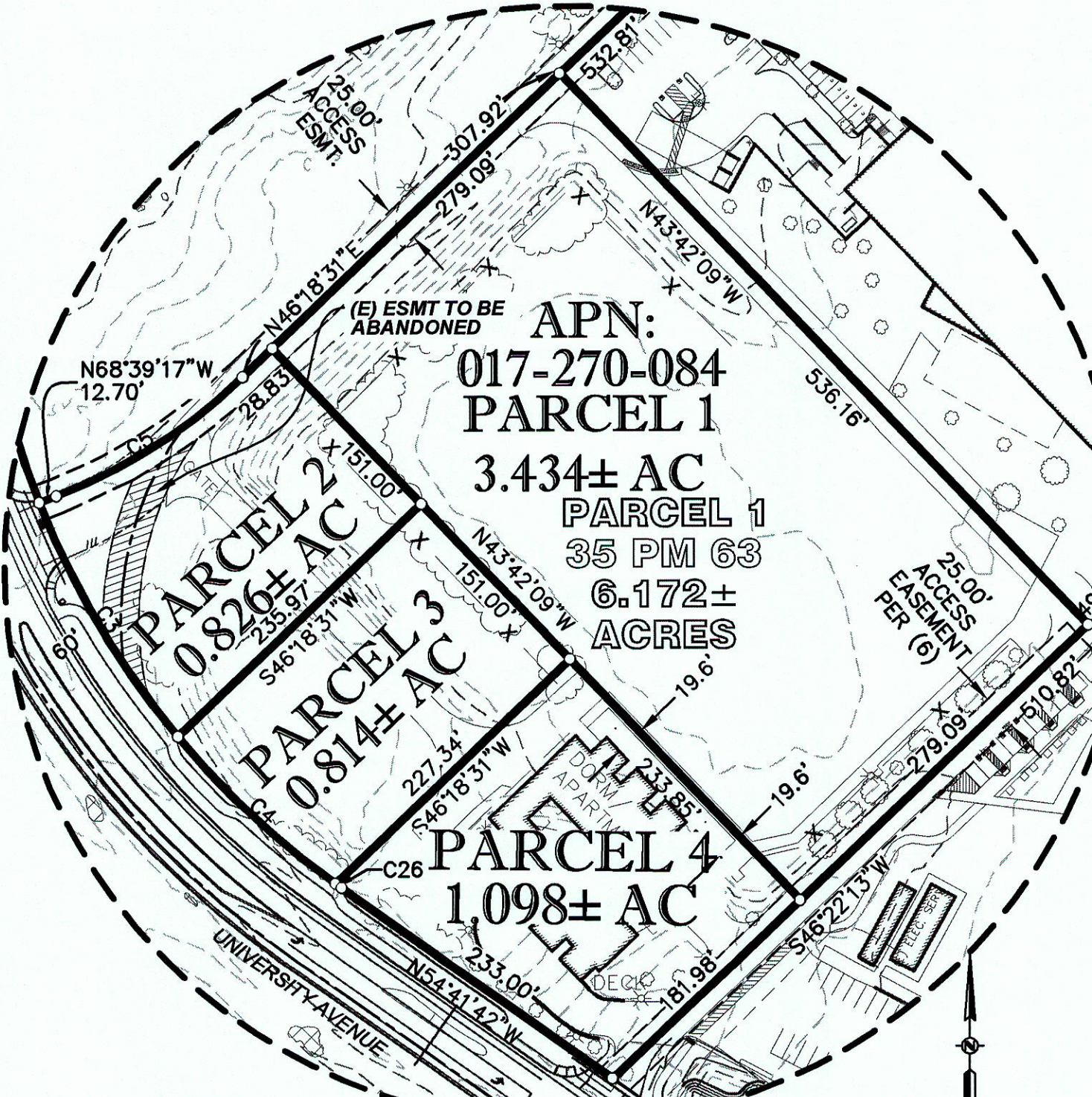
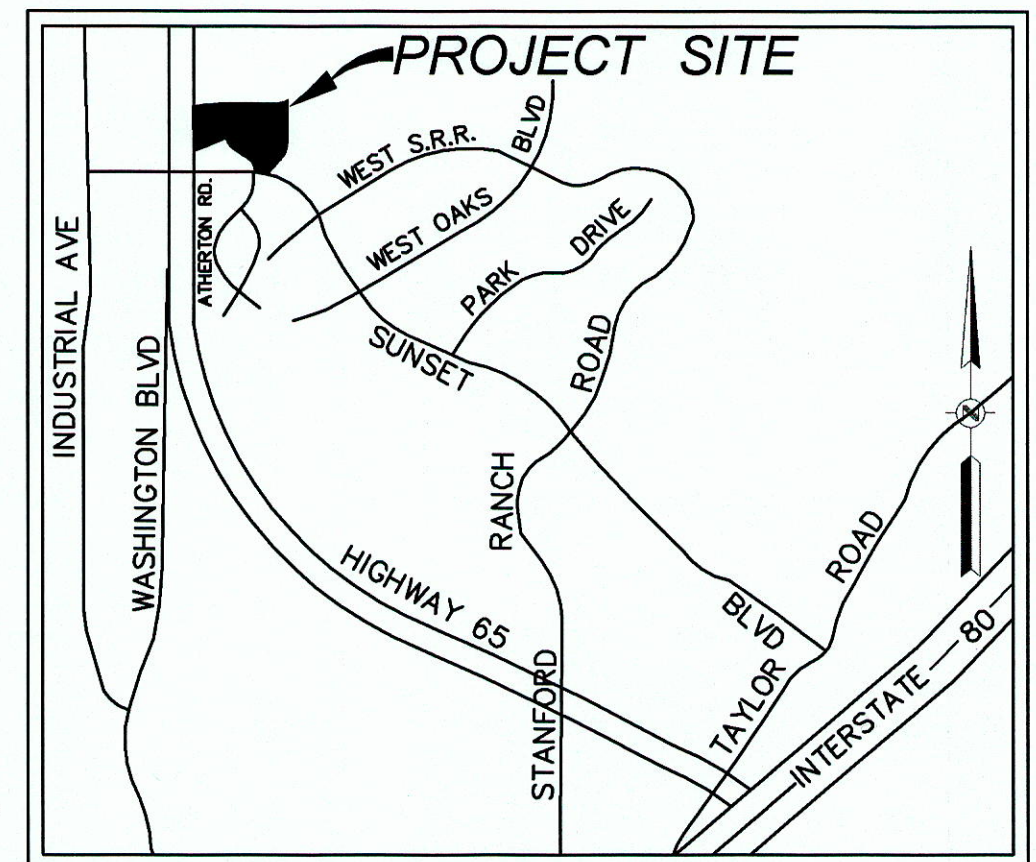


**LEGEND:**

- ⊗ FOUND MONUMENT AS DENOTED ON MAP
- DIMENSION POINT - NOTHING FOUND OR SET
- △ SET MONUMENT AS DENOTED ON MAP HEREON
- ⊙ SET 3/4" IRON PIPE, PLUGGED LS 4715
- ⊙ SET 3/4" REBAR, CAPPED LS 4715
- (1) RECORD INFORMATION PER 0 MAPS 24, PCR
- (2) RECORD INFORMATION PER 24 PARCEL MAPS 10, PCR
- (3) RECORD INFORMATION OF 20' SEWER EASEMENT PER INSTRUMENT NO. 2004-0035793 SHOWN ON BOOK 31 PARCEL MAPS, PAGE 135 ORPC
- (4) RECORD INFORMATION PER 31 PARCEL MAPS 135, PCR
- (5) RECORD INFORMATION PER T MAPS 51, PCR
- (6) RECORD INFORMATION PER 35 PM 63
- M.D.E. MEANDERING DRAINAGE EASEMENT
- M.P.E. MULTI PURPOSE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (OA) OVERALL DIMENSION
- (R) RADIAL
- NAPOTS NOT A PART OF THIS SURVEY
- ⊙ CENTER SECTION CORNER AS NOTED
- NO INGRESS/EGRESS PER (1) AND 3059/313 ORPC
- NO ABUTTERS RIGHTS, INCLUDING ACCESS RIGHTS, PER 2007-0014609 ORPC
- VERNAL POOLS (LIMITS TAKEN FROM MAP PREPARED BY FOOTHILL ASSOCIATES)
- POND (LIMITS TAKEN FROM MAP PREPARED BY FOOTHILL ASSOCIATES)
- SEASONAL WETLAND SWALE (LIMITS TAKEN FROM MAP PREPARED BY FOOTHILL ASSOCIATES)
- INTERMITTENT DRAINAGE (LIMITS TAKEN FROM MAP PREPARED BY FOOTHILL ASSOCIATES)
- EPHEMERAL CHANNEL (LIMITS TAKEN FROM MAP PREPARED BY FOOTHILL ASSOCIATES)
- MEANDERING DRAINAGE EASEMENT (M.D.E.)

# TENTATIVE PARCEL MAP

WILLIAM JESSUP UNIVERSITY  
 PARCEL "1", AND A PORTION OF THE REMAINDER OF 35 PM 63,  
 APN: 017-270-084 AND 088  
 CITY OF ROCKLIN, PLACER COUNTY, STATE OF CALIFORNIA  
 MARCH, 2016 SCALE: 1" = 200'  
 RFE ENGINEERING, INC.  
 SHEET 1 OF 1

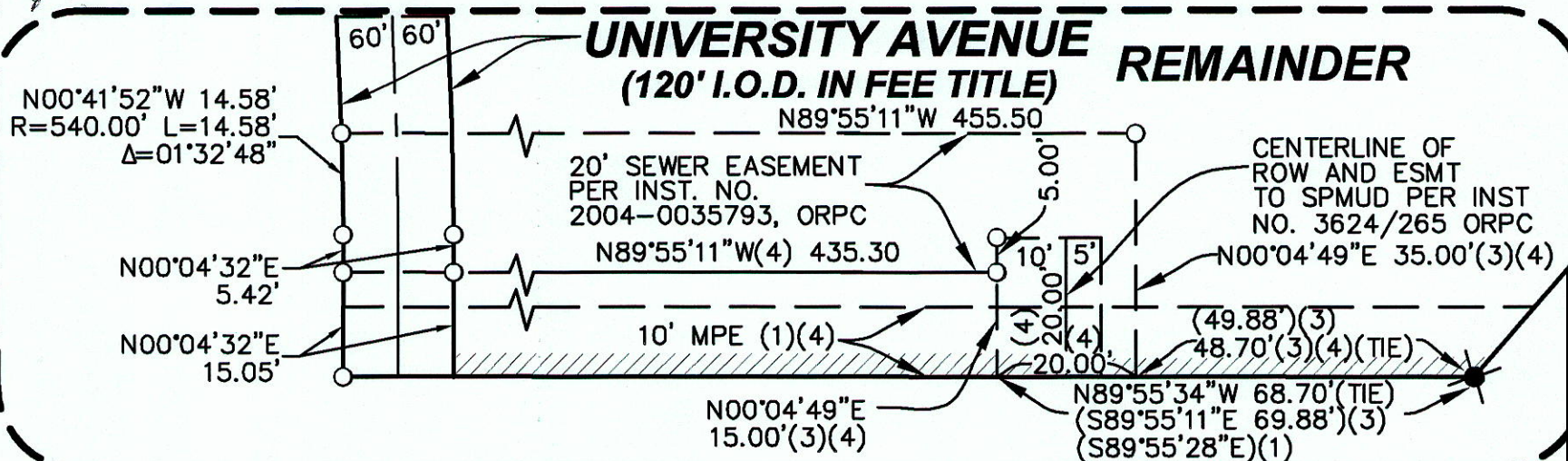
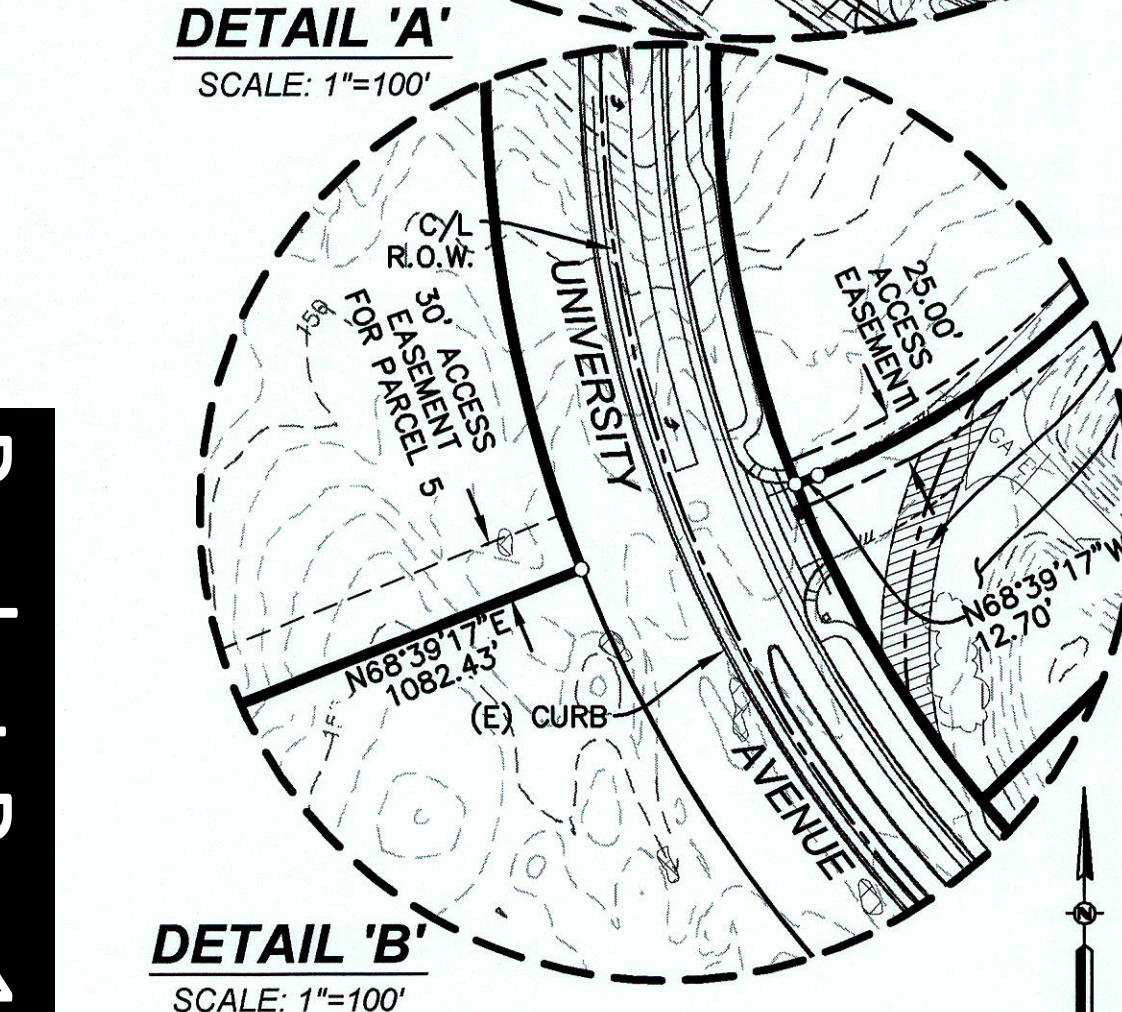


**CURVE TABLE**

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	159.72'	900.00'	10°10'06"	S09°52'45"E	159.51'
C2	413.62'	720.00'	32°54'52"	S04°57'33"E	407.95'
C3	191.66'	600.00'	18°18'06"	S30°34'52"E	190.84'
C4	151.65'	600.00'	14°28'54"	S46°58'23"E	151.25'
C5	156.01'	400.00'	22°20'46"	N57°28'54"E	155.02'
C6	335.06'	214.69'	89°25'07"	N85°36'47"W	302.07'
C7	44.30'	50.00'	50°45'36"	S48°02'19"W	42.86'
C8	39.79'	50.00'	45°35'38"	N45°27'20"E	38.75'
C9	468.83'	226.59'	118°32'59"	S14°08'37"W	389.56'
C10	167.91'	437.85'	21°58'21"	S57°15'59"W	166.89'
C11	216.78'	914.46'	13°34'56"	S37°08'41"W	216.27'
C12	40.36'	50.00'	46°15'17"	N53°28'52"E	39.28'
C13	41.06'	50.00'	47°03'02"	S53°05'00"W	39.92'
C14	138.16'	1107.03'	7°09'02"	S25°58'58"W	138.07'
C15	147.10'	250.00'	33°42'46"	N39°15'49"E	144.99'
C16	356.56'	660.00'	30°57'14"	N15°24'05"W	352.24'
C17	516.20'	540.00'	54°46'14"	N27°18'35"W	496.77'
C18	274.35'	660.00'	23°49'00"	N42°47'12"W	272.38'
C19	684.18'	600.00'	65°20'03"	S11°14'12"W	647.71'
C20	442.08'	940.00'	26°56'46"	N30°25'51"E	438.02'
C21	534.76'	1060.00'	28°54'18"	N29°27'05"E	529.10'
C22	477.37'	1000.00'	27°21'04"	N76°23'54"E	472.85'
C23	712.81'	1000.00'	40°50'28"	N20°29'40"E	697.82'
C24	418.19'	720.00'	33°16'43"	S38°03'20"E	412.34'
C25	407.22'	720.00'	32°24'21"	S27°42'04"W	401.82'
C26	348.35'	600.00'	33°15'53"	S38°03'46"E	343.47'

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	57.40'	N43°53'24"W
L2	35.26'	N29°16'58"W
L3	96.71'	N42°19'46"W
L4	27.89'	N46°22'18"E



**NOTES:**

- THE PROPERTY SHOWN HEREON LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT NO. 833 FOR THE CITY OF ROCKLIN STANFORD RANCH CFD #1 AND WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT NO. 686 FOR THE CITY OF ROCKLIN CFD #6.
- THIS PROPERTY IS SUBJECT TO AN AGREEMENT FOR FLOOD AND DRAINAGE CONTROL REFLECTED IN DOCUMENT 2004-0047889 O.R.P.C.
- EACH PARCEL SHOWN HEREON (INCLUDING THE REMAINDER) HAS A COMMON RECIPROCAL PARKING EASEMENT OVER IT FOR EACH OF THE OTHER PARCELS.
- THE UNIVERSITY AVENUE IMPROVEMENTS SHOWN ARE FROM ELECTRONIC COPIES OF THE ROAD DESIGN PLANS PROVIDED BY RSC ENGINEERING, ROSEVILLE, CA.
- THE NORTH PROPOSED PROPERTY LINE FOR PARCELS 5 AND 6 IS THE SAME AS THE NORTHERN SEWER EASEMENT LIMIT.

**OWNER:**  
 WILLIAM JESSUP UNIVERSITY  
 DR. JOHN JACKSON, PRESIDENT  
 2121 UNIVERSITY AVENUE  
 ROCKLIN CA, 95765  
 (916) 577-2200

**CURRENT ZONING:**  
 PD-L1

**PROPOSED ZONING:**  
 PD-LI

**TOPOGRAPHY:**  
 2' CONTOUR INTERVALS DERIVED FROM AERIAL SURVEY.

**ELEMENTARY SCHOOL DISTRICT:**  
 ROCKLIN UNIFIED SCHOOL DISTRICT

**HIGH SCHOOL DISTRICT:**  
 ROCKLIN UNIFIED SCHOOL DISTRICT

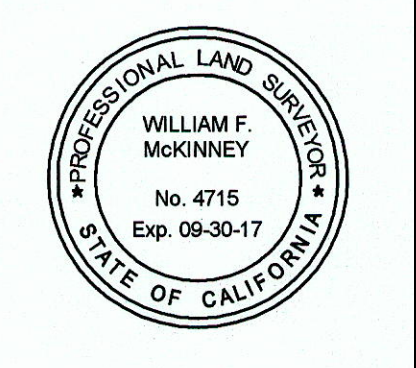
**TELEPHONE:**  
 AT&T  
 JIM JOHNSON  
 12824 EARHART AVE.  
 AUBURN CA, 95602  
 (916) 686-2041

**WATER:**  
 PLACER COUNTY WATER AGENCY  
 RICHARD WIRTH  
 144 FERGUSON ROAD  
 AUBURN CA, 95603  
 (530) 823-4886

**SEWER:**  
 SOUTH PLACER MUNICIPAL UTILITY DISTRICT  
 CARIE HUFF  
 5807 SPRINGVIEW DRIVE  
 ROCKLIN CA, 95677  
 (916) 785-8522

**ELECTRICAL:**  
 PACIFIC GAS & ELECTRIC  
 DAVE METZKER  
 333 SACRAMENTO STREET  
 AUBURN CA, 95603

**SURVEYOR'S STATEMENT:**  
 I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN HEREIN.  
 WILLIAM F. MCKINNEY, PLS 4715  
 EXPIRATION: SEPTEMBER 03, 2017  
 MARCH 11, 2016  
 DATE







City of Rocklin Economic and Community Development Department

---

**Planning Commission  
Staff Report**

**NORTH WEST ROCKLIN  
GENERAL DEVELOPMENT PLAN TEXT AMENDMENT  
PDG-99-02 ET AL / PDG2016-0002**

**July 19, 2016**

---

**Recommendation**

Staff finds the proposed project to be consistent with the General Plan and the Zoning designations applicable to the project site and recommends the Planning Commission adopt the following:

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A NOTICE OF EXEMPTION (North West Rocklin General Development Plan Text Amendment (PDG-99-02 ET AL / PDG2016-0002))

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF AN ORDINANCE CONSOLIDATING PREVIOUSLY APPROVED AMENDMENTS TO EXHIBIT C OF THE NORTH WEST ROCKLIN GENERAL DEVELOPMENT PLAN, MODIFYING CERTAIN DEVELOPMENT STANDARDS WITHIN THE PD-2.1-3.3 ZONE DISTRICT, ADDING A NEW PD-22+ ZONING CATEGORY AND COMPLETING OTHER TECHNICAL EDITS (North West Rocklin General Development Plan Text Amendment PDG-99-02 ET AL / PDG2016-0002)

**Proposal**

This application is a request for approval of a General Development Plan Text Amendment to:

- Consolidate previously-approved amendments to Exhibit C of the Northwest Rocklin Area General Development Plan (Ordinances 941, 991, 1000, 1014 and 1041) into a single document;
- Modify certain residential development standards (minimum lot area, lot width, front setbacks and maximum lot coverage) for zoning category PD-2.1 through PD-3.3;

Planning Commission Staff Report  
 Re: North West Rocklin General Development Plan Amendment  
 July 19, 2016  
 Page 2

- Add a new residential zoning category PD-22+ to the General Development Plan document and modify section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review; and,
- Complete various technical edits associated with previously approved modifications to maintain internal consistency within the document.

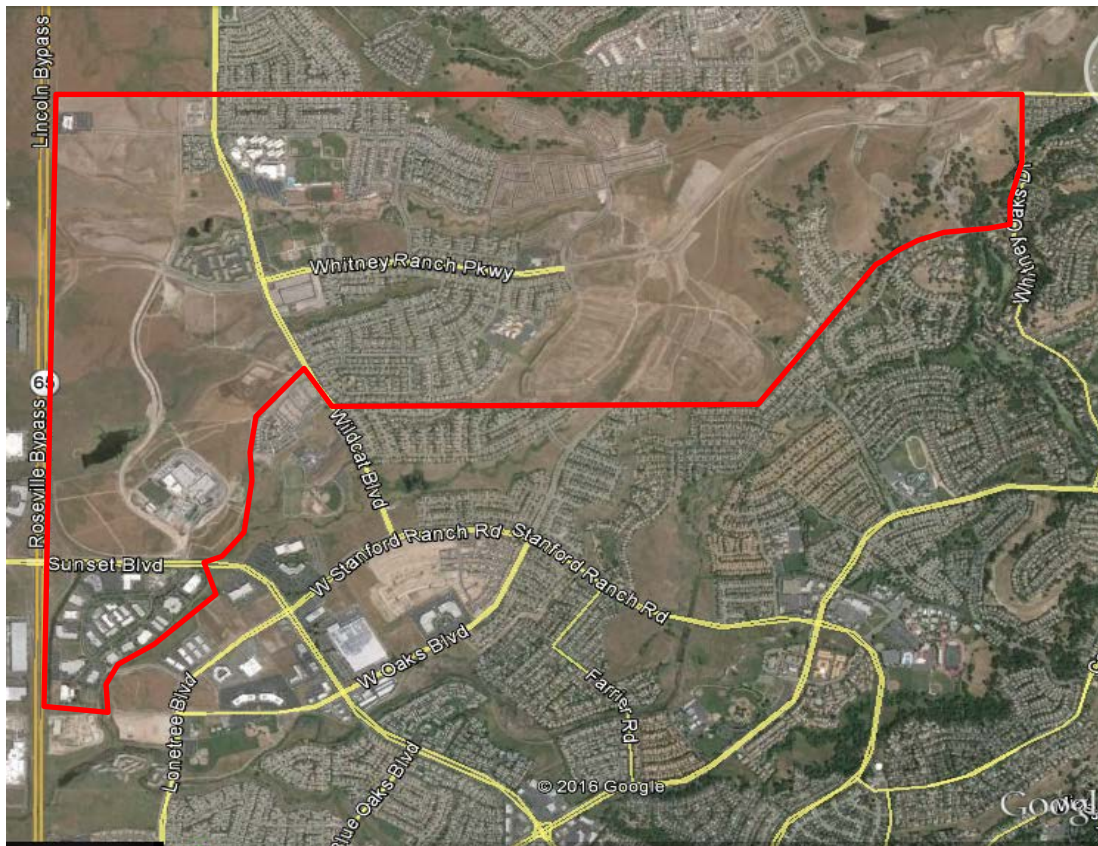
Exhibit A of the North West Rocklin General Development Plan is reflected on the current version of the Citywide Zoning Map and is not affected by this modification. Exhibit B of the North West Rocklin General Development Plan remains as most recently adopted as part of Ordinance 941 and is not affected by this modification.

**Owner/Applicant**

The applicant is Eric Anderson on behalf of Sunset Rancho Investors, LLC.

**General Site Information**

The subject property is generally located east of Highway 65, west of Whitney Oaks Drive, south of the Rocklin/Lincoln City limit line and north of Stanford Ranch.



*Planning Commission Staff Report**Re: North West Rocklin General Development Plan Amendment**July 19, 2016**Page 3***Background**

The North West Rocklin Area (NWRA) is located on approximately 1,800 acres in northwest Rocklin. It is primarily composed of two major development areas: Whitney Ranch, which is largely residential, and the State Route 65 Corridor (Highway 65 Corridor), which is designated predominantly for non-residential development. The Parcel K Planning Area in the east is also located within the North West Rocklin Area, but has already been fully developed with the Claremont Subdivision. In total, Whitney Ranch may develop an estimated 4,200 dwelling units and contains approximately 23 acres for commercial land uses, while the Highway 65 Corridor area contains approximately 300 acres for various primarily non-residential uses. Since the original approval of the NWRA Annexation in 2003, the City has approved several amendments to the NWRA General Development Plan. The most recent approvals include:

1. Ordinance 941, which was adopted in 2008 in conjunction with the Whitney Ranch Phase II Subdivision, was the most recent comprehensive update of the North West Rocklin General Development Plan.
2. Ordinance 991, modified the land use designation for Parcel 22 from PD-20 to PD-4.2
3. Ordinance 1000 modified the allowed land uses in the PD-LI zone to allow places of assembly.
4. Ordinance 1014 modified the land use designations and development standards for a portion of Parcel 108 (Spring Valley) from PD- BP/Comm to PD-8.7.
5. Ordinance 1041 created a PD-10A residential zoning category and changed the zoning of portions of Parcel 2 from PD-C to PD-10A (Wildcat Subdivision).

Ordinances 991 through 1041 were adopted as separate documents, without updating the main GDP document. City Staff subsequently determined that for ease of reference and administration, the next request for amendment to the GDP must include a consolidation of all the prior approvals. The consolidation of all prior approvals has been completed in Exhibit C of the attached resolution. In addition, underline and strikeout notations have been used to highlight, all new proposed changes associated with this amendment.

**Project Description**

The proposed General Development Plan Amendment has five components:

1. Consolidate previously-approved amendments to Exhibit C of the Northwest Rocklin Annexation General Development Plan (Ordinances 941, 991, 1000, 1014 and 1041) into a single document. The consolidation by itself does not change any development standards or policies in the plan area. It brings together all previous approvals into a single document to allow for easier referencing and administration of the land use regulations for the project.

*Planning Commission Staff Report**Re: North West Rocklin General Development Plan Amendment**July 19, 2016**Page 4*

2. Modifications to certain development standards (minimum lot area, lot width, front setbacks and maximum lot coverage) for zoning category PD-2.1 through PD-3.3. This amendment involves the following specific modifications to standardize the development standards applicable to this density range:
  - o Change minimum lot size from 9,000 square feet to 7,000 square feet.
  - o Change interior minimum lot width from 70 feet to 65 feet.
  - o Change corner minimum lot width from 75 feet to 60 feet.
  - o Change front setback from 25' to 20'.
  - o Change front porch setback from 20' to 15'.
  - o Change maximum lot coverage for single story from 45% to 50%, and make lot coverage for single and 2-story homes the same.

The above changes will make the development standards applicable to the PD2.1 through PD-3.3 zoning categories consistent with other existing categories in this range. These zoning categories are similar and having the same development standards provides for more streamlined and simplified development regulations. In addition, the modifications are similar to development standards approved elsewhere in the City, including Croftwood (aka Crowne Point) Subdivision, Stanford Ranch Parcel 69, Rocklin 60 and Stanford Ranch Two Oaks subdivision

3. Addition of a new zoning category PD-22+ to the General Development Plan document. The GDP zoning designations currently set a maximum density limit which may not be exceeded by any development (unless the proposal would qualify for a density bonus as currently allowed by the code for specific types of projects). But for standard developments proposals, the current maximum density in the NWRA GDP is PD-20, which equates to a maximum 20 dwelling units per acre. The City's General Plan has set a minimum density of 15.5 dwelling units per acre and no upper limit for the HDR (High Density Residential) land use category. Removal of the limit on the upper end of the High Density Residential designation occurred in 2013 to assist the City in meeting new minimum densities required by the state to achieve an adequate inventory of land available for all income levels in the City's Housing Element. This designation is intended to help the City meet its fair share of regional housing needs (RHNA) as determined by the Sacramento Area Council of Governments; in particular, the portion of RHNA pertaining to lower income households.

The proposed amendment will create a new zoning category, PD-22+ which will require a minimum density of 22 dwelling units per acre and no upper limit. The development standards will be similar to the existing PD-20, except that the height limit for PD-22 will be 50 feet instead of 35 feet. A typical project meeting the minimum of 22+ units per acre would involve product that is 3 stories or higher in height. Local examples of projects meeting that type of density include the existing Montessa and Vicara projects located in North West Rocklin in the vicinity of Wildcat

Planning Commission Staff Report

Re: North West Rocklin General Development Plan Amendment

July 19, 2016

Page 5

Boulevard and Whitney Ranch Parkway. Inclusion of this zoning category does not involve designating any properties with this zoning at this time. The City and developers in North West Rocklin may designate properties in the future upon further evaluation with fully noticed public hearings before the Planning Commission and the City Council.

4. Section 3.5.3(1) in the existing General Development Plan currently contains a provision with details regarding building height in multi-family residential zones that provides for increases in heights and building stories beyond the basic maximums listed in Table 9 - Residential Development Standards. The current language, which is original to the 2003 document, was established at a time when the City had very limited experience dealing with projects involving more than 2 stories. Since that time, the City has successfully processed numerous multi-family projects which include 3 and 4 stories. Specific examples include: Vicara and Montessa in Whitney Ranch (constructed); Garnet Creek Apartments on Granite Drive (under construction); Bella Vida Senior Independent Living Facility (approved for development on Pacific Street); Sunset West Lot 2A Apartments on Sunset Boulevard near Lonetree Boulevard (under construction), and Arroyo Vista on Sunset Boulevard near Lonetree Boulevard (constructed). Please see Attachment 2 for details regarding these specific projects. The requirement to obtain a use permit in order to construct a 3 story project is onerous to some developers and contrary to the City's mandate from the state to accommodate higher density projects. With the safeguard of Design Review in place, the City can maintain sensitivity to building heights in locations where design modifications are warranted to address site conditions and surrounding land uses. Design solutions could require stepping buildings down on the edges and concentrating density deeper within a project site; increased setbacks, increased building separation and landscape buffers. In order to provide for what may be needed flexibility in a multifamily project's design, this proposed amendment includes the following modification to Section 3.5.3 (1):

### 3.5.3 Special Regulations for Multi-Family Residential Zones

#### 1. BUILDING HEIGHT INCREASES ~~/USE PERMIT~~

The maximum height for principal buildings in the PD-18, PD-20 and PD-22+ zones shall be as listed in Table 9. ~~30 feet and the maximum number of stories shall be 2, except that with a use permit approved by the Planning Commission and the City Council, the maximum~~ However, the maximum allowable height may be increased beyond the limits identified in Table 9 subject to justification provided and accepted as part of a Design Review approval. ~~up to 40 feet and the maximum number of stories may be increased up to 3 stories. Projects involving buildings greater than 30 feet in height and/or 3 stories require Design Review approval by the Planning Commission and the City Council.~~

*Planning Commission Staff Report**Re: North West Rocklin General Development Plan Amendment**July 19, 2016**Page 6*

Staff would note that a similar concept was already recently approved by the Planning Commission and the City Council in the development standards that were adopted for the Garnet Creek Apartments project on Granite Drive.

5. During processing of this iteration of the document, staff became aware of some minor technical changes that ideally should be made to maintain internal consistency with previous modifications. For example, during processing of the Wildcat and Spring Valley Subdivisions, PD-10A and PD-8.7 zoning categories were created in Table 9, however, they should also be noted in Table 6 and incorporated into Section 2.2 describing the purpose of the various zoning categories within the Plan. The current consolidation effort has allowed staff the opportunity to revisit those sections and propose minor changes throughout the document as appropriate.

### **General Plan and Zoning Compliance**

#### *General Plan*

The proposed consolidation of approved GDPs and modifications to development standards have no effect on the General Plan and are consistent with applicable General Plan policies. The addition of the PD-22+ zoning designation will make the NWRA GDP more consistent with the General Plan by providing opportunities to zone lands in the future to meet the fair share regional housing needs.

#### *Zoning*

The modified development standards for the PD-2.1 through PD-3.3 zone would remain consistent with the current General Plan designation with no change to the density or uses allowed, but would have certain modified development standards to allow a greater variety of home designs and respond to market demands for single story homes with sizeable square footage.

### **Findings and Conclusions**

- Staff supports the slight reduction in minimum lot area and width for the PD-2.1 through PD-3.3 zone because it allows for more streamlined development standards and there still remains a wide variety of lot sizes and dimensions within the plan area.
- Staff supports the requested change to 50% lot coverage for single-story and two story houses. This modification would respond to the demand for single story homes with large square footage; a market that staff believes to be underserved in this



*Planning Commission Staff Report**Re: North West Rocklin General Development Plan Amendment**July 19, 2016**Page 7*

region. By accommodating that demand, the developer will be able to integrate more single story product into the development than they feel would otherwise be possible at the current 45% lot coverage maximum. These lots with larger square footage homes would provide a more economically feasible option than developing two story only products.

- The approach of reduced front and rear setbacks and creating a higher percentage of acceptable lot coverage for single-story homes rather than for two-story homes has been utilized in other areas in the city. The same concept was recently approved by City Council for the Croftwood (aka Crowne Point) Subdivision, Stanford Ranch Parcel 69, Rocklin 60 and Stanford Ranch Two Oaks subdivision.
- 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.
- Staff supports the addition of the PD-22+ zoning designation because it will make the NWRA GDP more consistent with the General Plan by providing opportunities to zone lands to meet the City's fair share of regional housing needs.
- The proposal to allow some flexibility in multi-family residential building heights without a use permit and address transitions through design review is consistent with more recent General Development Plan approaches and state mandates to streamline the development process for developments with higher densities.

**Environmental Determination**

The City of Rocklin's Environmental Coordinator has reviewed the North West Rocklin General Development Plan Text 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.

Staff analyzed the potential effects the modified development standards could have on the subdivision, the area of the city, and the City as a whole. Staff identified the cumulative effect on drainage due to increased impervious surface area as a possible concern. However, the analysis determined that the net effect of the increase in allowable lot coverage (5% greater for single-story homes in the PD-2.1C through PD-3.3) for this development is negligible, even if all lots were developed with single-story homes.

*Planning Commission Staff Report  
Re: North West Rocklin General Development Plan Amendment  
July 19, 2016  
Page 8*

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

**Attachments**

- 1 Sample HDR Project Data – Elevations, Densities and Building Heights

**ATTACHMENT 1**  
**SAMPLE HDR PROJECT DATA – ELEVATIONS, DENSITIES AND BUILDING HEIGHTS**

Vicara and Montessa - Whitney Ranch Units 4 and 5. Total site acreage 19.74 acres. 435 Multi-Family units.

Overall Density both projects combined = 22 units per acre. However, Vicara is more dense. On its own is 264 units on 10.6 = 24.90 units per acre. Vicara received a density bonus because of affordability.

Building Heights – 40 feet.

Photo of Vicara



Photo of Montessa



Arroyo Vista - 120 Units on 8 acres. Density = 15 du/gross acre. 3 story components. Building Heights – 36.6 feet.





Garnet Creek Apartments



260 units. Mixed MF and SF project. Total acreage of Multi-Family portion only (excluding open space) is 11.54 acres. Density of Multi Family Portion only = 22.53 du/net acre. Buildings varied between 27 and 38 feet in height.

Garnet Creek Approved Multi-Family Attached Development Standards

Minimum Lot Area	6,200
Minimum Lot Width	90 feet
Building Setbacks	
Front *	15 feet
Side Interior	10 feet
Side Street *	15 feet
Rear	10 feet
Maximum Lot Coverage *	60 %
Maximum Building Height	
Principal *	50 feet / 4 stories
Accessory	14 feet
* Front and Side Street setbacks may be reduced and maximum building height / stories, and lot coverage exceeded subject to justification provided and accepted as part of a design review approval.	

Bella Vida – 140 units on a 6.4 acre site. Density = 21.875 du/gross acre. 200,000 square foot building. 4 stories with tower – Height of the main building = 50 feet. Tower height = 64 feet.



Sunset West Lot 2A – 186 units on 10.8 acres = 17.22 du/gross acre. 3 stories. Building heights = 38 to 40 feet



Original Approved Design



Modified Design – Received PC Review (colors to go back to PC prior to painting)





RESOLUTION NO. 2016-

RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF ROCKLIN  
APPROVING A NOTICE OF EXEMPTION  
(Northwest Rocklin General Development Plan Text Amendment,  
PDG-99-02 ET AL/PDG2016-0002)

WHEREAS, the City of Rocklin’s Environmental Coordinator has reviewed the Northwest Rocklin General Development Plan Text Amendment project (PDG2016-0002) (“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 \_\_\_\_\_, 2016, 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:** Northwest Rocklin General Development Plan Text Amendment (PDG-99-02 ET AL / PDG2016-0002)

**Project Location - Specific:** The subject property is generally located east of Highway 65, south of the City limit line and north of William Jessup University and Stanford Ranch.

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

**Description of Nature, Purpose and Beneficiaries of Project:** An application to approve a General Development Plan Text Amendment to consolidate previously-approved amendments to Exhibit C of the Northwest Rocklin General Development Plan (Ordinances 941, 991, 1000, 1014 and 1041) into a single document; modify certain development standards (minimum lot area, lot width, front setbacks and maximum lot coverage) for zoning category PD-2.1 through PD-3.3; add a new zoning category PD-22+ to the General Development Plan document; **modify section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review; and, complete various technical edits associated with previously approved modifications to maintain internal consistency within the document.**

**Name of Public Agency Approving Project:**  
City of Rocklin Planning Commission

**Name of Person or Agency Carrying Out Project**  
The applicant is Sunset Rancho Investors, LLC, Attn: Eric Anderson, 6540 Lonetree Boulevard, Ste. 200, Rocklin, CA 95765, (916) 246-0957.

**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 text amendment to consolidate previously-approved amendments to Exhibit C of the Northwest Rocklin General Development Plan into a single document; modify certain development standards for zoning category PD-2.1 through PD-3.3; add a new zoning category PD-22+ to the General Development Plan document; **modify section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review; and, complete various technical edits associated with previously approved modifications to maintain internal consistency within the document.** 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 description 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-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN  
 RECOMMENDING APPROVAL OF AN ORDINANCE CONSOLIDATING PREVIOUSLY  
 APPROVED AMENDMENTS TO EXHIBIT C OF THE NORTHWEST ROCKLIN GENERAL  
 DEVELOPMENT PLAN, MODIFYING CERTAIN DEVELOPMENT STANDARDS WITHIN THE  
 PD-2.1-3.3 ZONE DISTRICT, ADDING A NEW PD-22+ ZONING CATEGORY AND  
 COMPLETING OTHER TECHNICAL EDITS  
(Northwest Rocklin General Development Plan Text Amendment –  
 PDG-99-02 et al /PDG2016-002)

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

B. The proposed amendment to Exhibit C of the Northwest Rocklin General Development Plan will consolidate recent previously-approved amendments (i.e., Ord 941, 991, 1000, 1014 and 1041) into a single document; modify certain development standards for zoning category PD-2.1 through PD-3.3; complete necessary technical edits for internal consistency; add a new zoning category PD-22+ to the General Development Plan document; and modify Section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review.

Note - Exhibit A of the North West Rocklin General Development Plan is reflected on the current version of the Citywide Zoning Map and is not being modified by this action. Exhibit B of the North West Rocklin General Development Plan remains as most recently adopted as part of Ordinance 941 and is not being modified by this action.

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

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

F. 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 and rezoning in the form as shown on Attachment 1, attached hereto and incorporated by reference herein.

PASSED AND ADOPTED this \_\_\_<sup>th</sup> day of July, 2016, 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  
 CONSOLIDATING PREVIOUSLY APPROVED AMENDMENTS TO EXHIBIT C OF THE NORTH  
 WEST ROCKLIN GENERAL DEVELOPMENT, MODIFYING CERTAIN DEVELOPMENT  
 STANDARDS WITHIN THE PD-2.1-3.3 ZONE DISTRICT, ADDING A NEW PD-22+ ZONING  
 CATEGORY AND COMPLETING OTHER TECHNICAL EDITS  
(North West Rocklin General Development Plan Text Amendment –  
 PDG-99-02 et al /PDG-2016-0002)

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. \_\_\_\_\_.

B. The proposed amendment to Exhibit C of the Northwest Rocklin General Development Plan will consolidate recent previously-approved amendments (i.e., Ord 941, 991, 1000, 1014 and 1041) into a single document; modify certain development standards for zoning category PD-2.1 through PD-3.3; complete necessary technical edits for internal consistency; add a new zoning category PD-22+ to the General Development Plan document; and modify Section 3.5.3 (1) dealing with multi-family building heights addressing transitions through design review.

Note - Exhibit A of the North West Rocklin General Development Plan is reflected on the current version of the Citywide Zoning Map and is not being modified by this action. Exhibit B of the North West Rocklin General Development Plan remains as most recently adopted as part of Ordinance 941 and is not being modified by this action.

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 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 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 on the housing needs of the region and has balanced those

Page 1 of Attachment 1

To Reso.

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 approves the revised Exhibit C to the Northwest Rocklin General Development Plan as 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 \_\_\_\_\_, 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 C**  
**Revised and Consolidated Exhibit C of the**  
**Northwest Rocklin General Development Plan**  
**PDG 99-02 et al / PDG2016-0002**

Note - Exhibit A of the North West Rocklin General Development Plan is reflected on the current version of the Citywide Zoning Map and is not being modified by this action. Exhibit B of the North West Rocklin General Development Plan remains as most recently adopted as part of Ordinance 941 and is not being modified by this action.



NORTH WEST ROCKLIN  
GENERAL DEVELOPMENT PLAN  
EXHIBIT C TO PDG-99-02 [ET AL / PDG2016-0002](#)

**NORTHWEST ROCKLIN**  
**GENERAL DEVELOPMENT PLAN AMENDMENT**

By

Community Development Department  
City of Rocklin  
California

Prepared for:

**WHITNEY  RANCH™**

Newland Communities

Adopted [and amended](#) by Rocklin City Council Ordinance Nos. –  
[858, 882, 884, 892, 898, 941, 991, 1000, 1014, 1041 and #####](#)

**[July 19, 2016 - DRAFT](#)**

Prepared by:  
Terrance E. Lowell & Associates, Inc.

Updated by:  
Uora Engineering and Planning, Inc.

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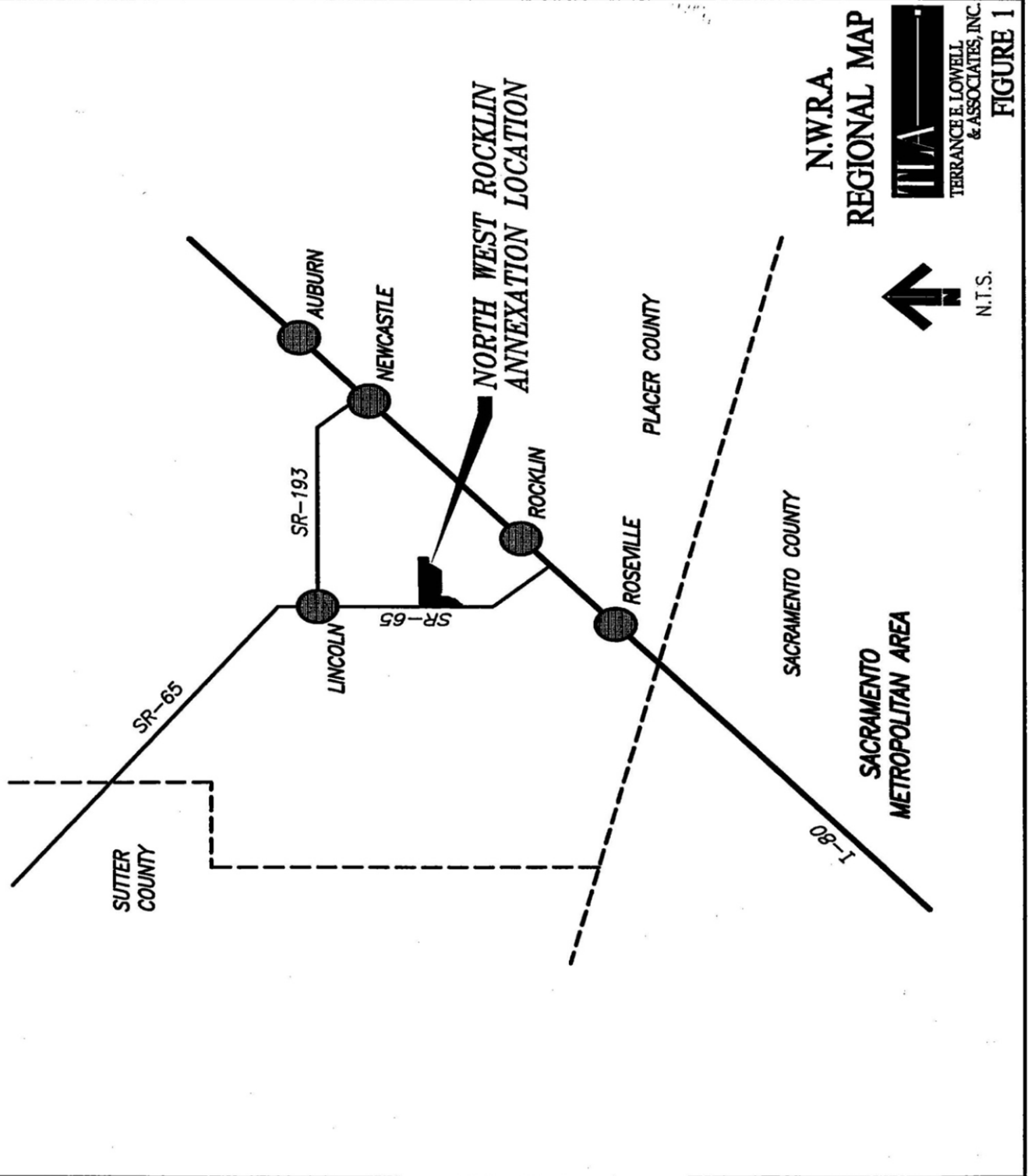
## CHAPTER ONE - INTRODUCTION

### 1.1 Purpose of General Development Plan

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

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

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

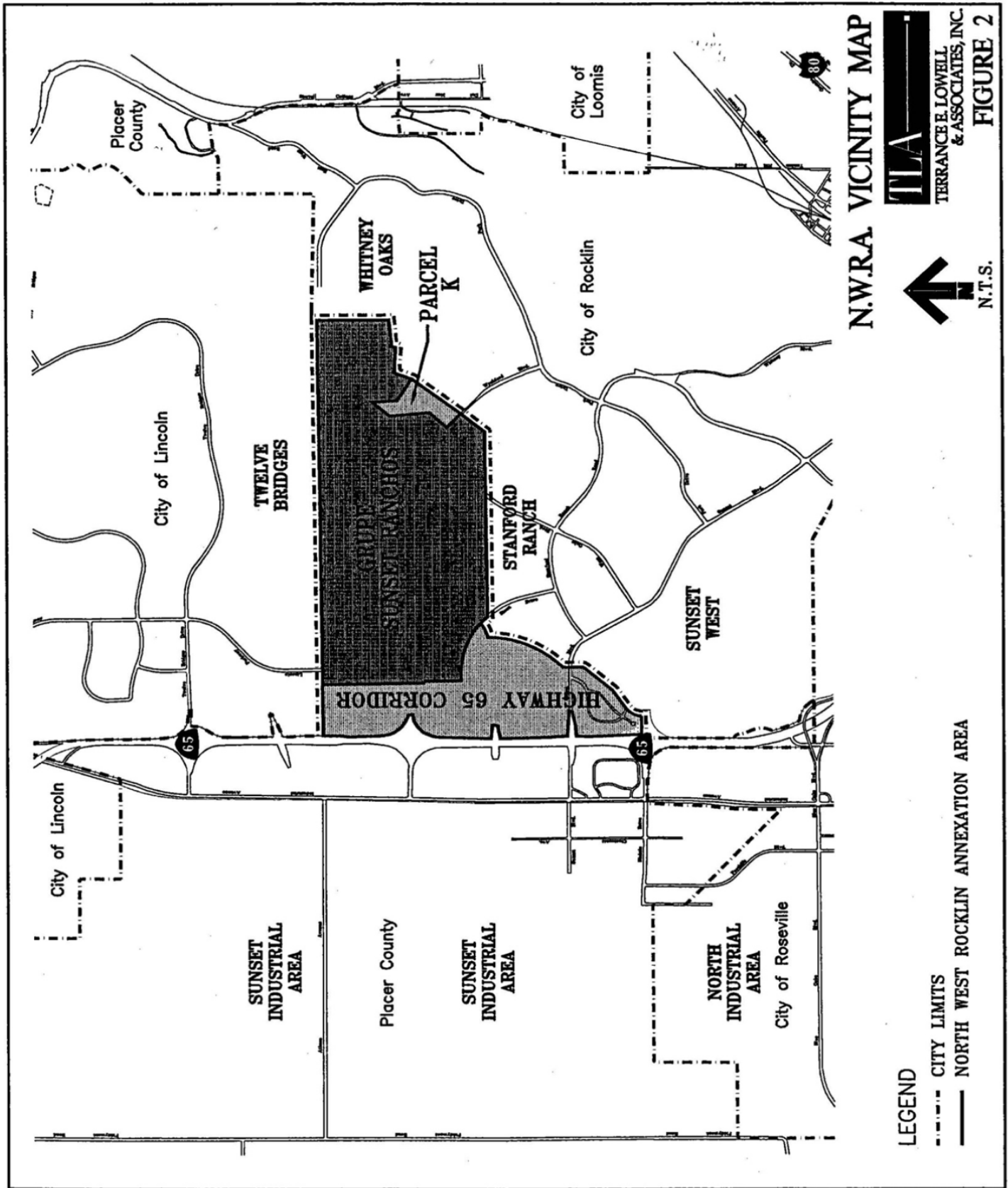


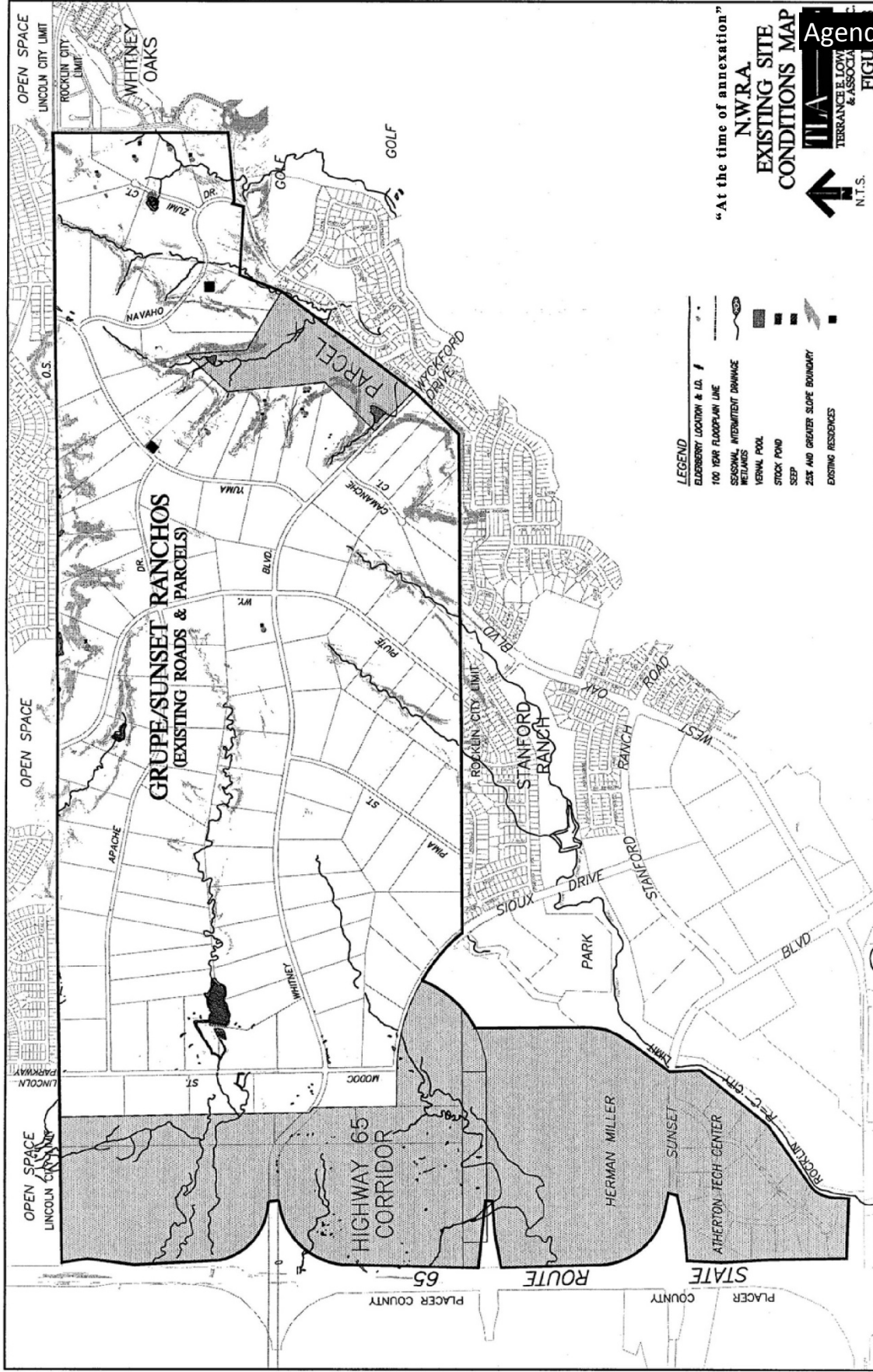
## 1.2 Plan Area Location and Description

The North West Rocklin Plan Area is approximately 1,871 acres located in the ~~unincorporated southern portion of the County of Placer but within the Sphere of Influence of the northwest corner of the~~ City of Rocklin. Rocklin is located in the County of Placer, about 20 miles northeast of the City of Sacramento. ~~The predominately vacant 1,871 +/- acre North West Rocklin Annexation Area is located adjacent to the eastside of State Route 65 (SR 65) and approximately 0.5 miles north of the intersection of SR 65 and Sunset Boulevard which is about 3 miles northwest of Interstate 80. This planning area is in the northwestern portion of Rocklin's Sphere of Influence.~~

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

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







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

<b>Table 1</b>				
<b>Summary of Land Uses by Planning Area</b>				
<b>Planning Area</b>	<b>Acreage</b>	<b>Existing Use</b>	<b>Dev. Unit</b>	<b>Proposed Zoning and Use</b>
<b>Sunset-Ranchos</b>	<b>1,296.3</b>	Single-family homes, High School, parks	<b>1 to 69</b>	Planned Development (PD) <ul style="list-style-type: none"> <li>• up to <del>2,889</del> <a href="#">2,937</a> SF dwelling units</li> <li>• up to <del>1,426</del> <a href="#">1,328</a> MF dwelling units</li> <li>• <del>23,336.5</del> acres ( <a href="#">252,600</a> <del>401,800</del> sq. ft) commercial</li> <li>• 9.2 ac. (125,452 sq. ft) Business Professional.</li> <li>• 2 Elementary Schools (22.4 ac.)</li> <li>• 1 Junior High School (19.9 ac.)</li> <li>• 1 High School (50.0 ac.)</li> <li>• 57.3 ac. Public Parks/</li> <li>• 6.7 ac. Private Recreation Facilities</li> <li>• 199.8 ac. Open Space</li> </ul>
<b>Highway 65 Corridor:</b>	<b>527.8</b>			Planned Development (PD)
• Atherton Tech <sup>1</sup>	81.8 ac. 5 ac.	Light Industrial Open Space	115 116	Light Industrial (81.8 ac.) Open Space (5 ac.)
• William Jessup University	155.8 ac.	University	113 114 112	Light Industrial (106.1 ac.) Commercial (30.1 ac.) Open Space (19.6 ac.)
• Placer Ranch	147.3 ac.	Vacant	107 <a href="#">108A</a> <a href="#">108B</a> 110	Commercial (38.4 ac.) Bus. Prof./Commercial ( <del>34.26</del> <a href="#">68</a> ac.) <a href="#">221 S.F Dwelling Units (33.74 ac)</a> <del>Bus. Prof.</del> <a href="#">149 SF Dwelling-units</a> (22.9 ac.)
• JBC Investments	114.2 ac.	Vacant	109/111	Open Space (18 ac.)
• Core Roadways	23.7 ac.		106 104 105	Commercial (24.3 ac.) Bus. Prof./Commercial (66.3 ac.) Open Space (23.6 ac.)
<b>Parcel K</b>	<b>47 ac.</b>	Single-family residential		Developed <ul style="list-style-type: none"> <li>• 109 SF dwelling units</li> <li>• Open Space (3.2 ac.)</li> </ul>

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

**2.1 Relationship to the Rocklin Municipal Code**

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

**2.2 Zoning Districts**

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

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

**PD-1.6** Residential – One-and-six tenths (1.6) dwelling units to the gross acre.  
 Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 11,000square feet.

~~PD-2.1 – 3.3 Residential – Two and one tenths (2.1) through three and three tenths (3.3) dwelling units to the gross acre.  
 Purpose: To provide for low density, single family detached residential units, with minimum lot size of 9,000 square feet.~~

~~PD-2.1, 2.5C-3.3 Residential Cluster –  
Two-and-one tenths (2.1) through three-and-three tenths (3.3) dwelling units to the gross acre.  
Two-and-five tenths (2.5) dwelling units to the gross acre.  
 Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 7,000 square feet. ~~This zoning category applies to parcels with extensive slope constraints. Smaller lot sizes (compared to PD 2.1 3.3 districts) allows slope areas to be preserved as permanent open space.~~~~

**PD-2.9C – 3.8C** Residential Cluster – Two-and-nine tenths (2.9) through three-and-eight tenths (3.8) dwelling units to the gross acre.  
 Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 6,000 square feet. This zoning category applies to parcels with extensive slope constraints. Smaller lot sizes allows slope areas to be preserved as permanent open space.

**PD-3A** Residential – Three (3) dwelling units to the gross acre.  
 Purpose: To provide for low density, single family-detached residential units, with minimum lot size of 11,000 square feet.

- PD-3B** Residential – Three (3) dwelling units to the gross acre.  
 Purpose: This designation shall apply to the Parcel K area next to Stanford Ranch. It will provide for low density, single family-detached residential units, with minimum lot size of 7,500 square feet.
- PD-3.5C – 5.4C** Residential Cluster – Three-and-five tenths (3.5) through five-and-four-tenths (5.4) dwelling units to the gross acre.  
 Purpose: To provide for medium density, single family detached and attached residential units, with minimum lot size of 4,000 square feet. This zoning category applies to parcels with extensive slope constraints. Smaller lot sizes allows slope areas to be preserved as permanent open space.
- PD-4** Residential – Four (4) dwelling units to the gross acre.  
 Purpose: To provide for medium density, single family-detached residential units, with minimum lot size of 7,500 square feet. See note (1).
- PD-4.2 - 5** Residential – Four-and-two tenths (4.2) through five (5) dwelling units to the gross acre.  
 Purpose: To provide for medium density, single family detached and attached residential units, with minimum lot size of 6,000 square feet.
- PD-6.5 – 6.6** Residential – Six-and-five tenths (6.5) through six-and-six tenths (6.6) dwelling units to the gross acre.  
 Purpose: To provide for medium density, single family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 3,000 square feet is required.
- PD-7.3–10A8.3** Residential – Seven-and-three tenths (7.3) through ~~eight-and-three tenths~~ ten (10) dwelling units to the gross acre.  
 Purpose: To provide for medium density, single family detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 2,400 square feet is required.
- PD-8.7A** Residential – Eight-and-seven tenths (8.7) dwelling units to the gross acre.  
Purpose: To provide for medium high density, single family-detached or attached residential units, using traditional and non-traditional lot designs. A minimum lot size of 2,500 square feet is required.
- PD-10 - 12** Residential – Ten (10) through Twelve (12) dwelling units to the gross acre.  
 Purpose: To provide for medium high density, single-family detached or attached, multi-family residential units, apartments, townhouses, condominiums, or cluster design.
- PD-18 – 20** Residential – Eighteen (18) through Twenty (20) dwelling units to the gross acre.  
 Purpose: To provide for high density, multi-family attached residential units, apartments, townhouses, condominiums, or cluster design.

**PD-22+** Residential – **Minimum** Twenty-two (22) dwelling units to the gross acre.

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

**PD-BP** Business Professional

**Purpose:** To provide opportunities for developing and operating professional and administrative offices.

**PD-COMM** Commercial

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

**PD-NC** Neighborhood Commercial

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

**PD-BP/COMM** Business Professional/Commercial

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

**PD-LI** Light Industrial

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

**SCHOOL** School Facilities

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

**Recreation Facility** Private Recreation Facilities

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

**Park** Park Facilities

Purpose: To provide areas for passive and active recreational opportunities. These parcels will be dedicated to the City for park improvements and annexed into the City of Rocklin Parks CFD. The Community park site will provide for more intense active recreation such as athletic complexes, swimming pools and lighted ball fields. The park will attract users from throughout the City. Neighborhood parks will serve the immediate neighborhood and will have less intensive recreation uses like play equipment and turf area.

**OS** Open Space

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

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

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

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

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

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

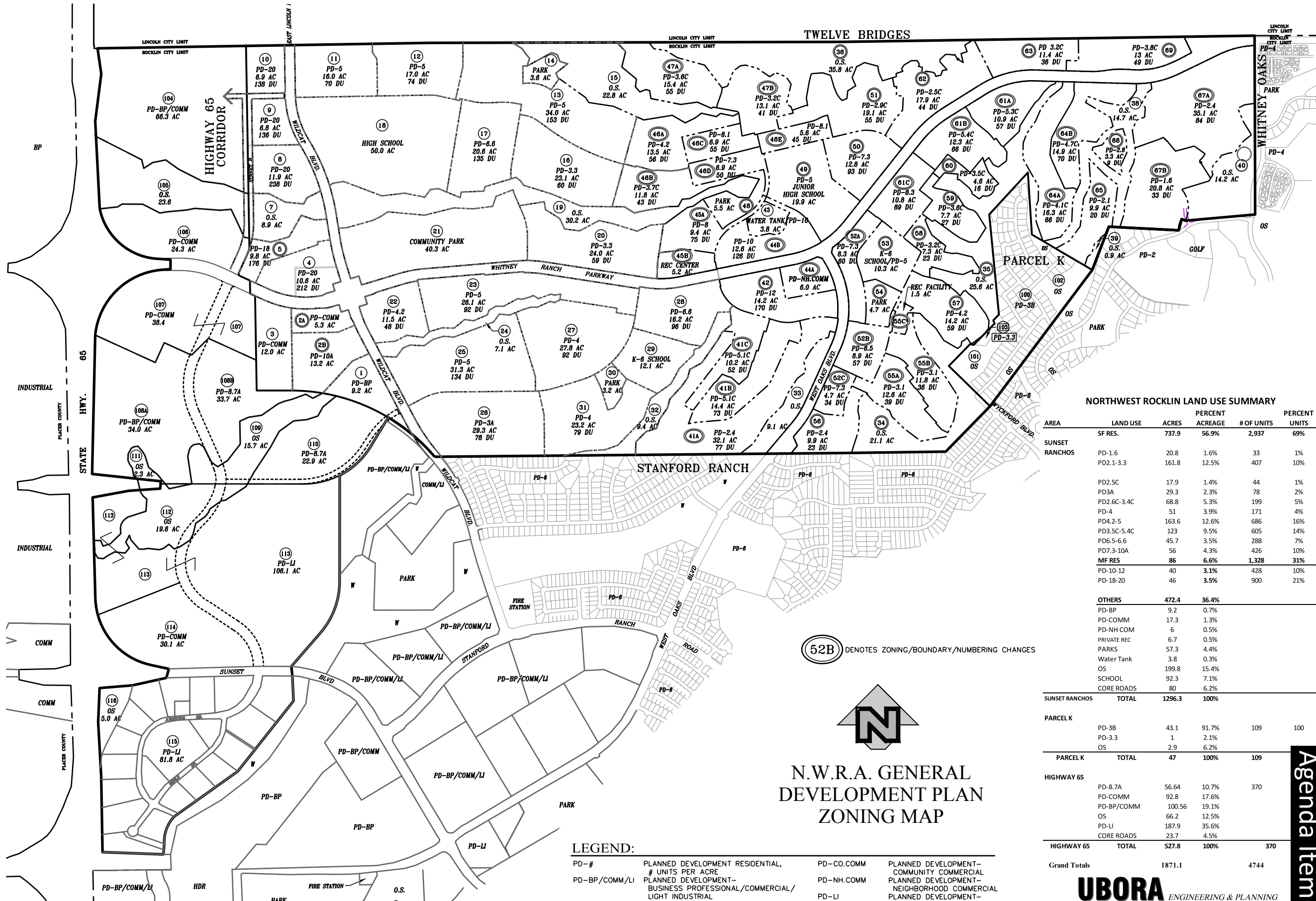
**2.3 Zoning Boundaries**

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



SUMMARY OF LAND USES

DEV. UNIT	G.P.	ACREAGE	ZONING	MAX. # OF DU'S
SUNSET RANCHOS				
1	BP	9.2	PD-BP	-
2A	MU	5.3	PD-COMM	-
2B	MU	13.2	PD-10A	132
3	RC	12.2	PD-COMM	-
4	HDR	10.6	PD-20	212
5	HDR	9.8	PD-18	176
7	R-C	8.9	OPEN SPACE	-
8	HDR	11.9	PD-20	238
9	HDR	6.8	PD-20	136
10	HDR	6.9	PD-20	138
11	MDR	16	PD-5	70
12	MDR	17	PD-5	74
13	MDR	34	PD-5	153
14	POP	3.6	PARK	-
15	R-C	22.8	OPEN SPACE	-
16	LDR	23.1	PD-3.3	60
17	MDR	20.6	PD-6.6	135
18	POP	50	HIGH SCHOOL	-
19	R-C	30.2	OPEN SPACE	-
20	LDR	24	PD-3.3	59
21	POP	40.3	COMM. PARK	-
22	HDR	11.5	PD-4.2	48
23	MDR	26.1	PD-5	92
24	R-C	7.1	OPEN SPACE	-
25	MDR	31.3	PD-5	134
26	LDR	29.3	PD-3A	78
27	MDR	27.8	PD-4	92
28	MDR	16.2	PD-6.6	96
29	POP	12.1	K-6 SCHOOL	-
30	POP	3.2	PARK	-
31	MDR	23.2	PD-4	79
32	R-C	9.4	OPEN SPACE	-
33	R-C	9.1	OPEN SPACE	-
34	R-C	21.1	OPEN SPACE	-
35	R-C	25.6	OPEN SPACE	-
36	R-C	35.8	OPEN SPACE	-
38	R-C	14.7	OPEN SPACE	-
39	R-C	0.9	OPEN SPACE	-
40	R-C	14.2	OPEN SPACE	-
41A	LDR	32.1	PD-2.4	77
41B	MDR	14.4	PD-5.1C	73
41C	MDR	10.2	PD-5.1C	52
42	MHDR	14.2	PD-12	170
43	POP/MDR	3.8	WATER TANK/PD-10	-
44A	RC	6	PD-NH.COMM	-
44B	MHDR	12.6	PD-10	126
45A	MDR	9.4	PD-8	75
45B	POP	5.2	PRIV. REC. FACILITY	-
46A	MDR	13.5	PD-4.2	56
46B	MDR	11.8	PD-3.7C	43
46C	MDR	6.9	PD-8.1	55
46D	MDR	6.9	PD-7.3	50
46E	MDR	5.6	PD-8.1	45
47A	MDR	15.4	PD-3.6C	55
47B	LDR	13.1	PD-3.2C	41
48	POP	5.5	PARK	-
49	POP	19.9	JR. HIGH SCH/ PD-5	-
50	MDR	12.8	PD-7.3	93
51	LDR	19.1	PD-2.9C	55
52A	MDR	8.3	PD-7.3	60
52B	MDR	8.9	PD-6.5	57
52C	MDR	4.7	PD-7.3	34
53	POP	10.3	K-6 SCHOOL/PD-5	-
54	POP	4.7	PARK	-
55A	LDR	12.6	PD-3.1	39
55B	LDR	11.8	PD-3.1	36
55C	POP	1.5	PRIV. REC. FACILITY	-
56	LDR	9.9	PD-2.4	23
57	MDR	14.2	PD-4.2	59
58	LDR	7.3	PD-3.2C	23
59	MDR	7.7	PD-3.6C	27
60	MDR	4.6	PD-3.5C	16
61A	MDR	10.9	PD-5.3C	57
61B	MDR	12.3	PD-5.4C	66
61C	MDR	10.8	PD-8.3	89
62	LDR	17.9	PD-2.5C	44
63	LDR	11.4	PD-3.2C	36
64A	MDR	16.3	PD-4.1C	66
64B	MDR	14.9	PD-4.7C	70
65	LDR	9.9	PD-2.1	20
66	LDR	3.3	PD-2.8	9
67A	LDR	35.1	PD-2.4	84
67B	LDR	20.8	PD-1.6	33
69	MDR	13	PD-3.8C	49
CORE ROADS		80		
TOTAL	R/W	1,296.30		4,265
PARCEL K				
100	LDR	PD-3B	43.1	109
101	R-C	OS	1.2	-
102	R-C	OS	1.7	-
103	LDR	PD-3.3	1	0
TOTAL			47	109
HIGHWAY 65				
104	BP/COM	PD-	66.3	
M	BP/COMM			
105	R-C	OS	23.6	
RC	PD-COMM		24.3	
6				
7	RC	PD-COMM	38.4	
8A	BP/COM	PD-	34.26	
M	BP/COMM			
8B	MDR	PD 8.7A	33.74	221
R-C	OS		15.7	
9	MDR	PD 8.7A	22.9	149
R-C	OS		2.3	
1	R-C	OS	19.6	
2	LI	PD-LI	106.1	
3	RC	PD-COMM	30.1	
4	LI	PD-LI	81.8	
5	R-C	OS	5	
R/W	R/W		23.7	
AL			527.8	370
D TOTAL			1,871.1	4,744



**NORTHWEST ROCKLIN LAND USE SUMMARY**

AREA	LAND USE	ACRES	PERCENT ACREAGE	# OF UNITS	PERCENT UNITS
SUNSET RANCHOS	PD-1.6	20.8	1.6%	33	1%
	PD2.1-3.3	161.8	12.5%	407	10%
	PD2.5C	17.9	1.4%	44	1%
	PD3A	29.3	2.3%	78	2%
	PD2.6C-3.4C	68.8	5.3%	199	5%
	PD-4	51	3.9%	171	4%
	PD4.2-5	163.6	12.6%	686	16%
	PD3.5C-5.4C	123	9.5%	605	14%
	PD6.5-6.6	45.7	3.5%	288	7%
	PD7.3-10A	56	4.3%	426	10%
	MF RES	86	6.6%	1,328	31%
	PD-10-12	40	3.1%	428	10%
	PD-18-20	46	3.5%	900	21%
	OTHERS	472.4	36.4%		
	PD-BP	9.2	0.7%		
	PD-COMM	17.3	1.3%		
	PD-NH.COM	6	0.5%		
	PRIVATE REC	6.7	0.5%		
	PARKS	57.3	4.4%		
	Water Tank	3.8	0.3%		
	OS	199.8	15.4%		
	SCHOOL	92.3	7.1%		
	CORE ROADS	80	6.2%		
SUNSET RANCHOS	TOTAL	1296.3	100%		
PARCEL K					
	PD-3B	43.1	91.7%	109	100
	PD-3.3	1	2.1%		
	OS	2.9	6.2%		
PARCEL K	TOTAL	47	100%	109	
HIGHWAY 65					
	PD-8.7A	56.64	10.7%	370	
	PD-COMM	92.8	17.6%		
	PD-BP/COMM	100.56	19.1%		
	OS	66.2	12.5%		
	PD-LI	187.9	35.6%		
	CORE ROADS	23.7	4.5%		
HIGHWAY 65	TOTAL	527.8	100%	370	
Grand Totals		1871.1		4744	

**N.W.R.A. GENERAL DEVELOPMENT PLAN ZONING MAP**

**LEGEND:**

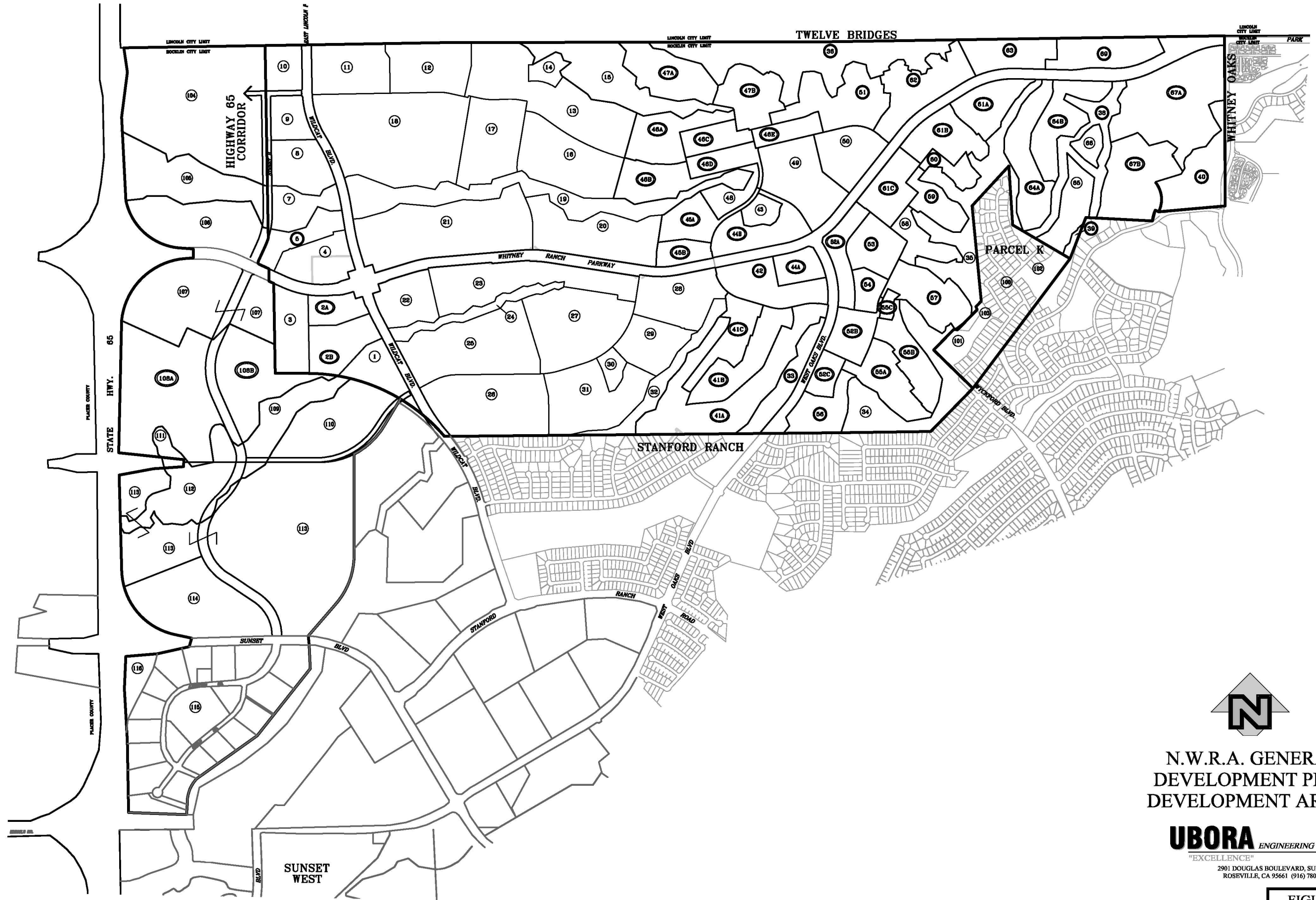
PD-#	PLANNED DEVELOPMENT RESIDENTIAL, # UNITS PER ACRE	PD-CO.COMM	PLANNED DEVELOPMENT-COMMUNITY COMMERCIAL
PD-BP/COMM/LI	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL/COMMERCIAL/LIGHT INDUSTRIAL	PD-NH.COMM	PLANNED DEVELOPMENT-NEIGHBORHOOD COMMERCIAL
PD-BP/COMM	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL/COMMERCIAL	PD-LI	PLANNED DEVELOPMENT-LIGHT INDUSTRIAL
PD-BP	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL	BP	INDUSTRIAL BUSINESS PROFESSIONAL
PD-IP	PLANNED DEVELOPMENT INDUSTRIAL PARK	COMM	INDUSTRIAL AREA COMMERCIAL
PD-COMM	PLANNED DEVELOPMENT-COMMERCIAL	O.S.	OPEN SPACE
		W	WETLAND

**UBORA** ENGINEERING & PLANNING  
 "EXCELLENCE"  
 2901 DOUGLAS BOULEVARD, SUITE 285  
 ROSEVILLE, CA 95661 (916) 780-2500

FIGURE

Packet Pg. 50

Agenda Item #8.b.



N.W.R.A. GENERAL  
DEVELOPMENT PLAN  
DEVELOPMENT AREAS

**UBORA** ENGINEERING & PLANNING  
"EXCELLENCE"  
2901 DOUGLAS BOULEVARD, SUITE 285  
ROSEVILLE, CA 95661 (916) 780-2500

FIGURE 5

## CHAPTER THREE – PERMITTED LAND USES AND DEVELOPMENT STANDARDS

### 3.1 Introduction

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

### 3.2 Overview of Project Area

The Sunset Ranchos planning area consists of predominantly residential development with associated parks and school sites, open space, and commercial areas to support the community's population. The site encompasses approximately 1,296.3 +/- vacant acres and is proposed for ~~2,889~~ 2,937 single-family lots, ~~1,426~~ 1,328 multi-family units, one 50-acre high school site, one 19.9 acre junior high school two elementary school sites totaling ~~22.4~~ acres, 64 acres of park/recreational sites, 199.8 acres of open space, and ~~36.5~~ 23.3 acres of commercial sites.

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

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

### 3.3 Land Use Summaries

#### 3.3.1 Sunset Ranchos

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



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

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
1	Bus. Prof.	9.2	PD-BP	-	125.4
2A	Commercial	<del>18.55.3</del>	PD-Comm	-	<del>56.6205.8</del>
2B	Residential	13.2	PD-10A	132	
3	Commercial	12	PD-Comm	-	130.7
4	Residential	10.6	PD-20	212	
5	Residential	9.8	PD-2018	171	
7	Open Space	8.9	Open Space	-	
8	Residential	11.9	PD-20	238	
9	Residential	6.8	PD-20	136	
10	Residential	6.9	PD-20	138	
11	Residential	16	PD-5	70	
12	Residential	17	PD-5	74	
13	Residential	34	PD-5	153	
14	Neigh. Park	3.6	Park	-	
15	Open Space	22.8	Open Space	-	
16	Residential	23.1	PD-3.3	60	
17	Residential	20.6	PD- 6.6	135	
18	High School	50	High School	-	
19	Open Space	30.2	Open Space	-	
20	Residential	24	PD-3.3	59	
21	Comm. Park	40.3	Community Park	-	
22	Residential	11.5	<del>PD-204.2</del>	<del>23048</del>	
23	Residential	26.1	PD-5	92	
24	Open Space	7.1	Open Space	-	
25	Residential	31.3	PD-5	134	
26	Residential	29.3	PD-3A	78	
27	Residential	27.8	PD-4	92	
28	Residential	16.2	PD-6.6	96	
29	School	12.1	K-6 School	-	
30	Neigh. Park	3.2	Park	-	
31	Residential	23.2	PD-4	79	
32	Open Space	9.4	Open Space	-	
33	Open Space	9.1	Open Space	-	
34	Open Space	21.1	Open Space	-	
35	Open Space	25.6	Open Space	-	
36	Open Space	35.8	Open Space	-	
38	Open Space	14.7	Open Space	-	
39	Open Space	0.9	Open Space	-	
40	Open Space	14.2	Open Space	-	
41A	Residential	32.1	PD-2.4	77	
41B	Residential	14.4	PD-5.1C	73	
41C	Residential	10.2	PD-5.1C	52	

Table 3 Contd.

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
42	Residential	14.2	PD-12	170	
43	Water Tank	3.8	Water Tank/PD-10	-	
44A	Nh. Comm.	6	PD-Nh. Comm	-	65.3
44B	Residential	12.6	PD-10	126	
45A	Residential	9.4	PD-8	75	
45B	Rec. Center	5.2	Private Rec. Facility	-	
46A	Residential	13.5	PD-4.2	56	
46B	Residential	11.8	PD-3.7C	43	
46C	Residential	6.9	PD-8.1	55	
46D	Residential	6.9	PD-7.3	50	
46E	Residential	5.6	PD-8.1	45	
47A	Residential	15.4	PD-3.6C	55	
47B	Residential	13.1	PD-3.2C	41	
48	Neigh. Park	5.5	Park	-	
49	School	19.9	Jr. High Sch./PD-5	-	
50	Residential	12.8	PD-7.3	93	
51	Residential	19.1	PD-2.9C	55	
52A	Residential	8.3	PD-7.3	60	
52B	Residential	8.9	PD-6.5	57	
52C	Residential	4.7	PD-7.3	34	
53	School	10.3	K-6 School/PD-5	-	
54	Neigh. Park	4.7	Park	-	
55A	Residential	12.6	PD-3.1	39	
55B	Residential	11.8	PD-3.1	36	
55C	Rec. Facility	1.5	Private Rec. Facility	-	
56	Residential	9.9	PD-2.4	23	
57	Residential	14.2	PD-4.2	59	
58	Residential	7.3	PD-3.2C	23	
59	Residential	7.7	PD-3.6C	27	
60	Residential	4.6	PD-3.5C	16	
61A	Residential	10.9	PD-5.3C	57	
61B	Residential	12.3	PD-5.4C	66	
61C	Residential	10.8	PD-8.3	89	
62	Residential	17.9	PD-2.5C	44	
63	Residential	11.4	PD-3.2C	36	
64A	Residential	16.3	PD-4.1C	66	
64B	Residential	14.9	PD-4.7C	70	
65	Residential	9.9	PD-2.1	20	
66	Residential	3.3	PD-2.8	9	
67A	Residential	35.1	PD-2.4	84	
67B	Residential	20.8	PD-1.6	33	
69	Residential	13	PD-3.8C	49	
Core Roads	RW	80	-	-	
<b>Total</b>		<b>1,296.3</b>		<b>4,3154,4,265</b>	<b>527.2377</b>

3.3.2 Parcel K

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

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

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

\* Dwelling unit numbers are based upon them

3.3.3 Highway 65 Corridor

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

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

Dev. Area #	Use	Zoning	Acres **
104	Office and Commercial	PD-BP/COMM	66.3
105	Open Space	OS	23.6
106	Commercial	PD-COMM	24.3
107	Commercial	PD-COMM	38.4
108A	Office and Commercial	PD-BP/COMM	<del>68.0</del> 34.26
108B	Residential	PD-8.7A	33.74
109	Open Space	OS	15.7
110	Residential Office	PD-8.7A PD-BP	22.9
111	Open Space	OS	2.3
112	Open Space	OS	19.6
113	Light Industrial	PD-LI	106.1
114	Commercial	PD/COMM	30.1
*115	Light Industrial	PD-LI	81.8
116	Open Space	OS	5.0
Core R/W	***Road	R/W	23.7
<b>Subtotal</b>			<b>527.8</b>

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

3.4 Permitted Land Uses

3.4.1 Residential Districts

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

Uses	1.6	2.1 – 3.3	2.53C	2.9C – 3.87C	3A	3B	3.58C – 5.4C	4	4.2 - 5	6.5 – 6.6	7.3 – 10.A8.3	PD- 8.7A	10-12	18- 22+0
Accessory uses & structure	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P
Apartments, Townhouses, Condominiums	-	-	-	-	-	-	-	-	-	-	P	<u>P</u>	P	P
Community/Residential Care	U	U	U	U	U	U	U	U	U	U	U	<u>U</u>	U	U
Day Care Facilities	U	U	U	U	U	U	U	U	U	U	U	<u>U</u>	U	U
Rest Homes	-	-	-	-	-	-	-	-	-	U	U	<u>U</u>	U	U
Mobile Home Park	-	-	-	-	-	-	-	-	-	-	-	-	U	U
Parks, Playgrounds	U	U	U	U	U	U	U	U	U	U	U	<u>U</u>	U	U
Places of Assembly for Community Service	U	U	U	U	U	U	U	U	U	U	U	<u>U</u>	U	U
* Private Recreation facility	U	U	U	U	U	U	U	U	U	U	U	<u>U</u>	U	U
Utility Substation	U	U	U	U	U	U	U	U	U	U	U	<u>U</u>	U	U
Schools, private elementary and secondary	U	U	U	U	U	U	U	U	U	U	U	<u>U</u>	U	U
Schools, public elementary and secondary	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	P	P
Secondary residential units	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	-P	-
												<u>P</u>		
Single family detached	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	-P	-
Duplex/Triplex	-	-	-	-	-	-	-	-	-	P	P	<u>P</u>	P	P

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

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

3.4.2 Non Residential Districts

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

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

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

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

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

### 3.4.3 Special Use Regulations for Non Residential Zones

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

1. SIMILAR USE DETERMINATIONS

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

2. MODIFICATIONS TO TRAFFIC CAPACITIES (TABLE 8)

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

3. POTENTIAL NUISANCE FACTORS/USE PERMIT

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

4. OFFICE USES/PD-COMM

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

5. COMMERCIAL USES/PD-BP/COMM

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

6. RESTAURANTS & DRIVE-THRU/PD-BP

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

7. MINISTORAGES / DEVELOPMENT AREA 113

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



3.4.4 Traffic Capacity

The traffic impact study for the NWRA project assumed total average daily trips of 68,692 trips for the Highway 65 corridor planning area - consisting of development areas 104 through 116, including the undeveloped parcels in Atherton Tech. If all traffic and road improvements that are outlined in the General Development Plan are constructed and development intensity stays within levels assumed by the traffic study, roadway intersections and segments within the project area will operate within acceptable levels of service established by the General Plan. To ensure that development intensity stays within levels assumed by the traffic study, future uses shall be required to demonstrate that the volume of traffic generated by each development does not exceed the Average Daily Traffic (ADT) shown for each development area in Table 8.

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

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

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

Business Professional (Office)	17.7 daily trips per 1,000 square feet
Commercial (Retail, Highway etc)	35 daily trips per 1,000 square feet
Light Industrial	7.6 daily trips per 1,000 square feet

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

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

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

**Step 1:**

Total Site acreage:	66.3 acres or 2,888,028 square feet
Total Trips allocated	14,626

**Step 2**

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

**Step 3**

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

**Step 4**

Remainder of trips for parcel: 14,626 minus 7,581 = 7,045 trips

**Step 5**

Allowable square footage for Business Professional uses:  
7,045 trips divided by 17.7 (trip rate for BP uses) x 1,000 = 398,023 square feet

In the above example:

1. The use regulation (chapter 3.4.3) limits commercial uses in the BP/Comm Zone to 30% of the site. A 25% FAR is assumed for commercial development and 30% FAR assumed for office and light industrial. This limitation translates into a maximum of 216,602 square feet for commercial uses.
2. At 35 trips per 1,000 square feet, the maximum number of trips allocated for commercial uses is 7,581 trips.
3. That leaves a remainder of 7,045 trips for the parcel. That translates into 398,023 square feet of development.
4. Because there is no use limitation on other uses, the developer could elect to develop the entire 66.3 acres for office or other allowed use.

The “Potential Building Square Footage” shown in Table 8 has been computed using the zoning limitations of chapter 3.4.3 and the traffic capacity of chapter 3.4.4. The computation does not assume the maximum allowed commercial intensity in the PD-BP/Comm Zone or the maximum allowed business-professional office in the PD-Comm. Zone. Instead, the potential maximum development intensity is reduced for both commercial and office uses to fit under the traffic capacity caps. It must be emphasized that this calculation is one of several possibilities for each parcel. In the PD-Comm. zone for example, it is possible for the entire site to be developed as commercial. In that case, the total building square footage would be smaller than what is shown in Table 8.

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

	Dev. Area #	Acres	Zoning	TRIPS (ADT)	Potential Building Square Footage (in thousands)			
					BP	Comm	LI	Total
JBC	104	66.3	PD-BP/COMM	14,626	447	192	0	639
	105	23.6	OS	0	-	-	-	-
	106	24.3	PD-COMM	6,982	70	164	0	234
	<b>Subtotal</b>	<b>114.2</b>		<b>21,608</b>	<b>517</b>	<b>356</b>	<b>0</b>	<b>873</b>
Placer Ranch	107	38.4	PD-COMM	8,313	151	161	0	312
	108	68.0	PD-BP/COMM	14,764	451	193	0	644
	109	15.7	OS	0	-	-	-	-
	110	22.7	PD-BP	3,800	215	0	0	215
	111	2.3	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>147.3</b>		<b>26,877</b>	<b>817</b>	<b>354</b>		<b>1,171</b>
William Jessup University	112	19.6	OS	0	-	-	-	-
	113	106.1	PD-LI	<sup>1</sup> 8,325	0	0	719	719
	114	30.1	PD-COMM	11,473	0	328	0	328
	<b>Subtotal</b>	<b>155.8</b>		<b>19,798</b>	<b>0</b>	<b>328</b>	<b>719</b>	<b>1,047</b>
Atherton Tech	115	81.8	PD-LI	<sup>2</sup> 8,760	39	0	91	130
	116	5.0	OS	0	-	-	-	-
	<b>Subtotal</b>	<b>86.8</b>		<b>8,760</b>	<b>39</b>		<b>91</b>	<b>130</b>
<b>TOTAL</b>		<b>527.8</b>		<b>77,043</b>	<b>1,373</b>	<b>1,038</b>	<b>810</b>	<b>3,221</b>

ADT: Average Daily Traffic

- 1 Includes traffic capacity for existing William Jessup University (assuming a student capacity of up to 1,200 students) within existing (2004) ring road.
- 2 Includes traffic capacity for existing occupied 659,700 square foot light industrial and office buildings. Remaining traffic capacity for new development in Atherton Tech Center (last 3 undeveloped parcels) is 3,130 trips.

3.5 Development Standards

3.5.1 Residential Zones

Table 9 Residential Development Standards

Standard <sup>a</sup>	PD-1.6	PD-2.1, 2.4, 2.8, 3.1 & 3.3	PD-2.5C	PD-2.9C, 3.2C, 3.3C, 3.6C & 3.7C & 3.8C	PD-3A	PD-3B	PD-3.5C, 4.1C, 4.7C, 5.1C, 5.3C, & 5.4C	PD-4	PD-4.2 & 5	PD-6.5 & 6.6	PD-7.3, 8, 8.1 & 8.3	PD-10, 12	PD-18 & 20
Max. units per gross acre	1.6	2.1-3.3	2.5	2.9-3.8	3	3	3.5-5.4	4	4.2-5	6-6.6	7.3-8.3	12	18-20
Min. lot area (sq. ft.)	11,000	9,000	7,000	6,000	11,000	7,500	4,000	7,500	6,000	3,000	2,400	2,000	2 acres
Min. lot width													
—Interior	90'	70'	65'	55'	75'	65'	40'	65'	55'	40'	30'	20'	70'
—Corner	100'	75'	70'	60'	80'	70'	45'	70'	60'	45'	40'	25'	80'
Minimum lot depth <sup>b</sup>	100'	100'	100'	100'	100'	100'	80'	100'	100'	80'	70'	-	-
Setbacks <sup>c</sup>													
—Front	25'	25'	20'	20'	25'	25'	15'	20'	20'	12'	12'	5'	20'
—Front Porch	20'	20'	15'	15'	20'	20'	11.5'	15'	15'	11.5'	10'	N/A	N/A
—Front Garage	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	20'	5'	N/A
—Side, interior	10'	5'	5'	5'	10'	5'	4'	5'	5'	4'	4'	0'	15'
—Side, street <sup>f</sup>	15'	10'	10'	10'	15'	10'	10'	10'	10'	10'	10'	10'	15'
—Rear	25'	20'	20'	20'	25'	25'	15'	20'	20'	15'	4'		15'
—Rear Garage				5'			5'		5'	4'	4'		
Max. lot coverage <sup>e</sup>													
—Single story	40%	45%	50%	50%	45%	40%	55%	50%	50%	60%	60%	NA	60%
—Two story	35%	40%	40%	40%	35%	40%	50%	40%	40%	50%	60%	60%	60%
Max. bldg. height <sup>d</sup>													
—Principal bldg.	30'	30'	30'	30'	30'	30'	30'	30'	30'	30'	35'	35'	35'
—Accessory bldg.	14'	14'	14'	14'	14'	14'	14'	14'	14'	14'	NA	NA	14'

<sup>a</sup> Special development standard modifications may be permitted for non-traditional single family residential, senior, and affordable housing developments. See Sections 3.5.2 (13), 3.5.2 (15), and 3.5.2 (16)

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

<sup>c</sup> Also see Sections 3.5.2(1), 3.5.2 (2), 3.5.2 (3), 3.5.2 (13), 3.5.2 (15) and 3.5.2 (16)

<sup>d</sup> Also see Sections 3.5.2 (8), 3.5.2 (9) and 3.5.3 (1)

<sup>e</sup> Also see Sections 3.5.2 (4), 3.5.2 (13), 3.5.2 (15) and 3.5.2 (16). Note—The term single story shall have a building height of no more than 20 feet.

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

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

**Table 9 – Residential Development Standards**

<b>Standard <sup>a</sup></b>	<b>PD-1.6</b>	<b>PD-2.1, 2.4, 2.8, 3.1 &amp; 3.3</b>	<b>PD-2.1, 2.4, 2.5C, 2.8, 3.1, &amp; 3.3</b>	<b>PD-2.9C, 3.2C, 3.3C, 3.6C 3.7C &amp; 3.8C</b>	<b>PD-3A</b>	<b>PD-3B</b>	<b>PD-3.5C, 4.1C, 4.7C, 5.1C, 5.3C, &amp; 5.4C</b>	<b>PD-4</b>	<b>PD-4.2 &amp; 5</b>	<b>PD-6.5 &amp; 6.6</b>	<b>PD-7.3, 8, 8.1, 8.3 &amp; 10A</b>	<b>PD-8.7A <sup>g</sup></b>	<b>PD-10, 12</b>	<b>PD-18 &amp; 20</b>	<b>PD-22+ Minimum</b>
Max. units per gross acre	1.6	<del>2.1-3.3</del>	2.1-3.3	2.9 – 3.8	3	3	3.5 – 5.4	4	4.2 – 5	6 – 6.6	7.3 – 10	8.7	12	18-20	<u>None</u>
<u>Min. units per gross acre</u>	<u>1</u>		<u>1</u>	<u>1</u>	<u>1</u>	<u>1</u>	<u>3.5</u>	<u>3.5</u>	<u>3.5</u>	<u>3.5</u>	<u>3.5</u>	<u>8.5</u>	<u>8.5</u>	<u>15.5</u>	<u>22</u>
Min. lot area (sq. ft.)	11,000	<del>9,000</del>	7,000	6,000	11,000	7,500	4,000	7,500	6,000	3,000	2,400	2,500	2,000	2 acres	<u>2 acres</u>
Min. lot width															
Interior	90'	<del>70'</del>	65'	55'	75'	65'	40'	65'	55'	40'	30'	30'	20'	70'	<u>70'</u>
Corner	100'	<del>75'</del>	70'	60'	80'	70'	45'	70'	60'	45'	40'	30''	25'	80'	<u>80'</u>
Minimum lot depth <sup>b</sup>	100'	<del>100'</del>	100'	100'	100'	100'	80'	100'	100'	80'	70'	60'	-	-	-
Setbacks <sup>c</sup>															
Front	25'	<del>25'</del>	20'	20'	25'	25'	15'	20'	20'	12'	12'	8'	5'	20'	<u>20'</u>
Front Porch	20'	<del>20'</del>	15'	15'	20'	20'	11.5'	15'	15'	11.5'	10'	5'	N/A	N/A	<u>N/A</u>
Front entry Garage	20'	<del>20</del>	20	20'	20'	20'	20'	20	20'	20'	20'	18'	5'	N/A	<u>N/A</u>
Side, interior	10'	<del>5'</del>	5'	5'	10'	5'	4'	5'	5'	4'	4'	0' <sup>h</sup>	0'	15'	<u>15'</u>
Side, street <sup>f</sup>	15'	<del>10'</del>	10'	10'	15'	10'	10'	10'	10'	10'	10'	10'	10'	15'	<u>15'</u>
Rear															
Rear Entry Garage	25'	<del>20'</del>	20'	20'	25'	25'	15'	20'	20'	15'	4'	4'		15'	<u>15'</u>
				5'			5'	5'	5'	4'	4'	4'			
Max. lot coverage <sup>e</sup>															
Single story	40%	<del>45%</del>	50%	50%	45%	40%	55%	50%	50%	60%	60%	70%	<del>NA</del> <u>70%</u>	<del>60%</del> <u>70%</u>	<u>70%</u>
Two story	<del>35%</del>	<u>40%</u>	<u>40%</u>	<u>40%</u>	<u>35%</u>	<u>40%</u>	<u>50%</u>	<u>40%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	<u>70%</u>	<u>60%</u>	<u>60%</u>	
Max. bldg. height <sup>d</sup>															
Principal bldg.	30'	<del>30'</del>	30'	30'	30'	30'	30'	30'	30'	30'	35'	35'	35'	35'	<u>50'</u>
Accessory bldg.	14'	<del>14'</del>	14'	14'	14'	14'	14'	14'	14'	14'	NA	14'	NA	14'	<u>14'</u>

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

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

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

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

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

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

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

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

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

3.5.2 Special Regulations for Single-family Residential Zones

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

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

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

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

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

2. VARIED FRONT YARD SETBACKS

a) Varied front yard setbacks are ~~required~~ encouraged along all residential streets. However, the minimum setback must be met in all cases. ~~A minimum 3' variation is required between adjacent single family lots.~~ This requirement shall not apply to non-traditional single family residential subdivision designs such as alley loaded, 3-packs or green court.

b) Usable porches that are open on at least 2 sides and do not occupy more than 50% of the front width of the house may project five (5) feet into the required front setback. To be considered “usable” and therefore, eligible for this provision, a porch must be a minimum of 5 feet deep and 10 feet long.

3. GARAGE SETBACKS

a) Garage structures for single-family residences shall be setback a minimum 20 feet from the street even if the building setback is less than 20 feet. This excludes alleys and courtyards.

b) The garage portion of a house may project five (5) feet into the required front setback, provided the garage door does not front the street. The garage elevation that fronts the street and projects into the front yard must have architectural details other than a blank wall plane. Architectural details could include but are not limited to a combination of pop-outs, window features, planters, etc.

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4. LOT COVERAGE CALCULATION

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

5. LANDSCAPING

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

6. BUILDING PAD

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

7. RETAINING WALLS IN FRONT AND STREET SIDE YARDS

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

8. PARCEL K OPEN SPACE

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

9. PARCEL K ROCK FORMATIONS

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

10. PARCEL K VEHICULAR ACCESS

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

11. SETBACK MODIFICATION

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

12. GATES

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

13. SENIOR HOUSING DEVELOPMENT STANDARDS

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

14. AFFORDABLE HOUSING DEVELOPMENT STANDARDS

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

15. TRIANGULAR VISIBILITY AREA

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



16. SALES OFFICE

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

3.5.3 Special Regulations for Multi-Family Residential Zones

- 1. **BUILDING HEIGHT INCREASES  ~~/USE PERMIT~~**  
 The maximum height for principal buildings in the ~~PD-18, PD-20 and PD-22+18~~ zones shall be ~~as listed in Table 9. 30 feet and the maximum number of stories shall be 2, except that with a use permit approved by the Planning Commission and the City Council. However,~~ the maximum allowable height may be increased ~~beyond the limits identified in Table 9 subject to justification provided and accepted as part of a Design Review approval. up to 40 feet and the maximum number or stories may be increased up to 3 stories. Projects involving buildings greater than 30 feet in height and/or 3 stories require Design Review approval by the Planning Commission and the City Council.~~
- 2. **PRIMARY ACCESS DESIGN**  
 Private access drives shall be of circular design where possible and provide vehicular access at two or more points. Access drives which have but one point of access shall not exceed one hundred fifty feet (150') in length; however, such drives may exceed 150 feet in length if the design includes turnaround arrangements or "emergency only" access arrangements to the satisfaction of City of Rocklin.
- 3. **SECONDARY ACCESS DESIGN**  
 Secondary access drives for private driveways may be installed with a minimum full travel pavement of 20 feet, within which parking shall be prohibited by layout and design features which reasonably assure that no part of the access will potentially be used for on or off-street parking by normally conscientious drivers.
- 4. **FENCING ALONG STREETS**  
 Open type fencing, a minimum of 4 feet in height, shall be incorporated into the project when multi-family units front along a public road. The purpose of the

fencing is to discourage residents from using the public road for on-street parking. The fence shall be sited parallel to the public roadway, with a minimum 5 feet setback.

**5. SECURITY**

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

**6. LANDSCAPING**

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

3.5.4 Non Residential Zones

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

\* Applies to developments along Highway 65 only.

3.5.5 Special Regulations for Non Residential Zones

**1. LANDSCAPING / HIGHWAY 65**

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

**2. LANDSCAPING/NON RESIDENTIAL PROJECTS**

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

### 3. TRASH ENCLOSURES

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

### 4. OUTSIDE STORAGE

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

#### 3.5.6 Off Street Parking

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

### **3.6 Parks and Open Space**

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

#### 3.6.1 Parks

The City of Rocklin General Plan and Subdivision Ordinance require dedication of park acreage in the amount of five (5) acres of parkland per thousand (1,000) population of residents of any new development. Subdivisions of 50 parcels or more are required either to dedicate land for park purposes, to pay a dedication fee in lieu of land, or a combination of both to satisfy the development's proportion of the adopted park acreage. The Sunset Ranchos planning area of the General Development Plan is zoned to accommodate up to ~~4,315~~<sup>4,265</sup> dwelling units. At 2.6 persons per dwelling unit, the area is projected to generate up to ~~11,089~~<sup>219</sup> persons. Approximately ~~55.456~~<sup>1</sup> acres of parkland will be required to serve future residents. The plan designates 57.3 acres of public park and 6.7 acres of private recreation sites. These include one community park site of 40.3 acres and four neighborhood park sites totaling 17 acres.

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

Neighborhood parks are intended to be the focal points of neighborhoods, sometimes in combination with elementary schools. Two of the five neighborhood parks are adjacent

to elementary school sites. The other three are “free-standing.” The neighborhood parks are planned to serve population within ¼ to ½ mile radius, and generally will not provide for off-street parking. Recreational activities at these public parks may include the following: passive and active recreational interests, turf area for multi-use recreational activities, pre-school and school-aged/playgrounds, picnic areas, hard courts for basketball, and restrooms.

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

### 3.6.2 Open Space

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

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

Open space corridors are designed to:

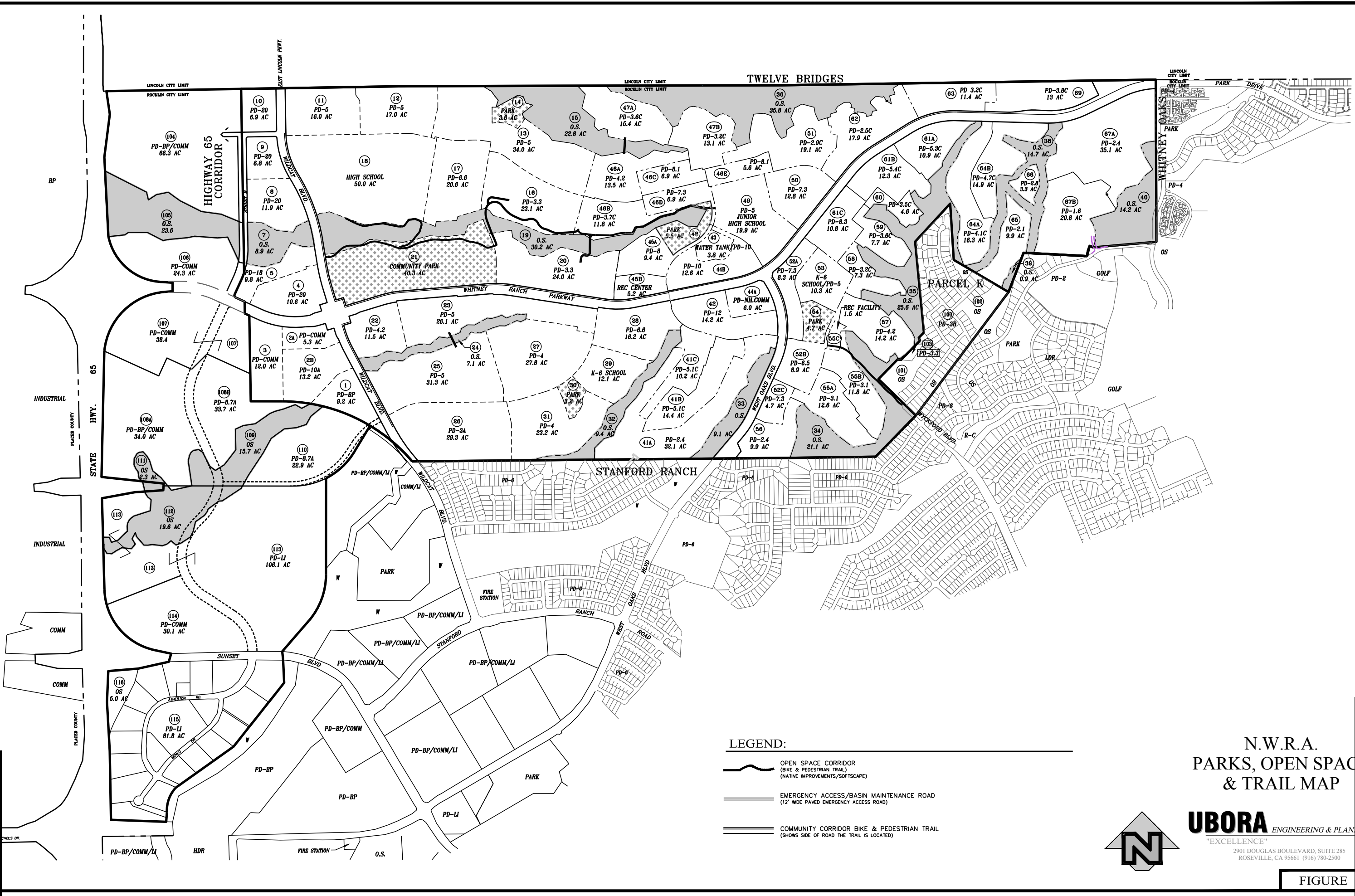
- a) Provide a buffer between land uses.
- b) Preserve special areas of riparian or other botanical habitat including those subject to the conditions of any Federal or State wetland preservation permit requirements.
- c) Provide a corridor for off-street pedestrian and bikeway circulation.
- d) Provide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

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

A Fuel Modification Plan (FMP) will be prepared concurrently with any subsequent entitlement for development of land which includes or is adjacent to an open space area to address the interface between open space areas and urban uses. The goal of the FMP is

to reduce the potential for fire and contain the spread of fire. It shall include, but not be limited to:

- a) Access points as necessary into open space areas.
- b) Appropriate clearances around homes.
- c) Disposal of removed brush and trees within any firebreak area.



**LEGEND:**

- OPEN SPACE CORRIDOR (BIKE & PEDESTRIAN TRAIL) (NATIVE IMPROVEMENTS/SOFTSCAPE)
- EMERGENCY ACCESS/BASIN MAINTENANCE ROAD (12' WIDE PAVED EMERGENCY ACCESS ROAD)
- COMMUNITY CORRIDOR BIKE & PEDESTRIAN TRAIL (SHOWS SIDE OF ROAD THE TRAIL IS LOCATED)

N.W.R.A.  
PARKS, OPEN SPACE  
& TRAIL MAP

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FIGURE

### 3.7 Schools

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

### 3.8 Circulation

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

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

#### 3.8.1 Interchanges

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

#### 3.8.2 Vehicular Circulation System

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

Wyckford Boulevard and Kali Place will provide access to Parcel K. These streets are currently stubbed to the Parcel K boundary. Under limitations defined in the North Rocklin Circulation Element, no more than 200 additional residential dwelling units shall

be allowed to access Wyckford Boulevard. Parcel K proposes development of up to 131-109 dwelling units consistent with the threshold established for Wyckford Boulevard.

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

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

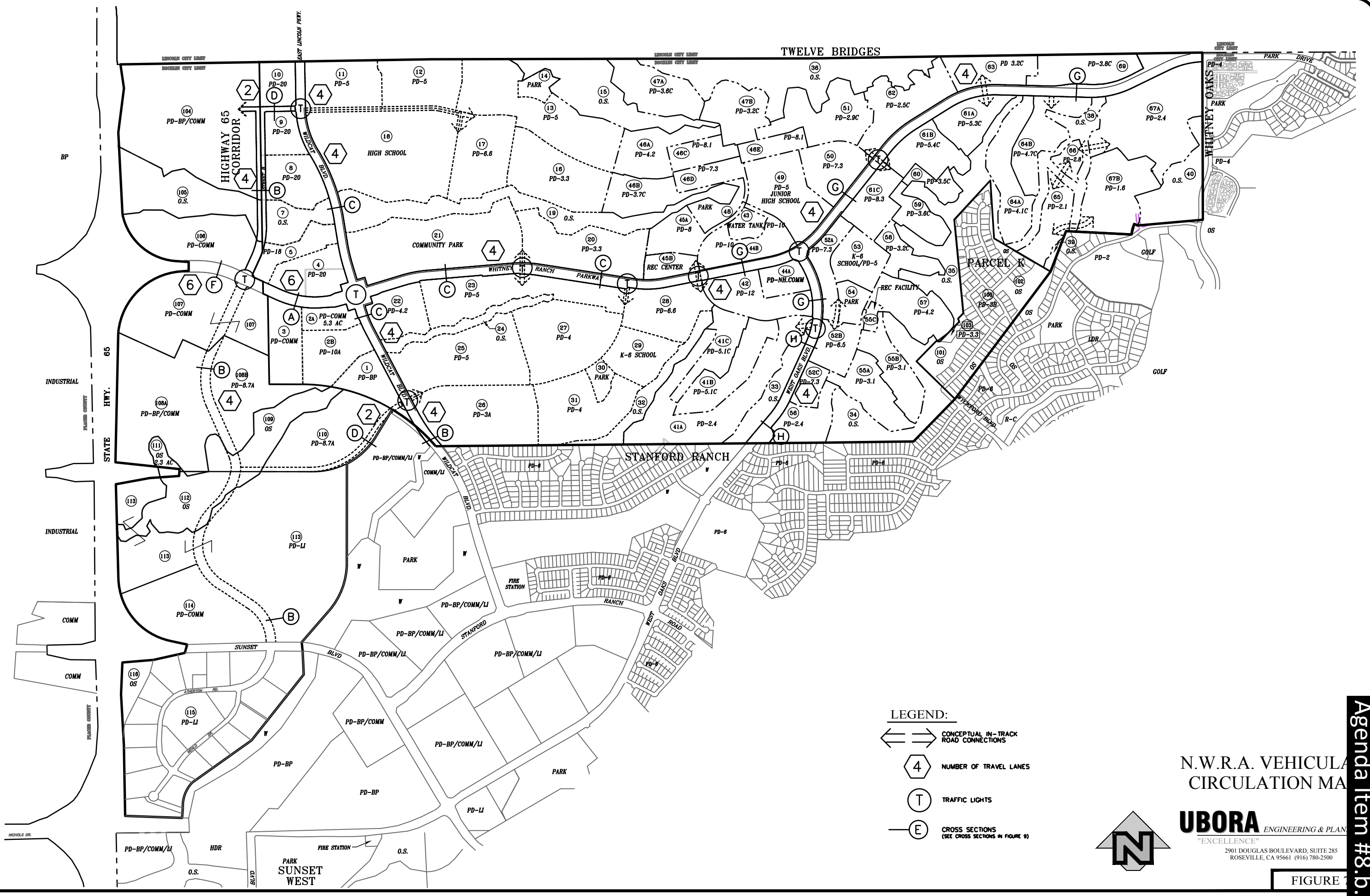
**Table 11**  
**Major Roadway Improvements**

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

Notes:

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

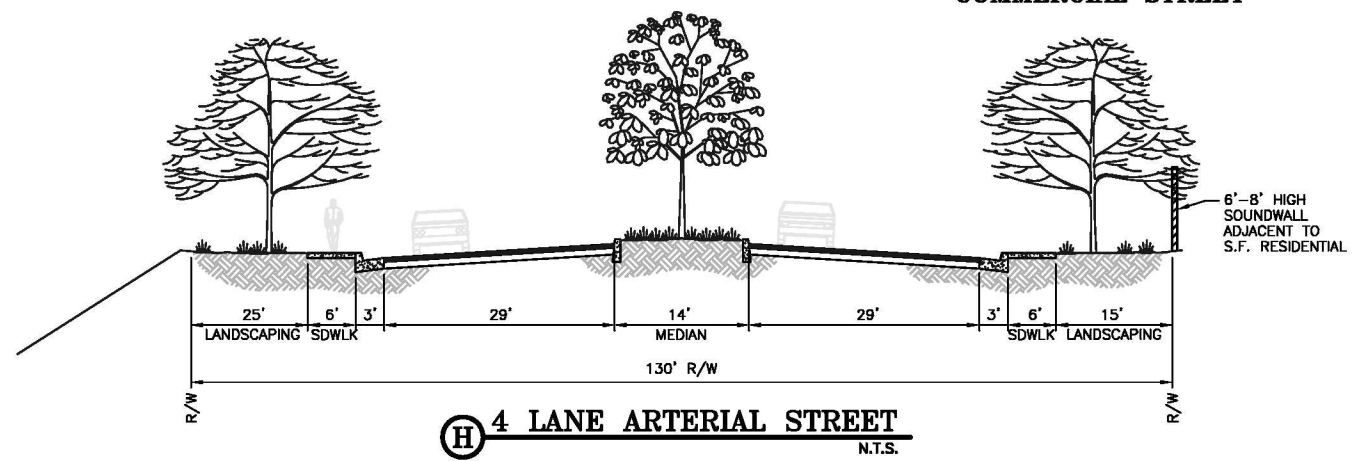
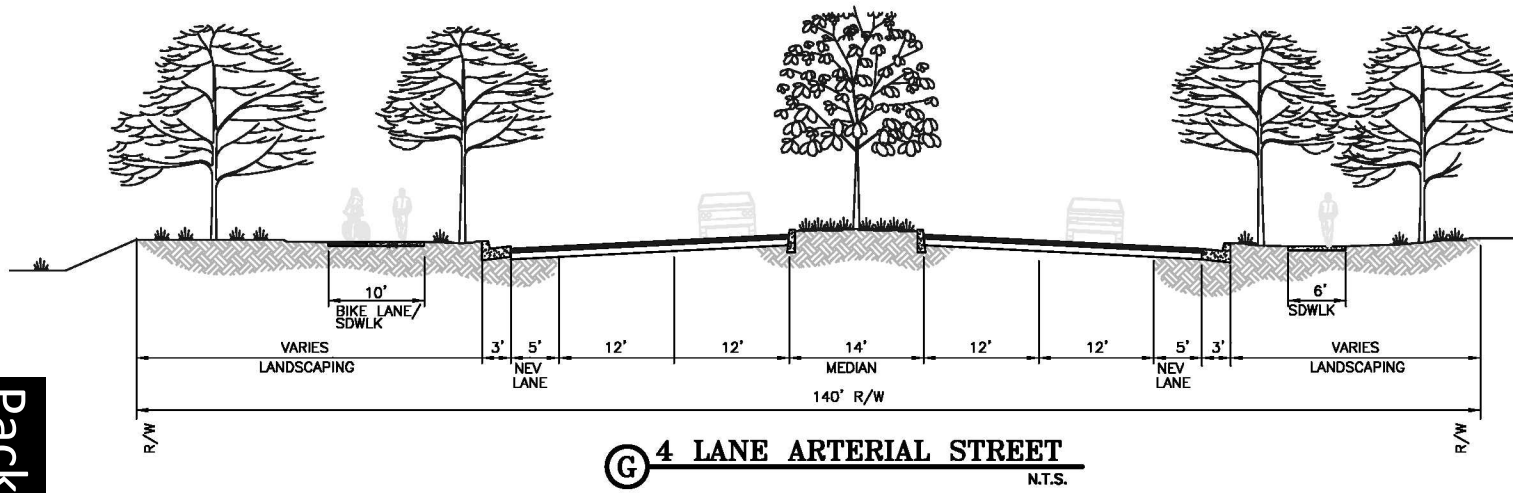
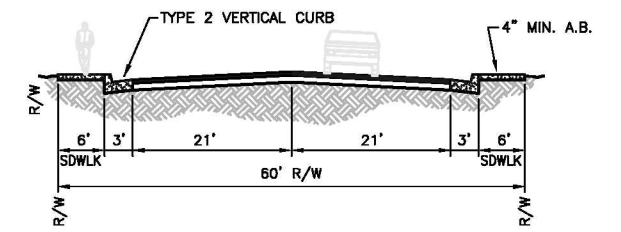
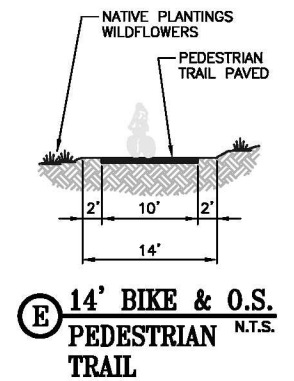
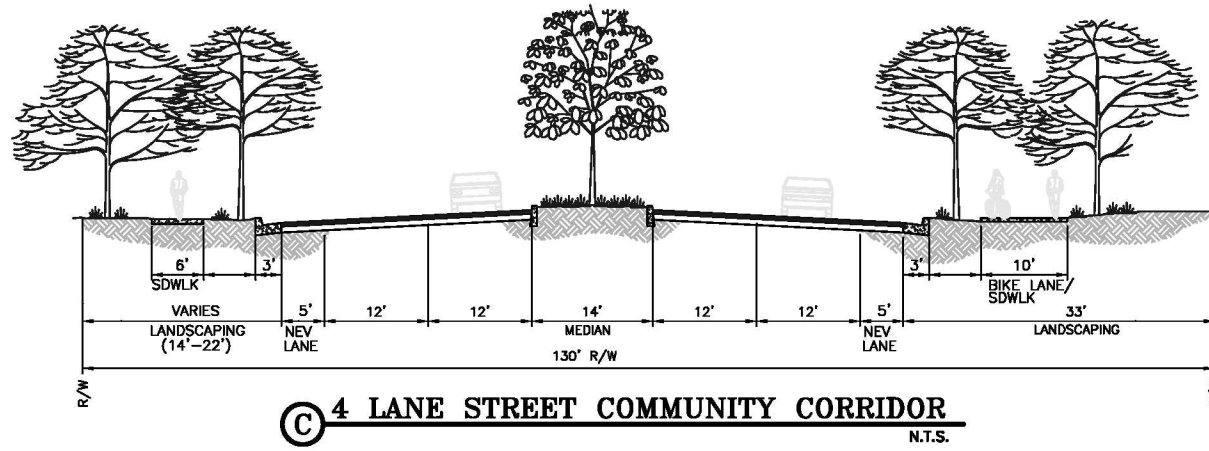
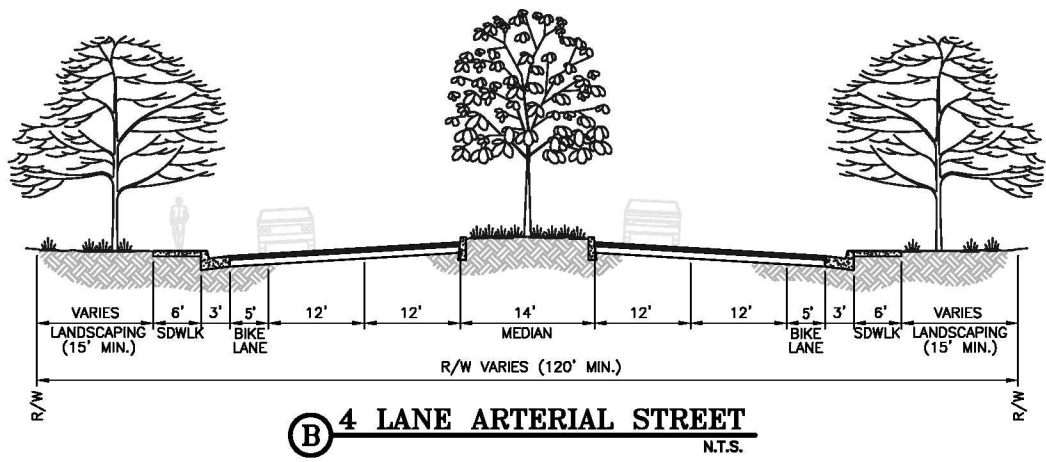
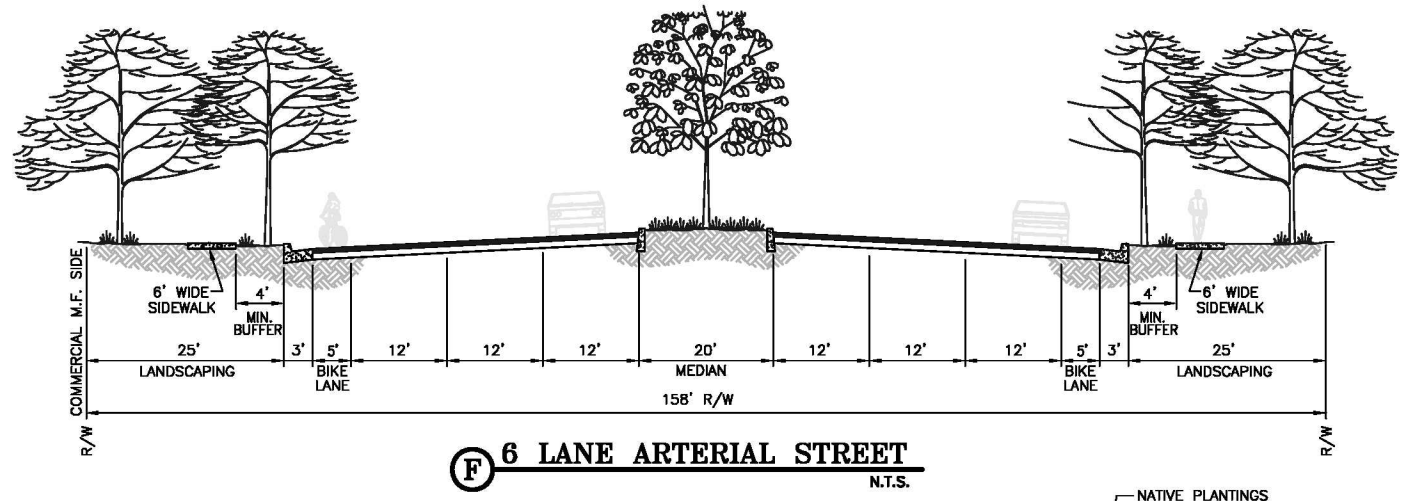
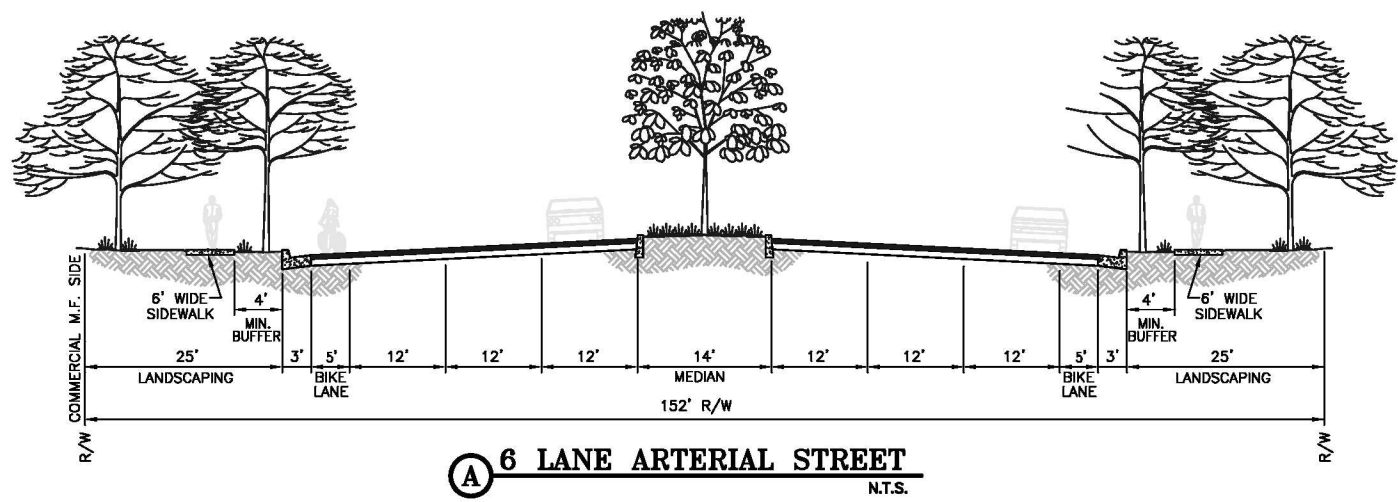




N.W.R.A. VEHICULAR CIRCULATION MAP

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FIGURE 9



Packet Pg. 78

Agenda Item #8.b.

N.W.R.A. ROADWAY CROSS SECTIONS



**UBORA** ENGINEERING & PLANNING  
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FIGURE 8

### 3.8.3 Bikeway and Pedestrian Trail System

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

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

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

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

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

The open space trail cross-section is a 10' wide combined bike and pedestrian trail with 2-foot shoulders on each side of the trail. Open space trails will be off-street facilities located generally, within or along open space corridors. The open space trails will

connect the 40-acre community park and neighborhood parks with residential areas, forming an off-street trail network. This will provide for the easy movement of pedestrians between neighborhoods and encourage the use of this non-vehicular form of travel. Open space drainage crossings will also be provided as shown to facilitate access and connections to residential neighborhoods. Approximately 3 miles of trails are provided within or along the open space corridors.

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

#### 3.8.4 Open Space Crossings

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

**3.9 Public Facilities and Services**

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

**Table 12**  
**Service Providers**

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

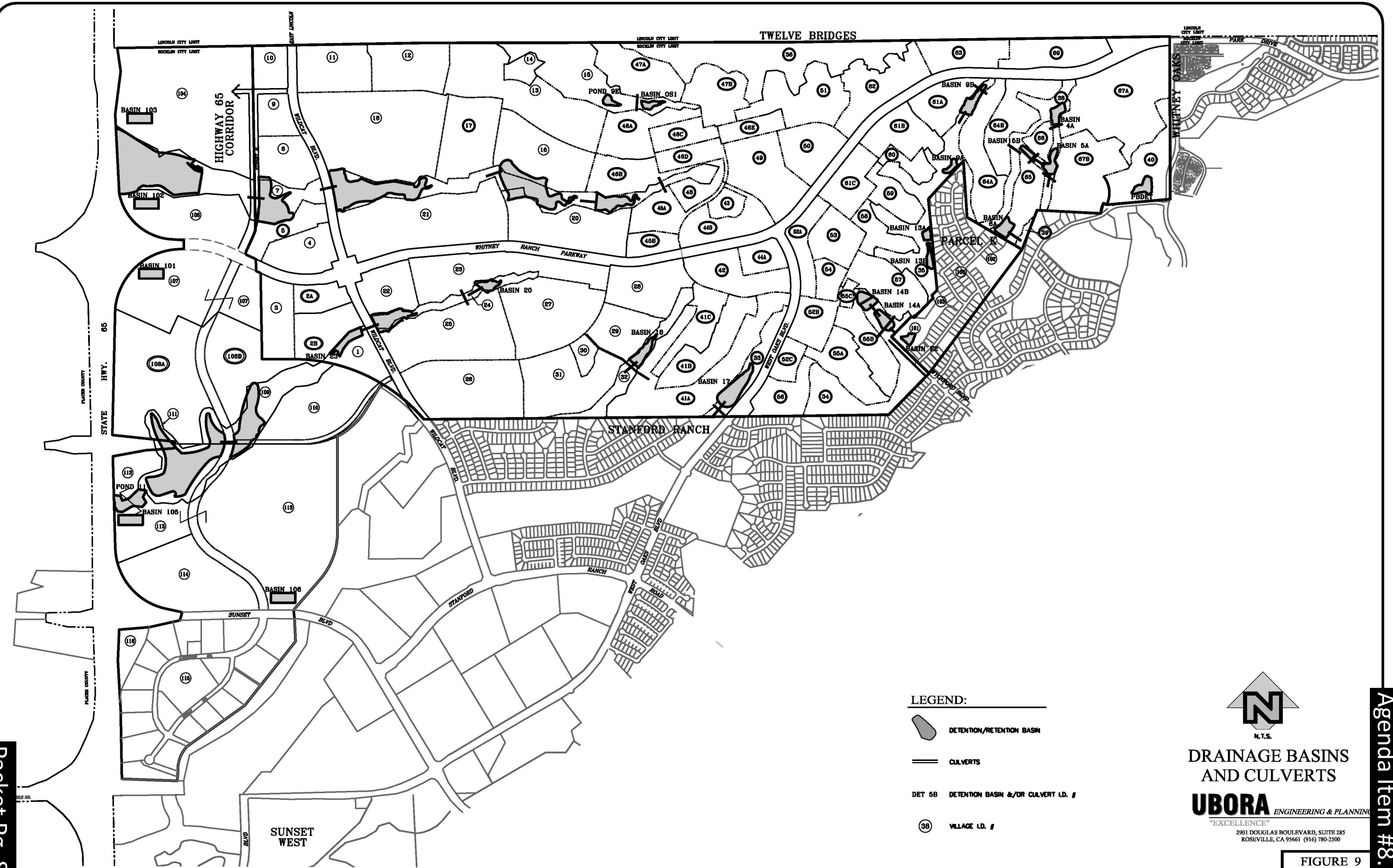
All facilities and services shall be constructed, dedicated, or provided in accordance with the General Plan, the Capital Improvement plan, the Rocklin Municipal Code and other required entitlements and permits.





Figure 9 – Drainage Basins and Culverts is presented below.

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- LEGEND:**
-  DETENTION/RETENTION BASIN
  -  CULVERTS
  -  DET 5B DETENTION BASIN &/OR CULVERT I.D. #
  -  VLLAGE I.D. #

  
 N.T.S.  
**DRAINAGE BASINS AND CULVERTS**  
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FIGURE 9

W:\Uboru Archive\Planning\05-110.10 (Whitney Ranch)\General Development Plan\GDP Final Maps-Exhibits 2008-10-14\GDP doc Fig 4-9\FIG 9-Drainage Basins.dwg